Initial Study/Proposed Mitigated Negative Declaration

for the

Valley Ranch 3

Tentative Subdivision Map

December 2021

City of Williams, Planning and Zoning Department
P.O. Box 310 Williams, CA 95987

PROJECT DESCRIPTION AND BACKGROUND

1. **Project Title:** Valley Ranch 3 Residential Subdivision; Tentative Map 2021-01 December 10, 2021
2. **Lead agency name:** City of Williams
3. **Address:** P.O. Box 310, Williams, CA 95987
4. **Contact person:** Monica Stegall
5. **Phone number:** 530-473-2955, Ext. 103
6. **Project sponsor's name (Representative):** Steve Tofft, Vann Brothers
7. **Address:** 365 Ruggeri Way, Williams, CA 95987 (530) 473-2607 stevetofft@sbcglobal.net
8. **Project Location:** Southeast corner of E Street and Husted Road, Williams, CA; Assessor's Parcel 005-270-037.
9. **General plan description:** Urban Residential
10. **Zoning:** NC-6, Neighborhood Conservation

11. **Project Description:** The Valley Ranch Unit 3 project consists of a proposal to subdivide a 17.27-acre vacant property into 103 single family residential lot (Figures 3a-3b-Tentative Map and related exhibits dated September 23, 2021). The project is located at the southwest corner of E Street and Husted Road (APN 005-270-037) on the eastern border of the City of Williams, CA. (Figure 1 and 2). Lot sizes for the project proposed to range in size from 5,000 to 13,583 square feet with a density of approximately 5.96 units per acre.

    Access to the property is from the main driveway on E street approximately 350 feet west of Husted Road. The project design includes additional access on Marguerite Street. All driveway and points of access will be designed to City standards. Internal streets will be designed to the 44-foot width as required and will include curb, gutter, and sidewalk. A walking path connecting the new subdivision to the existing Husted Road walking trail has also been designed into the project creating a pedestrian connectivity link.

    Water, waste water, and storm drain service will be provided by the City of Williams. The City provides utilities concurrently with development consistent with the Policy 5.1 of the 2012 General Plan. Solid waste (refuse), green waste and recycling will be provided by Recology; which provides service for Colusa and Butte Counties. Police protection services will be provided by the City of Williams Police Department. Fire protection will be provided by the Williams Fire Protection Authority.

    Best management practices will be implemented during construction to prevent concrete or other materials from entering the stormwater system under Marguerite Street and the GCID Canal. Bio-retention facilities will be located along the perimeter of the project site except at locations for ingress/ egress. General construction equipment expected to be used includes, but is not limited to: haul trucks, cranes, excavators, backhoes, dump delivery trucks, concrete boom pump, and service vehicles.

12. **Surrounding land uses and environmental setting:** The project site is relatively flat, sloped very generally down southerly, and wild grass covered. Surrounding uses include California Highway Patrol offices to the north (across E street), agriculture use on County property to the east (across Husted Road) and single

family residential to the southwest. There is also a multi-family development to the west, across Marguerite Street.

13. **Other public agencies whose approval is required** (e.g. permits, financial approval, or participation agreements)**:**

- A Section 402 National Pollutant Discharge Elimination System (NPDES) permit.
- Colusa County Air Pollution Control District's Authority to Construct and Permit to operate

14. **NATIVE AMERICAN CONSULTATION**

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code (PRC) section 21080.3.1? ☒ **Yes** ☐ **No**

If yes, ensure that consultation and heritage resource confidentiality follow PRC sections 21080.3.1 and 21080.3.2 and California Government Code 65352.4

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

15. **INITIAL STUDY ATTACHMENTS:**

A Analysis of Impacts to Air Quality and Greenhouse Gas from Proposed Residential Development, Environmental Permitting Specialists, November 11, 2021

B Valley Ranch Unit 3 Biological Resources Assessment, Greg Matuzak Environmental Consulting LLC, August 2021

C Historic Resource Investigation of Valley Ranch Subdivision Units 3 (17.2366-ACRE, APN 005-270-037) and 4 (19.0007-ACRE, APN 005-270-026), City of Williams, Colusa County, California, Gregory G. White, PhD, RPA, June 2021

D Preliminary Drainage Study – Valley Ranch 3 Tentative Subdivision Map, Laugenour and Meikle, September, 2021

E Transportation Impact Study for the Valley Ranch 3 Residential Subdivision, W-Trans, November 8, 2021

F. Memo from Frank Kennedy, Williams City Administrator; Noise Impacts, November 22, 2021.

G. Email from Paul Bollard, Acoustical Consultant, regarding traffic growth noise impacts on the project, September 21, 2021.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project. Please see the checklist beginning on page 8 for additional information.

- ☐ Aesthetics
- ☒ **Air Quality**
- ☒ **Cultural Resources**
- ☒ **Geology/Soils**
- ☐ Hazards and Hazardous Materials
- ☒ Land Use/Planning
- ☒ Noise
- ☐ Public Services
- ☒ Transportation
- ☐ Utilities/Service Systems
- ☐ Mandatory Findings of Significance
- ☐ Agriculture and Forestry
- ☒ **Biological Resources**
- ☐ Energy
- ☒ Greenhouse Gas Emissions
- ☒ Hydrology/Water Quality
- ☐ Mineral Resources
- ☐ Population/Housing
- ☐ Recreation
- ☒ Tribal Cultural Resources
- ☐ Wildfire

DETERMINATION

On the basis of this initial evaluation (choose one):

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ **I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.**

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An

ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☒ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Kathryn Ramsaur for Monica Stegall		12/27/21
Monica Stegall, City Planner	Signature	Date

Figure 1 - Project Location

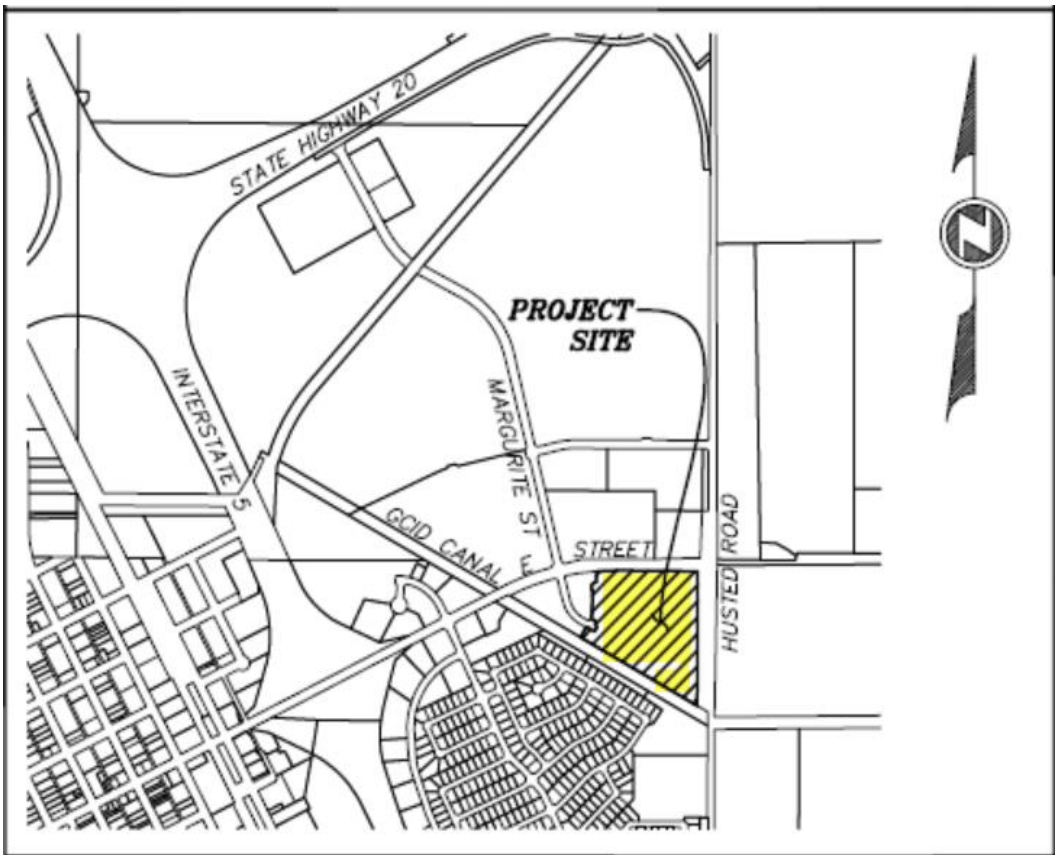

Figure 2 - Aerial

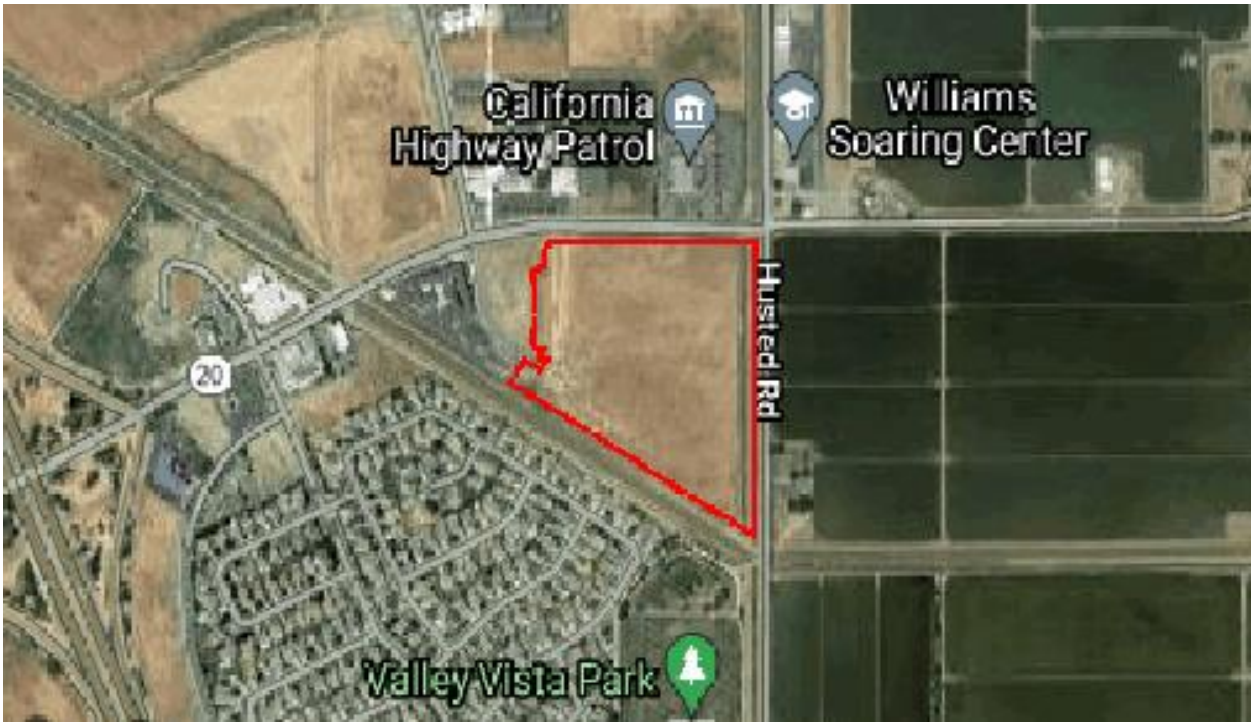

Figure 3-a – Tentative Subdivision Map

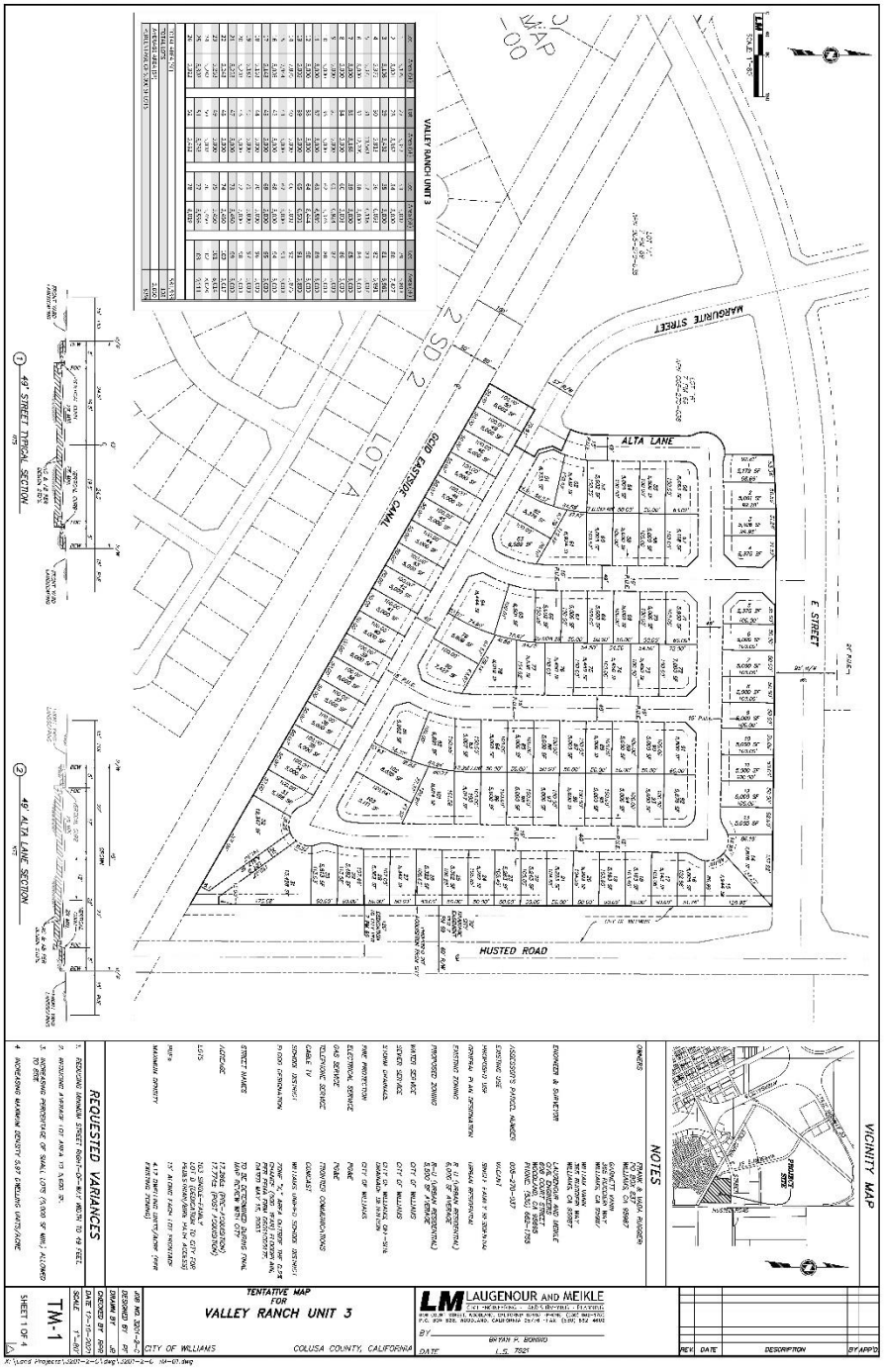

Figure 3-b – Preliminary Grading Plan

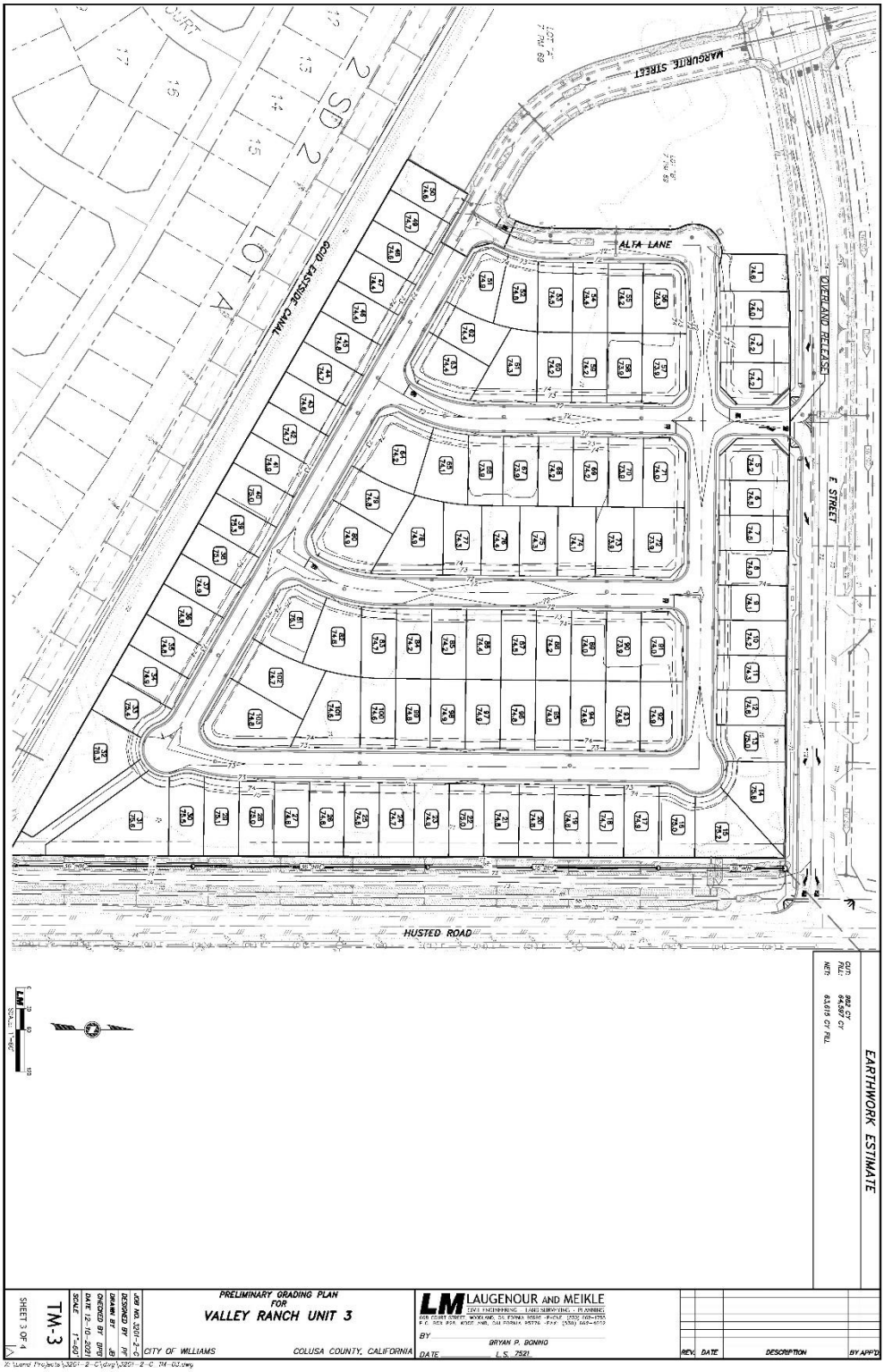

Figure 4 – Site Photos (More Site Photos Provided in Biological Study)

Photo 1
Northwesterly view

Photo 2
Southwesterly view

CEQA ENVIRONMENTAL CHECKLIST

This checklist identifies physical, biological, social and economic factors that might be affected by the proposed project. In many cases, background studies performed in connection with the projects indicate no impacts. A NO IMPACT answer in the last column reflects this determination. Where there is a need for clarifying discussion, the discussion is included either following the applicable section of the checklist or is within the body of the environmental document itself. The words "significant" and "significance" used throughout the following checklist are related to CEQA, not NEPA, impacts. The questions in this form are intended to encourage the thoughtful assessment of impacts and do not represent thresholds of significance.

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the City cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the City staff has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The analysis must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross- referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration pursuant to State CEQA Guidelines Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

a. Earlier Analysis Used. Identify and state where they are available for review.

b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. City staff and consultants are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances).

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. The explanation of each issue should identify:

a. the significance criteria or threshold, if any, used to evaluate each question; and
b. the mitigation measure identified, if any, to reduce the impact to less than significance.

9. **Initial Study Sources:** The following documents are referenced information sources and are incorporated by reference into this document and are available for review upon request of the Planning Department if they have not already been incorporated by reference into this report:

- *City of Williams General Plan*
- *City of Williams General Plan Background Report*
- *City of Williams General Plan Environmental Impact Report*
- *City of Williams Zoning Code*
- *City of Williams Housing Element*
- *City of Williams Police Department*
- *City of Williams Public Works Director*
- *City of Williams City Engineer*
- *City of Williams Administrator*
- *City of Williams Fire Chief*

Project Evaluation

Under CEQA, impacts are determined to be:

No Impact: The project will result in no direct or indirect impact on the environment.

Less Than Significant Impact: The project will result in a direct or indirect impact on the environment, but the impact is not substantially adverse.

Less Than Significant with Mitigation Incorporated: The project will result in a potentially significant adverse impact on the environment, but mitigation measures are identified to reduce the impact to a less than significant level.

Potentially Significant Impact: The project may result in a direct or indirect impact on the environment and the impact may be substantially adverse, but information is not known at the time to determine whether the impact would not be substantially adverse. If the impact is confirmed to be substantially adverse, it is determined to be a **Significant Impact**.

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

Question	CEQA Determination
a) Have a substantial adverse effect on a scenic vista?	Less Than Significant with Mitigation Incorporated
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Less Than Significant Impact
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 a 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?	Less Than Significant Impact
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Less Than Significant Impact

Environmental Setting or Reference

The project is located in the City of Williams adjacent to state highway Route 20 (E Street) and Husted Road, approximately .75 miles east of Interstate 5 (I-5) and not on a scenic highway. The project is located approximately 10 miles east of the Coast Range and approximately 13 miles west of the Sutter Buttes. Both of these features are visible from the project site. The City of Williams, including the project is situated on flat land making the mountains visible unless obstructed by building development or landscaping.

The City of Williams General Plan EIR states the following about implementation of the General Plan with regards to visual/ aesthetic resources:

"Implementation of the General Plan would result in increased urban and suburban growth, which could alter the visual setting or character of the SOI. This would occur primarily at the City's southern and eastern edges, which would not affect the westward views to the mountains. This additional development is unlikely to be perceived as a negative aesthetic impact in comparison to its current state."

Evaluation of Potential Aesthetic Impacts

a) Less Than Significant Impact with Mitigation. Visual resources consist of two categories: scenic views and scenic resources. As per CEQA Checklist, scenic resources are described as specific features of a viewing area (or viewshed) such as trees, rock outcroppings, and historic buildings. Scenic views are elements of the broader view shed such as mountain ranges, valleys, and ridgelines. A scenic vista refers to the view of an area that is visually or aesthetically pleasing. The General Plan EIR identifies the downtown area and established neighborhoods north, south, and west of downtown as unique visual features (City of Williams 2012). The Project area is not

located in close proximity to these unique visual features and is separated from them by Interstate 5.

However, since the project is subject to City approval of a pattern book in accordance with Section 17.05.260.2 of the Municipal Code, building design outcome will be evaluated by the City to assure appearance is consistent with the Zoning Code and the City's Design Review Manual. A Pattern Book is a design guide for a specific development to ensure that the development will be attractive, creative, and harmonious within it and with the surrounding existing uses.

Less Than Significant Impact. The Project is not located on a highway or route that is designated or eligible for designation as a scenic highway (Caltrans 2017). There are no improvements proposed that could result in the damage or degradation of existing features on or near the project site. Subsequent development of the resultant parcels is anticipated to be consistent with the character of the surrounding area. Additionally, the project site is not located along a designated State or County scenic highway.

b) Less Than Significant Impact. While the visual characteristic of the Project area would change, the proposed project will not result in a demonstrable negative effect to the existing visual character or quality of the Project area or its surroundings.

c) Less Than Significant Impact. The project will not create a significant new source of light and glare in that the lots will be developed with single family homes that do not require much exterior lighting and streetlights will be shrouded as is typical in the community. Impacts are less than significant, and no mitigation is required.

II. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

Question	CEQA Determination
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?	Less Than Significant Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	No Impact

Question	CEQA Determination
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))?	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?	No Impact
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?	No Impact

Environmental Setting or Reference

The Project is not on prime farmland or farmland of statewide importance. The California Department of Conservation, Division of Land Resource Protection's 2010 map of Colusa County Important Farmland Data Availability shows the Project is located on unique farmland (CDOC 2017c). Unique Farmland is land which does not meet the criteria for Prime Farmland or Farmland of Statewide Importance, that has been used for the production of specific high economic value crops at some time during the two update cycles prior to the mapping date. It has the special combination of soil quality, location, growing season, and moisture supply needed to produce sustained high quality and/or high yields of a specific crop when treated and managed according to current farming methods

California Public Resources Code Section 12220(g) defines "forest land" for the purposes of CEQA as land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. The project site is not considered "forest land".

California Government Code Section 51104(g) defines "Timber," "Timberland," and "Timberland Production Zone" for the purposes of CEQA as either trees of any species maintained for eventual harvest for forest production purposes ("Timber"); privately owned land, or land acquired for State forest purposes, used for growing and harvesting timber ("Timberland"); or "Timberland Production Zone" which means an area zoned and used for growing and harvesting timber. The project site is not considered "Timber" or "Timberland".

Evaluation of Potential Agriculture and Forest Resource Impacts

a) Less Than Significant Impact. The proposed Project area and lands immediately surrounding it are not classified as "Unique Farmland". No land within or immediately adjacent to the Project is classified as Prime Farmland, Farmland of Statewide Importance, or Farmland of Local Importance. Per CEQA Guidelines section 15093 the City Williams adopted a statement of overriding considerations (Resolution No. 12-14). The loss of the unique farmland in the current Project area was considered and addressed in the City General Plan update.

b) No Impact. The 2012 General Plan Figure 7.1 shows that no Williamson Act lands are in the Project area (City of Williams 2012a). The Project occurs on lands within the City of Williams municipal boundary. The Project site is already designated and zoned for NC-6 for residential development. No impact will occur and no mitigation is needed.

c) No Impact. No forest land, timberland, or timberland zoned Timberland Production occur in the Project area or the City of Williams. No impact will occur and no mitigation is needed.

d) No Impact. See response to item c above.

e) No Impact. The Project is not anticipated to involve other changes in the existing environment that could result in conversion of farmland or forest land. No impact will occur and no mitigation is needed.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

Question	CEQA Determination
a) Conflict with or obstruct implementation of the applicable air quality plan?	Less Than Significant with Mitigation Incorporated
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?	Less Than Significant with Mitigation Incorporated
c) Expose sensitive receptors to substantial pollutant concentrations?	Less Than Significant with Mitigation Incorporated
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Less Than Significant with Mitigation Incorporated

Environmental Setting or Reference

The report Analysis of Impacts to Air Quality and Greenhouse Gas from Proposed Residential Development, Environmental Permitting Specialists, November 11, 2021 (Attachment A) contributes to the information and analysis in this section.

Evaluation of Potential Air Quality Impacts

***a) Less Than Significant Impact with Mitigation*.** Currently, the attainment status for various air quality standards for Colusa County is as follows:

Table 1		
Criteria Air Pollutant	**California**	**Federal**
Ozone (8-hour)		Unclassified/Attainment
Carbon Monoxide (1-hour and 8-hour)		Unclassified/Attainment
Nitrogen Dioxide (1-hour and annual)	Attainment	Unclassified/Attainment
Sulfur dioxide (1, 3, 24-hour and annual)	Attainment	Unclassified
PM-10 (24-hour and annual)	Non-Attainment (24-hour)Attainment (annual)	Unclassified
PM-2.5 (24-hour and annual)	Attainment	Unclassified/Attainment
Lead (30 day and quarterly)	Attainment	Unclassified/Attainment

Ref: CARB (2021). Information available at: https://ww2.arb.ca.gov/resources/documents/maps-state-and-federal-area-designations

With the exception of the state's 24-hour PM-10 standard, Colusa County attains or is unclassified for all the air quality standards. As a result, neither the Colusa County Air Pollution Control District nor the California Air Resources Board has not established any air quality plans. The principal sources of PM-10 emissions in the County are from agriculture and fugitive dust (wind blown dust, paved and unpaved roads). These sources account for 88% of all the PM-10 emissions in Colusa County. These sources are exempt from CCAPCD rules and regulations. Therefore, there are no air quality attainment plans for the County for PM-10.

b) Less Than Significant Impact with Mitigation*.* The project has some potential to result in short- and long-term air quality impacts and other particulate matter, as well as exhaust emissions generated by earthmoving activities from site preparation, construction and during routine operations. Construction emissions are caused by onsite or offsite activities. Onsite emissions principally consist of exhaust emissions from construction equipment, motor vehicle operations, and fugitive dust from disturbed soil.

All fugitive dust (including construction vehicles) will be controlled by wetting soils with a mobile water tank and hoses, or by delaying ground disturbing activities until site conditions are not windy, and by eliminating soil stockpiles. Construction of the site will be minimal and some minor site improvements will be necessary but the amount of earth that needs to be moved is not significant enough to trigger a grading permit.

With the exception of the state's 24-hour PM-10 standard, Colusa County attains or is unclassified for all the air quality standards. Project level PM-10 emissions were calculated by Version 2020.4.0 of the California Emissions Estimator Model (CalEMod) and compared with thresholds of significance established by CCAPCD. A summary ofthese emissions are presented in Table 2. As shown in this Table, project level PM-10 emissions are well below levels considered significant**.**

Table 2 Summary of Project PM-10 Emissions(tons/year)	
Short-Term Construction Related Emissions	0.13
Long-Term Operational (Occupancy) Emissions	0.42
Threshold of Significance	25
Impacts Significant?	No

c) Less Than Significant Impact with Mitigation. Project emissions were calculated for the various criteria air pollutants and compared with thresholds of significance established by CCAPCD. These emissions are summarized below. Detailed calculations appear in the attached report.

Table 3 Summary of Annual Project Level Emissions				
Project Phase	**ROG** (tons/year)	**NOx** (tons/year)	**PM-10** (tons/year)	**PM-2.5** (tons/year)
Short-Term Construction	0.756	0.482	0.132	0.077
Long-Term Operational/Occupancy	1.92	0.20	0.42	0.31
Threshold of Significance	25	25	25	25
Impact Significant?	No	No	No	No

The annual project level emission rates are a small fraction of the thresholds considered significant. Therefore, emissions from the construction and operational phases would not expose receptors to substantial pollutant concentration.

d) Less Than Significant Impact with Mitigation. During the construction phase, trace quantities of diesel exhaust would be released from the construction equipment such as graders and backhoes. Such emissions would be intermittent and their impacts would be limited mostly to on-site areas.

Diesel particulate matter (DPM) is also regulated as a carcinogen and therefore, there is a potential for health impacts to nearby homes and businesses. Annual PM-2.5 emissions from construction equipment exhaust can be used as a surrogate for DPM. Annual PM-2.5 from equipment exhaust is estimate to equal 0.0239 tons/year (47.8 pounds) during the construction phase.

Chronic health impacts, such as cancer, typically occur from exposure over 30 or more years. Annual DPM emissions noted above would be limited to a maximum 2 to 3 months primarily during the site-preparation and grading phases. As a result the brief duration of emissions and the relatively small quantity of DPM that would be released would not lead to significant air health impacts. There are no short-term (1-hour) standards for DPM.

The project will not have any stationary sources of odors and/or long-term toxic air pollutants. Therefore, during the occupancy phase, the project would not be a source of odors or toxic air pollutants.

Mitigation Measures

AIR-1. Construction activities shall be conducted with adequate dust suppression methods, including watering during grading and construction activities to limit the generation of fugitive dust or other methods approved by the Colusa County Air Pollution Control District. Prior to initiating soil removing activities for construction purposes, the applicant shall pre-wet affected areas with at least 0.5 gallons of water per square yard of ground area to control dust.

AIR 2: Driveways, access roads and parking areas shall be surfaced in a manner so as to minimize dust. The applicant shall obtain all necessary encroachment permits for any work within the right-of-way. All improvement shall adhere to all applicable federal, State and local agency requirements.

AIR-3. During construction activities, the applicant shall remove daily accumulation of mud and dirt from any roads adjacent to the site.

AIR-4. Grading permits shall be secured for any applicable activity from the Building Department. Applicable activities shall adhere to all grading permit conditions, including Best Management Practices. All areas disturbed by grading shall be either surfaced in manner to minimize dust, landscaped or hydro seeded. All BMPs shall be routinely inspected and maintained for the life of the project.

AIR-5 Construction activities that involve pavement, masonry, sand, gravel, grading, and other activities that could produce airborne particulate shall be conducted with adequate dust controls to minimize airborne emissions. A dust mitigation plan may be required by the City and/or the Colusa County Air Pollution Control District should the developer fail to maintain adequate dust controls.

AIR-6. Mobile diesel equipment used for construction and/or maintenance must be in compliance with State registration requirements. All equipment units must meet Federal, State and local requirements. All equipment units must meet RICE NESHAP/ NSPS requirements including proper maintenance to minimize airborne emissions and proper record-keeping of all activities, all units must meet the State Air Toxic Control Measures for CI engines and must meet local regulations.

IV. BIOLOGICAL RESOURCES

Would the project:

Question	CEQA Determination
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, U.S. Fish and Wildlife Service, or NOAA Fisheries?	Less Than Significant with Mitigation Incorporated
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less Than Significant Impact
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?	Less Than Significant Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Less Than Significant Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	No Impact

Environmental Setting or Reference

A Biological Resources Assessment for the property was prepared by Greg Matuzak Environmental Consulting, LLC in May 2021(Report dated August 2021) (Attachment B). During a field assessment conducted in May, 2021, plants and animals observed on the site were listed, habitat types were identified, and the potential for the site to support special-status species known from the region was assessed. The site was also evaluated for areas that may qualify as waters of the U.S.

No special-status plants were documented within the Project area during the site visit and survey conducted as part of the development of this Biological Report. Therefore, the Project area does not contain any special status plant species listed by CNPS based on the results of the May 2021 surveys of the Project area.

Much of the areas along the edges of the Project area contain a mix of fill material, asphalt, and gravel that have created a mix of non-native ruderal grassland vegetation and areas of barren ground.

Habitat Communities

The annual exposed grasslands on the site are surrounded by disturbed habitats that have undergone extensive grading. This extensive vegetative series is composed of many non-native and native annual species. The most common valley grasses are now annuals, whereas their native counterparts were often perennial grasses.

Wildlife Occurrence and Use

Project area does not provide suitable habitat for any of the special-status wildlife species that have the potential to occur regionally and within 3 miles of the Project area. Given there is a lack of seasonal wetland and vernal pool habitat within the Project area, vernal pool listed species and California tiger salamander would not occur within the Project area. Additionally, the lack of aquatic habitat within the Project area would preclude the presence of giant garter snake, California red-legged frog, and special-status fish species.

Nesting raptors and other bird species have some potential to occur within the Project area. Given the Project area contains some trees adjacent to the proposed areas of disturbance and many of those trees contain suitable habitat for nesting raptors and other protected bird species, removal of such trees should be done outside the breeding season, if required, to avoid potential impacts to such nesting raptor and other protected bird species. Additionally, some protected bird species may also nest within the non-native annual grasslands within the Project area.

The trees along the GCID Eastside Canal contain suitable habitat for nesting raptors and protected raptors and the mitigation measures for protecting nesting bird species should be implemented if any proposed disturbance would require removal of any trees within the subject parcel or encroachment close to any trees within and directly adjacent to any proposed area of disturbance.

Special-status wildlife surveys were conducted in May 2021 and those surveys focused on direct observations of wildlife within the Project area and suitable habitat for such special-status species within the Project area. No special-status wildlife species were documented within the Project area during the site visit and survey conducted

Evaluation of Potential Biological Impacts

a) Less Than significant with mitigation measures. A Biological Resources Assessment for the property was prepared by Greg Matuzak Environmental Consulting LLC in May 2021. During a field assessment conducted in May, 2021, plants and animals observed on the site were listed, habitat types were identified, and the potential for the site to support special-status species known from the region was assessed. The site was also evaluated for areas that may qualify as waters of the U.S.

No special-status plants were documented within the Project area during the site visit and survey conducted as part of the development of this Biological Report. Therefore, the Project area does not contain any special status plant species listed by CNPS based on the results of the May 2021 surveys of the Project area.

Much of the areas along the edges of the Project area contain a mix of fill material, asphalt, and gravel that have created a mix of non-native ruderal grassland vegetation and areas of barren ground.

Habitat Communities

The annual exposed grasslands on the site are surrounded by disturbed habitats that have undergone extensive grading. This extensive vegetative series is composed of many non-native and native annual species. The most common valley grasses are now annuals, whereas their native counterparts were often perennial grasses.

Wildlife Occurrence and Use

Project area does not provide suitable habitat for any of the special-status wildlife species that have the potential to occur regionally and within 3 miles of the Project area. Given there is a lack of seasonal wetland and vernal pool habitat within the Project area, vernal pool listed species and California tiger salamander would not occur within the Project area. Additionally, the lack of aquatic habitat within the Project area would preclude the presence of giant garter snake, California red-legged frog, and special-status fish species.

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The trees along the GCID Eastside Canal contain suitable habitat for nesting raptors and protected raptors and the mitigation measures for protecting nesting bird species should be implemented if any proposed disturbance would require removal of any trees within the subject parcel or encroachment close to any trees within and directly adjacent to any proposed area of disturbance.

Special-status wildlife surveys were conducted in May 2021 and those surveys focused on direct observations of wildlife within the Project area and suitable habitat for such special-status species within the Project area. No special-status wildlife species were documented within the Project area during the site visit and survey conducted.

***b) Less Than significant impact*.** According to the Biological Assessment prepared by Greg Matuzak Environmental Consulting LLC in August 2021, the project will not have a substantial adverse effect on any riparian habitat and/or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

c) Less Than significant impact. According to the Biological Assessment prepared by Greg Matuzak Environmental Consulting LLC in August 2021, the project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

d) Less Than significant impact. According to the Biological Assessment prepared by Greg Matuzak Environmental Consulting LLC in August 2021, the project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

e) No Impact. The Project is consistent with local policies or ordinances protecting biological resources. No impact will occur and no mitigation is needed.

f) No Impact. The project is not located in an area covered under an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impact will occur and no mitigation is needed.

Mitigation Measures

BIO-1 If construction activities take place during the typical bird breeding/nesting season (typically February 15 through September 1), pre-construction nesting bird surveys at the project site shall be conducted by a qualified biologist on the project site and within a 500-foot radius of proposed construction areas, where access is available, no more than three (3) days prior to the initiation of construction. If there is a break in construction activity of more than two (2) weeks or if there is a change in the level of disturbance on the site, then subsequent nesting surveys shall be conducted. A report summarizing the survey shall be provided to the Community Development Department and the California Department of Fish and Wildlife (CDFW) within 30 days of the completed survey. The report is valid for one construction season. If no nests are found, no further avoidance or mitigation is required. If active nests are identified in these areas, the City shall coordinate with CDFW to develop measures to avoid disturbance of active nests prior to the initiation of any construction activities, or construction may be delayed until the young have fledged. Appropriate avoidance measures may include establishment of an appropriate buffer zone and monitoring of the nest by a qualified biologist until the young have fledged the nest and are independent of the site.

If a buffer zone is implemented, the size of the buffer zone shall be determined by a qualified biologist in coordination with California Department of Fish & Wildlife and shall be appropriate for the species of bird and nest location. Should construction activities cause a nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, fly off the nest, or show other signs of distress or disruption, then the exclusionary buffer shall be increased such that activities are far enough from the nest to stop this agitated behavior. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist. Construction activities may only resume after a follow-up survey has been conducted and a report prepared by a qualified avian biologist indicating that the nest (or nests) is no longer active, and that no new nests have been identified. A follow-up survey shall be conducted two months following the initial survey, if the initial survey occurs between February 15 and July 1. If all project construction occurs between September 2 and February 14, a survey is not required and no further studies are necessary.

V. CULTURAL RESOURCES

Would the project:

Question	CEQA Determination
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5?	Less Than Significant with Mitigation Incorporated
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	Less Than Significant with Mitigation Incorporated

Question	CEQA Determination
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	Less Than Significant with Mitigation Incorporated

Environmental Setting or Reference

This section evaluates the proposed Project's potential impacts on archaeological, historical, and paleontological resources. Resources of concern include, but are not limited to, prehistoric and historic artifacts, burials, sites of religious or cultural significance to Native American groups, and historic structures. This section provides a detailed discussion of impacts potentially attributable to the proposedproject, and criteria used to determine impact significance to cultural resources. A report, Historic Resource Investigation of the Valley Ranch Subdivision Unit 3 and 4, City of Williams, Colusa County, was prepared by Sub-Terra Resource Investigations, Gregory White, Principal Investigator, June 2021, was prepared for this project site (Attachment C).

Evaluation of Potential Cultural Resource Impacts

***a) Less Than Significant Impact with Mitigation*.** Intensive pedestrian surveys and records searches were conducted in June 2021, no historic resources were discovered in the Project area. As a result, no eligible built environment resources occur in the Project area. There is no impact will occur and no mitigation is needed.

b) Less Than Significant Impact with Mitigation. See discussion under item a above.

***c) Less Than Significant with Mitigation*.** As indicated in the Historic Resource Investigation report prepared for the project, no human remains were identified within the project area (Sub-Terra Heritage Resource Investigations, 2021). There is the possibility of accidental discoveries of human remains during construction-related ground-disturbing activities. The procedures identifiedin State Health and Safety Code Section 7050.5 will reduce potential impact. State Health and Safety Code Section 7050.5 requires that if human remains are found no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. Implementation and adherence to CUL-1 and TRI-1 through TRI-3 will reduce potential impacts to less than significant.

Mitigation Measures

CUL-1. If human remains are encountered, no further disturbance shall occur within 100 feet of the vicinity of the find(s) until the Colusa County Coroner has made the necessary findings as to origin (California Health and Safety Code Section 7050.5). Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Colusa County Coroner determines the remains to be Native American, the California Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then identify the "most likely descendant(s).". The City shall engage in consultations with the most likely descendant, who will make

recommendations concerning the treatment of the remains within 48 hours as provided in Public Resources Code 5097.98.

Also, refer to Section XVIII, Tribal Resource Mitigation Measures TRI-1 through TRI-3 with address both cultural and tribal resource mitigation.

VI. ENERGY

Would the project:

Question	CEQA Determination
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Less Than Significant Impact
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Less Than Significant Impact

Environmental Setting or Reference

Buildings in California are required to comply with California's Energy Efficiency Standards for Residential and Nonresidential Buildings established by CEC regarding energy conservation standards and found in Title 24, Part 6 of the California Code of Regulations. Energy efficient buildings require less electricity.

Evaluation of Potential Energy Impacts

a) **Less Than Significant Impact.** The project proposes a 103-lot detached single-family residential project on a currently undeveloped site. During construction there would be a temporary consumption of energy resources for the movement of equipment and materials. The construction and operation of the project would be required by State law to comply with the California Green Building Standards Code (commonly known as "CALGreen"). Compliance with local, state, and federal regulations, which limit engine idling times and require recycling construction debris, would reduce short-term energy demand during the project's construction to the extent feasible and project construction would not result in a wasteful or inefficient use of energy. There are no unusual project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities or use of equipment that would not conform to current emissions standards and related fuel efficiencies. Furthermore, individual project elements are required to be consistent with City policies and emissions reductions strategies, and would not consume energy resources in a wasteful or inefficient manner.

b) Less Than Significant Impact. The proposed residential subdivision would not conflict with or obstruct an energy plan. The proposed project would adhere to all Federal, State and local agency requirements.

VII. GEOLOGY AND SOILS

Would the project:

Question	CEQA Determination
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.	Less Than Significant Impact
ii) Strong seismic ground shaking?	Less Than Significant Impact
iii) Seismic-related ground failure, including liquefaction?	Less Than Significant Impact
iv) Landslides?	Less Than Significant Impact
b) Result in substantial soil erosion or the loss of topsoil?	Less Than Significant with Mitigation Incorporated
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?	Less Than Significant with Mitigation Incorporated
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	Less Than Significant with Mitigation Incorporated
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	Less Than Significant with Mitigation Incorporated
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Less Than Significant with Mitigation Incorporated

Environmental Setting or Reference

The City of Williams lies in the Central Valley and is described as Quaternary sedimentary deposits of igneous and metamorphic rocks. These deposits are within a historic alluvial floodplain of the Sacramento River and various other channels. The Quaternary alluvial deposits of the Central Valley occupy the eastern one-half of Colusa County.

Based on the project's preliminary grading plan about 980 cubic yards of soil would be cut and over 69,000 cubic yards would be imported onto the site to raise the site up for property drainage. No information was submitted with this project application regarding the geologic characteristics of the project site. Although Section 16.16.100 of the Municipal Code requires submittal of a preliminary soils report as part of the tentative map, the City Engineering has indicated that that requirement may be deferred to the final map since similar development has occurred in the neighborhood without any significant issues. Imported soil will need to evaluated for compaction and capacity to accommodate the project development.

Regional Geology: The Project site is located in the Great Valley geomorphic province. The Great Valley is a geomorphic province in an alluvial plain about 50 miles wide and 450 miles long in the centralpart of California. It is composed of the Sacramento Valley in the north and the San Joaquin Valley in the south. The Great Valley is a trough in which sediments have been deposited almost continuously since the Jurassic Period (about 160 million years ago) (CGS 2002). Recent alluvial deposits generally consist of poorly sorted silts, fine sands and clays with less extensive lenses of median to coarse grained sands and gravel.

The Project site is underlain by quaternary basin deposits (alluvium) as shown on the 2010 Geologic Map of California (CDOC 2017). The geologic legend for the map indicates that the basin deposits are primarily from the Holocene Epoch (i.e., less than approximately 10,000 years old). The Colusa County Groundwater Management Plan provides a simplified geologic cross-section of Colusa County (Colusa County 2008). The geologic cross-section extends from the Coast Range in the west to the Sutter Buttes in the east. Based on the geologic cross-section and the simplified surface geology and faults map in the Colusa County Groundwater Management Plan, the Project area is underlain by recent alluvial deposits that are less than 10,000 years old and range in depth from 0-200 feet. The geologic cross-section indicates that the Project (located adjacent to Interstate 5) is within an area is where the recent alluvial deposits are at the deeper end of the range. The Tehama formation is located beneath the recent alluvial deposits and extends to a depth of approximately 1,000 ft.

Seismicity: Seismicity is defined as the geographic and historical distribution of earthquake activity. Seismic activity may result in geologic and seismic hazards including seismically induced fault displacement and rupture, ground shaking, liquefaction, lateral spreading, landslides and avalanches, and structural hazards.

The City of Williams is not included in the Alquist-Priolo Earthquake Fault Zone mapping program (CDOC 2017b). No active faults are known to exist in the City of Williams or Colusa County (City of Williams 2012a). The nearest potentially active known faults (showing evidence of surface displacement during Quaternary time, the last 1.6 million years) are at the Sutter Buttes, located approximately 13 mileseast of the Project area; the Bartlett Springs fault, which is located in the Coast Ranges of northern California, about 25 miles northwest of Williams, and the recently mapped northern section of the Hunting Creek fault, which is located approximately 20 miles west of Williams (Leinkaemper, 2012).

While there are no active faults near the City of Williams or in Colusa County, the northern Sacramento Valley can expect regular low-intensity shocks from time to time. However, according to the State Division of Mines and Geology, the possibility of a major earthquake cannot be ruled out. Other seismic and geologic considerations include landslides, subsidence, expansive soils, erosion, and volcanic eruptions, which have varying degrees of risk for Williams.

The faults that are in the Valley are what are referred to as quaternary, meaning they were active 200,000 years ago, or even pre-quaternary (active two million years ago). Much of the earthquake preparedness efforts conducted in the area to date have considered earthquakes that occur outside of Colusa County. The nearest known fault is at the Sutter Buttes for which the maximum credible earthquake could measurea magnitude of 5.7 on the Richter scale. Ground shaking from this level of earthquake would be felt and observed as to its cause. The damage would be moderate to major, with general damage to foundations, partial to complete collapse of unreinforced masonry structures, partial damage to reinforced masonry structures, and underground pipes broken. Therefore, the City of Williams takes into account and has preparedness plans to address the risks posed by seismic activity.

Since 1931, there have been a total of 191 earthquakes in the Williams area. The USGS database indicates that there is a 72.94% chance of a major earthquake within 30 miles of Williams, CA, within the next 50 years. The largest earthquake, with a 5.2 Magnitude on the Richter scale, within 30 miles of Williams occurred in 1975.

Soils: The City is built on an alluvial floodplain formed from sedimentary igneous and metamorphic rocks deposited by the Sacramento River and various channels (City of Williams 2012a). The soil is primarily characterized by finely textured, clay soils with slow water infiltration and transmission rates. Rice production is common in these poor drainage conditions, and is a major agricultural crop for the area.In the past, the proposed project area location was used for rice cultivation.

The soils have been assigned to Group D hydrologic group, or high runoff potential soils, that have a high clay content, high swelling potential, soils with a permanent high-water table, soils with a clay pan or clay layer at or near the surface, and shallow soils over nearly impervious material. These attributes partly explain the region's agricultural practices.
Soils in the Project area consist of Willows silty clay. The Willows series is a very deep, poorly drained soil that formed from fine-textured alluvium derived from mixed rock sources. Willows silty clay is identified as having the soil strength and shrink-swell limitations that can adversely affect local road construction (NRCS 2006). At varying depths, ponding, wetness, slope, and shrink-swell potential is possible for small commercial buildings (NRCS 2006). The project will involve importation of over 69,000 cubic yards of soil. Although Section 16.16.100 of the Municipal Code requires submittal of a preliminary soils report as part of the tentative map, the City Engineering has indicated that that requirement may be deferred to the final map since similar development has occurred in the neighborhood without any significant issues. Imported soil will need to evaluated for compaction and capacity to accommodate the project development.

Evaluation of Potential Geology & Soils Impacts

a-i) Less Than Significant Impact with Mitigation. The proposed Project site is not located within the boundaries of an Earthquake Fault Zone for fault rupture hazard as defined by the Alquist-Priolo Earthquake Fault Zoning Act of 1972, and there are no known active or potentially active faults that traverse the Project site. The *Preliminary Geotechnical Engineering Study* was prepared (Attachment E) indicates that the potential for active fault rupture at the Project site is considered to be very low. In the absence of any on-site active faults**,** no impact related to fault rupture would occur on the Project site and no mitigation is required.

a-ii) Less Than Significant Impact with Mitigation. The project area in the Northern Central Valley is not located in a seismically active area and, therefore, would not be subject to ground

shaking resulting from seismic activity on regional faults. Although there are faults located within 40 miles of the project area; ground shaking from earthquakes associated with these faults is not expected to routinely occur during the lifetime of the project.

a-iii) Less Than Significant Impact with Mitigation. The proposed Project site is located within Seismic Zone 2 as originally defined by the Uniform Building Code (UBC). The project site is not located in an area that has a high and or very high risk of liquefaction. Furthermore, Chapter 4 of the City's General Plan, Public Services, Safety Element indicates that the project site is not located in an area susceptible to landslides and slope instability. No steep topographical features are located on site.

The proposed Project does not include any activity known to cause damage by subsidence (e.g., fracking of oil, gas, or groundwater extraction). Settlement generally occurs within areas of loose, granular soils with relatively low density. The proposed project site is underlain by relatively dense alluvial material and sedimentary bedrock, so the potential for seismic settlement is considered low. Because the proposed project site does not exhibit characteristics of a high potential for subsidence or settlement, impacts are considered less than significant and no mitigation is required.

a-iv) Less Than Significant Impact with Mitigation. Landslides and other forms of mass wasting, including mud flows, debris flows,soil slips, and rock falls occur as soil or rock moves down slope under the influence of gravity. Landslides are frequently triggered by intense rainfall or seismic shaking. Because the site is relatively flat and is not in close proximity to a susceptible hillside, the risk of landslide, mud flow,or other mass wasting affecting the site is considered low. Additionally, Chapter 4 of the City's General Plan, Public Services, Safety Element indicates that the project site is not located in an area susceptible to landslides and slope instability. No steep topographical features are located on site.

In addition, the project will not manufacture any slopes that would create risks associated with landslides. No impacts associated with the exposure of people or structures to potential substantialadverse effects, including the risk of loss, injury, or death involving landslides are anticipated and no mitigation is required.

b) Less Than Significant Impact with Mitigation. Prior to the issuance of grading permits, the Project proponent would be required to prepare and submit detailed grading plans for the project site, these plans must be prepared in conformance with applicable standards of the City's Grading Ordinance.

Development of the site would involve the disturbance of more than one acre; therefore, the proposed project is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit. Development projects in the City require preparation of a Storm Water Pollution Prevention Plan (SWPPP) to address short-term erosion and discharge impacts associated with the proposed onsite grading.

Development projects are required to prepare and submit to the City a project-specific Water Quality Management Plan (WQMP) to identify long-term operational measures to treat and/or limit the entry of contaminants into the storm drain system. The WQMP is required to be incorporated by reference or attached to the project's SWPPP as the Post-Construction Management Plan.
The Project will adhere to the City's Grading Ordinance, obtain an NPDES Permit, prepare an SWPPP and a WQMP, construction and operational impacts associated with soil erosion hazards

are less than significant.

c) Less than Significant with Mitigation. Groundwater and soils characteristics of the site could result in on-site soil instability. The Preliminary Geotechnical Evaluation Report provides a summary or geotechnical site considerations and construction recommendations that were developed for the adjacent Stony Creek Senior Apartments II and are equally applicable to the proposed tentative subdivision project. Implementation of GEO-1 will reduce potential impacts to less than significant.

d) Potentially Significant Unless Mitigation Incorporated. Soils in the Project area are expansive and have the potential to create a substantial risk to property (Terracon 2015). Onsite soils (Willows silty clay) are assigned to Group D hydrologic group, which have: high runoff potential;a high clay content; high swelling potential; a permanent high water table; a clay pan or clay layer at or near the surface; and shallow soils over nearly impervious material. Clay soils at the project site are expansive and also prone to settlement with increases in loading conditions. The Terracon report (2015) provides recommendations to help mitigate the effects of settlement from increased loads as well as soil shrinkage and expansion on buildings underlain by expansive clay soil. However, even if these procedures are followed, some movement and at least minor cracking in the structures should be anticipated. The severity of cracking and other cosmetic damage such as uneven floor slabs will probably increase if any modification of the site results in excessive wetting or drying of the expansive soils. Eliminating the risk of movement and cosmetic distress may not be feasible, but it may be possible to further reduce the risk of movement if more effective, although costly, measures are used during construction. It is noted that over 69,000 cubic yards of soil will be imported onto the site. More information of this imported soil will need to be submitted to determine capacity of the soil to safely accommodate the project. Implementation of mitigation measure GEO-1 will reduce potential impacts to less than significant.

e) No Impact. The proposed project will include the construction of habitable structures and will be connected to existing wastewater facilities owned and operated by the City of Williams. A septic system or alternative wastewater disposal systems will not be used. No impacts would occur and no mitigation is required.

f) Potentially Significant Unless Mitigation Incorporated. Disturbance of unique paleontological resources or geologic features is not anticipated. Mitigation measures are in place to assure that in the event any artifacts are found. Potential impacts have been reduced to less than significant with the incorporation of **mitigation measure CUL-1.**

Mitigation Measure

GEO-1. Prior to final map approval a preliminary soils report for the site all imported soil and details on the soils ability to accommodate this development shall be submitted for review and approval by the City Engineer. Any recommended measures to avoid geologic impacts shall be incorporated into the project.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

Question	CEQA Determination
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Less Than Significant Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Less Than Significant Impact

Environmental Setting or Reference

The Project is located within the City of Williams in Colusa County, within the Sacramento Valley AirBasin (Air Basin). The Coast, Cascade, and Sierra Nevada Ranges bound the Air Basin on the west, north, and east. The Air Basin consists of all or portions of Shasta, Tehama, Glenn, Colusa, Yolo, EastSolano, Sacramento, Placer, Sutter, Yuba, and Butte Counties. Air quality within the Colusa County portion of the Sacramento Valley Air Basin is regulated by the Colusa County Air Pollution Control District (CCAPCD).

Evaluation of Potential Greenhouse Gas Emissions Impacts

a) Less than Significant Impact. The annual emissions of GHG emissions is summarized in Table 4 below for the construction and operational phases. The annual GHG for the construction and operational phases is estimated to be 74.11 metric tons/year and 247. metric tons/yr. respectively. Detailed calculations are provided in the attached report.

Table 4

Summary of Annual GHG Emissions for CY 2022 (in Metric tons / Yr.)

	CO_2	CH_4	N_2O	Total $CO_2(e)$
Phase				
Construction	74.1	0.01	<0.00 1	74.11
Operational	233.1	0.40	0.01	247.0

The results of the current analysis for criteria air pollutants are compared with mass emission thresholds established by CCAPCDD. The significance of project impacts for the construction and operational phases is summarized in Table 5-1.

The City of Williams has not formally established any thresholds of significance for GHG emissions. Instead, the City has relied on thresholds used to identify significant sources of GHG emissions in the State's Cap and Trade program [Title 17, Section 95812(c)(1)].This threshold is set at 25,000 metric tons per year.

California Air Resources Board (CARB) acknowledged that the 25,000 MT/year threshold is used for the mandatory reporting for the Cap and Trade program and not established as a CEQA threshold for GHG emissions. However, the California Air Pollution Control Officers Association (CAPCOA) identified 25,000 MT/yr as a threshold in their January 2008 report *"CEQA and Climate Change: Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Air Quality Act"*

The issue of threshold of significance has also been reviewed by the Environmental Protection Agency (EPA). The EPA analyzed several thresholds for reporting and rejected lower thresholds of 1,000 and 10,000 metric tons/yr finding that these thresholds would greatly increase the numbered of covered entities without capturing a significant portion of GHG emissions (EPA 2009). The 25,000 MT/yr threshold would capture 94% of GHG emissions from stationary sources in California (CAPCOA 2008, Page 44).

Given the volume of research and resources that have been expended to develop the CARB reporting and the Cap and Trade regulations and the Federal (EPA) GHG reporting rule, the City of Williams has determined that the 25,000 MT/yr threshold is an appropriate threshold of significance to the proposed project.

b) Less than Significant Impact. Colusa County APCD has not developed or adopted any plan, policy or regulation aimed at controlling GHG emissions. As a result, the applicable plan (by default) is the state's AB-32 which regulated the state's GHG emissions. AB-32 has established a ceiling ("cap") of emissions from the state and has set a goal of reducing GHG emissions to below 80% of the 1990 levels by 2050.

The state's program relies on setting standards for cars and trucks, clean fuels program,energy efficiency from stationary sources. The current project is subject to and would comply with all these requirements mandated by the state.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

Question	CEQA Determination
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less Than Significant Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Less Than Significant Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Less Than Significant Impact

Question	CEQA Determination
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?	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	Less Than Significant Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	No Impact
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	Less Than Significant Impact

Environmental Setting or Reference

The proposed project is on vacant property intended for residential development per the City of Williams General Plan. The site is surrounded by similar development including multiple family and single family housing development. There is nothing unique to this property that would indicate that future residential development would result in adverse hazardous outcomes.

Evaluation of Potential Hazards & Hazardous Materials Impacts

a, b) Less Than Significant The use of hazardous substances during normal construction activities is expected to be limited in nature, and would be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant.

c) No Impact No existing or proposed schools occur within 0.25 mile of the Project site. The Woodland Community College, Colusa County Outreach Facility, and the Colusa County Department of Education, Alternative Education School and Special Education/Severely Handicapped School occur north of the proposed Project site. The Alternative Education School is located just south of the Outreach Facility. The proposed Project is a minimum of approximately 0.4 mile south of the Outreach Facility. No impact will occur and no mitigation in needed. Handling and storage of hazardous materials during construction would comply with all applicablelocal, state, and federal standards.

d) No Impact. The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment. Therefore, there is no impact.

e) Less Than Significant Impact with Mitigation. Williams is not located within the boundaries of an airport land use plan or within two miles of a public airport. No impact will occur and no mitigation in needed. The Williams Soaring Center is a small private glider airport located

immediately east of Husted Road north of its intersection with E Street. The private use airstrip is located approximately 2,800 ft. (0.53 mile) east of the Project site. The project is not expected to impact current or future operations of this private airport. However, the City will need to consider options for disclosing potential hazards from operations of the airport on future residents of the subdivision, such as requiring an avigation disclosure easement on the subdivision map.

g) Less Than Significant. Williams is surrounded by cultivated farmland, used primarily for growing rice. The threat of wildland fires is considered to be minimal.

h) Less Than Significant. Williams is surrounded by cultivated farmland, used primarily for growing rice. The threat of wildfire is considered minimal.

X. HYDROLOGY AND WATER QUALITY

Would the project:

Question	CEQA Determination
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	Less Than Significant Impact
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such the project may impede sustainable groundwater management of the basin?	Less Than Significant Impact
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;	Less Than Significant with Mitigation Incorporated
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	Less Than Significant with Mitigation Incorporated
(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	Less Than Significant with Mitigation Incorporated
(iv) impede or redirect flood flows?	Less Than Significant with Mitigation Incorporated
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Less Than Significant with Mitigation Incorporated
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Less Than Significant Impact

Environmental Setting or Reference

The City of Williams extends from both sides of Interstate 5 in Colusa County. The City generally slopes from southwest to northeast with a very flat to relatively flat gradient that averages in the range of about 0.05 % to 0.5%. Land elevations range from about 110 feet above mean sea level (msl) to about 60 feet above msl. The City is located in the 1,850 square mile Sacramento-Stone Corral (18020104) watershed. The City's SDMP divides the City into seven local watersheds and 115 sub-basins ranging in size from 5.5 acres to 293 acres (City of Williams 2007). The Project site is located in 'Northeast Watershed (NE)' and more specifically in the 101 acre NE16 sub basin.

On 2 July 2015 FEMA issued a 'Letter of Map Revision Determination Document' (LOMR). The LOMR changes the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map. Prior to the 2015 LOMR the Project site was located within the Zone AEa FEMA 'Special Flood Hazard Area', within the base floodplain. In accordance with the FEMA Firmette (flood map) and LOMR dated July 2, 2015, a portion of Valley Ranch 3 is within Zone X. The remaining portion refers back to the FEMA FIRM effective May 15, 2003 which would make it a Zone X. It does not appear that any portion of the project within Zone A. For the proposed project, the overland release will be set by the elevation at E Street with the pads set a minimum of 1-foot above this elevation, which creates fills up to four feet within the subdivision.

Evaluation of Potential Hydrology & Water Quality Impacts

a) Less Than Significant Impact. The proposed Project will be designed to be consistent with the applicable portions of the City of Williams Municipal Code Chapter 13.05 - *Storm Water and Urban Runoff Pollution Control* including:

- 13.05.060 - Best management practices.
- 13.05.070 - Construction storm water measures.

Coverage under the Statewide General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 2009-0009-DWQ) will be obtained. The City will require the contractor to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) to reduce or minimize discharge of pollutants from construction activities. Implementation of water quality BMPs as well as adherence to the Project NPDES Construction General Permit conditions will protect of water quality during construction and operation of the proposed Project. Project impacts are less than significant and no mitigation is needed.

b) Less Than Significant Impact. The City system includes a 100,000 gallon elevated water storage tank, together with three active and two standby groundwater wells. The wells draw ground water from depths ranging from 120 feet to as deep as 500 feet. The source of groundwater is recharge from the hills to the west and local irrigation of crops with surface water. Because of the distances between Williams and other communities in Colusa County, future increases in water supply pumping will not impede the availability of water supplies for other systems. Project impacts.

c-i) Less Than Significant Impact. Development of the proposed Project (residential units and pavement) would alter the amount of existing impervious surface area and the amount of

generated runoff but not in a manner that would cause.

c-ii) Less Than Significant Impact with Mitigation. No streams or other natural drainages occur in the Project area. Topography in the Project area is relatively flat. Project grading and construction will modify the existing on-site drainage pattern. The Project plans contain an 'Erosion & Sedimentation Control Plan' that requires the Project to implement various temporary and permanent erosion control BMPs to limit erosion and siltation both on and off site.

The Project will disturb greater than one acre. The Project may be required to obtain coverage under the Statewide General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 2009-0009-DWQ). The NPDES permit deals with both the construction phase and operational phase of development projects. For the construction phase of the project, the NPDES permit identifies the preparation of a Storm Water Pollution Prevention Plan (SWPPP). The implementation of NPDES permits ensures that the state's mandatory standards for the maintenance of clean water and the federal minimums are met. Coverage under with the permit would prevent sedimentation and soil erosion through implementation of an SWPPP.

c-iii) Less Than Significant Impact. The proposed Project does not include any activities that would affect levees or dams.No impact will occur and no mitigation is needed.

c-iv) Less Than Significant Impact with Mitigation: In accordance with FEMA Firmette and LOMR dated July 2, 2015, a portion of Valley Ranch Unit 3 is within Zone X. The remaining portion refers back to the FIRM effective May 15, 2003 which would make it a Zone X. It does not appear that any portion of Valley Ranch Unit 3 is within Zone A. For the proposed project, the overland release will be set by the elevation at E Street with the pads set a minimum of 1-foot above this elevation, which creates fills up to four feet within the subdivision.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation

e) No Impact. These are not factors affecting existing or future development in the City of Williams.The Project site is not located near a coastal area or enclosed body of water of sufficient size to pose a risk of inundation by tsunami or seiche waves. The Project site is located on and surrounded by relatively flat ground and is not subject to mudflows. No impact will occur and no mitigation is needed.

Mitigation Measures

HYDRO-1. Prior to final map approval or commencement of any soil disturbance on the site to accommodate the project a detailed floor elevation plan shall be submitted to the City Engineer for review and approval. This plan shall include an evaluation of flood plain characteristics based on the latest Federal Emergency Management Agency (FEMA) maps and assure that all finished pad elevation are at a minimum one foot above the 100 year base flood elevation. The developer shall be responsible for all necessary activities, applications, documentation and costs to amend floodplain maps for their development including filing a Letter of Map Amendment Revision (LOMAR).

HYDRO-2. The project design shall incorporate appropriate BMPs consistent with City, County and State storm water drainage regulations to prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or all surface water.

HYDRO-3. This project is subject to compliance with the National Pollutant Discharge Elimination System (NPDES) requirements, as covered in the State of California General Permit for Storm Water Discharges Associated with Construction Activity. A Notice of Intent must be filed with the State Water Resources Control Board (SWRCB) prior to the onset of construction. A Storm Water Pollution Prevention Plan (SWPPP) Monitoring Program and Inspection Plan must be prepared and submitted to the City Engineer for approval, at the same time as the Improvement Plans for this project. The developer will solely be responsible for implementation of the SWPPP, Monitoring Program and Inspection Plan during construction.

XI. LAND USE AND PLANNING

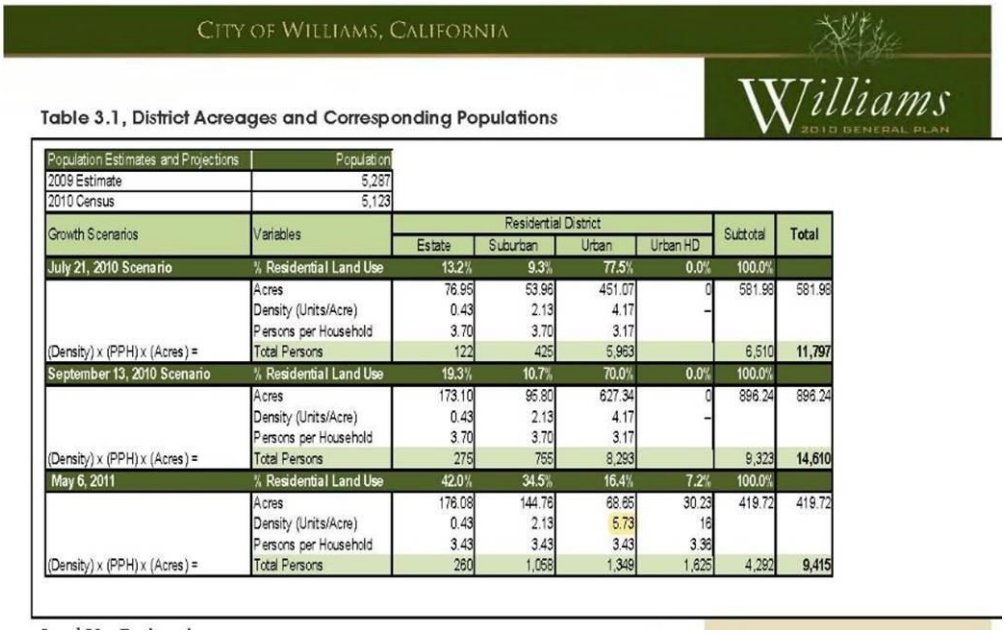
Would the project:

Question	CEQA Determination
a) Physically divide an established community?	No Impact
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?	Less Than Significant with Mitigation Incorporated

Environmental Setting or Reference

The project site is designated Neighborhood Conservation in the General Plan Land Use Map. The Site is also located within the Urban Residential Land Use area which allows a density of between 4.17 to 5.73 dwelling units per acre. The Zoning Code interprets the density allowances for the General Plan which allows the larger number to be rounded up to a maximum of 6 units per acre. The project proposes 103 lots on 17.266 acres for an exact density of 5.96 units per acre. Therefore, the project use and density is consistent with the General Plan.

The Zoning Code implements the General Plan by defining other subdivision design requirements, such as lot size as long as it is consistent with the General Plan. For example, Table 17.02.080 - Residential district development standards, Tables 17.02.080.1 and 17.02.080.2 list an array of minimum lot design standards. To allow for more creative lot designs in a proposed subdivision, some of these standards, such as minimum lot size, could be reduced as long as the minimum density standards for the district are consistent with the General Plan. Consequently, as part of the proposed Zoning Code amendments that underwent consideration by the City earlier this year, and other design standards, such as minimum average lot size, the amendments provide that standards may be waived by the Planning Commission with finding grounds for an exception. In this case, the project is proposing exceptions (also referred to on the tentative subdivision map as variances) the following exceptions:



CITY OF WILLIAMS, CALIFORNIA

Williams 2010 GENERAL PLAN

Table 3.1, District Acreages and Corresponding Populations

Population Estimates and Projections	Population
2009 Estimate	5,287
2010 Census	5,123

Growth Scenarios	Variables	Residential District				Subtotal	Total
		Estate	Suburban	Urban	Urban HD		
July 21, 2010 Scenario	% Residential Land Use	13.2%	9.3%	77.5%	0.0%	100.0%	
	Acres	76.95	53.96	451.07	0	581.98	581.98
	Density (Units/Acre)	0.43	2.13	4.17	–		
	Persons per Household	3.70	3.70	3.17			
(Density) x (PPH) x (Acres) =	Total Persons	122	425	5,963		6,510	11,797
September 13, 2010 Scenario	% Residential Land Use	19.3%	10.7%	70.0%	0.0%	100.0%	
	Acres	173.10	96.80	627.34	0	896.24	896.24
	Density (Units/Acre)	0.43	2.13	4.17	–		
	Persons per Household	3.70	3.70	3.17			
(Density) x (PPH) x (Acres) =	Total Persons	275	765	8,293		9,323	14,610
May 6, 2011	% Residential Land Use	42.0%	34.5%	16.4%	7.2%	100.0%	
	Acres	176.08	144.76	68.66	30.23	419.72	419.72
	Density (Units/Acre)	0.43	2.13	5.73	18		
	Persons per Household	3.43	3.43	3.43	3.36		
(Density) x (PPH) x (Acres) =	Total Persons	260	1,058	1,349	1,625	4,292	9,415

In accordance to Article 17, Zoning, of the Municipal Code the Planning Commission will need to waive the following subdivision design standards to approve the project:

a. Section 17.02.080 regarding minimum of 15 percent of the site for open space (see Table 17.02.080.1). To comply with this standard there would need to be 2.5 acres reserved in open space. Lot D, which is a 2,672 square foot pedestrian access way to the drainage area here result in provides 0.3% open space.

b. Section 17.02.090, Table 17.02.090.1A regarding Single-Family Detached Lot and Building Standards, requires an average lot size of 6,000 square feet. The project proposes an average lot size of 5,600 square feet.

c. Section 17.02.090, Table 17.02.090.1A regarding Single-Family Detached Lot and Building Standards, requires 70 foot lot width with an average lot width of 60 feet with at least 25% of the lots exceeding 6,000 square feet. The project proposes most lots at 50 feet widths (some less than 50 feet) with several exceeding 70 feet and 17 lots (16.5%) exceeding 6,000 square feet.

Evaluation of Potential Land Use & Planning Impacts

a) No Impact. The proposed Project would not physically divide an established community. The property along the GCID canal along the southern property line is adjacent to a multifamily development project to the west. The proposed project involves the development of a 103-lot single-family residential subdivision and associated infrastructure improvements, including roadways. The proposed improvements will not physically divide an established community.

b) Less Than Significant with Mitigation. The applicable local land use plan is the City General Plan. The proposed Project is consistent with the City's General Plan policies. The proposed Project components are also consistent with the City's Design Review Manual (City of Williams, 2012) which assures that the community develops according to the City's aesthetic and functional expectations provided under the GeneralPlan and Zoning Code. Also, Section 17.05.260.2 of the Municipal Code that requires a pattern book be submitted for approval by the City to assure that

that the development will be attractive, creative, and harmonious within it and with the surrounding existing uses.

XII. MINERAL RESOURCES

Would the project:

Question	CEQA Determination
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?	No Impact
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?	No Impact

Environmental Setting or Reference

The State Mining and Geology Board (SMGB) prioritizes areas to be classified as containing significant mineral resources and areas to be designated as containing mineral deposits of regional or statewide significance. Mineral Resource Zone (MRZ) categories are used to identify areas of identified, undetermined, and unknown mineral resource significance. No MRZ designations have been applied to the City of Williams or Colusa County.

Evaluation of Potential Mineral Resource Impacts

a) No Impact. The State Mining and Geology Board (SMGB) prioritizes areas to be classified as containing significant mineral resources and areas to be designated as containing mineral deposits of regional or statewide significance. Mineral Resource Zone (MRZ) categories are used to identify areas of identified, undetermined, and unknown mineral resource significance. No MRZ designations have been applied tothe City of Williams or Colusa County.

b) No Impact. See response to item a) above.

XIII. NOISE

Would the project result in:

Question	CEQA Determination
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?	Less Than Significant with Mitigation Incorporated
b) Generation of excessive groundborne vibration or groundborne noise levels?	Less Than Significant Impact
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?	Less Than Significant with Mitigation Incorporated

Environmental Setting or Reference

This section evaluates short-term and long-term potential noise impacts of the proposed Project on sensitive uses adjacent to the proposed Project site and addresses noise mitigation measures from the General Plan Noise Element. The City of Williams Noise Element States:

The need to mitigate noise impacts under State of California requirements is triggered by one of the following:

- New development proposed adjacent to a roadway that will be negatively impacted by the existing or future traffic noise.
- A new roadway proposed to cross through or along an existing development, where future traffic noise will negatively impact the development.
- Expansion of an existing roadway where projected traffic noise will negatively impact adjoining land uses.
- Establishment of a new land use that will negatively impact on existing use; or
- Establishment of a new land use the will be negatively impacted by the proximity of an existing noise producing use.

Evaluation of Potential Noise Impacts

a) Less than Significant with Mitigation Incorporated. Short-term noise impacts would occur during construction of the proposed Project. Construction-related, short-term noise levels would be higher than existing ambient noise levels in the vicinity of the Project site, but would cease once Project construction is completed.

Construction and Noise Generation from Project: Two types of short-term noise impacts could occur during Project construction. First, construction crew commutes and the transport of construction equipment and materials to the Project site would incrementally increase noise levels

on roads accessing the Project site. The second type of short-term noise impact is related to noise generated during Project construction. Construction is conducted in discrete steps, each of which has its own mix of equipment and, consequently, its own noise characteristics that change the character of the noise generated on site. Therefore, the noise levels will vary as construction progresses. Despite the variety in the types and sizes of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction-related noise ranges to be categorized by work phase.

Typical maximum noise levels range up to 85 dBA Lmax at 50 feet during the noisiest construction phases. Site preparation, which includes excavation and grading, tends to generate the highest noise levels because the noisiest construction equipment is earthmoving equipment. Earthmoving equipment includes excavators, bulldozers, backhoes and front loaders. Earthmoving and compacting equipment includes graders. Typical operating cycles for these types of construction equipment may involve 1 or 2 minutes of full-power operation followed by 3 or 4 minutes at lower power settings.

Noise Impacts from Future Community Noise Levels: Table 6.4 of the City of Williams General Plan Noise Element indicates that exterior noise levels for residential shall not exceed 60 CNEL.

A. Noise from Traffic on E Street: The project fronts E Street and is therefore impacted from current and future traffic noise levels. Projected traffic volumes on E Street are expected to increase to a noise level to approximately 66 LDN at General Plan build out; exceeding the 60 dB CNEL standard for residential uses along the project's E Street frontage. The applicant has indicated that they plan to install a minimum 6 foot tall masonry wall along E Street both as an aesthetic and security feature of the project and to reduce noise levels on project residents. A six foot tall solid masonry wall would be expected to reduce project noise levels from traffic noise on E Street to a more acceptable level.

B. Noise from Traffic on Husted Road: The project is located along Husted Road. Based on an evaluation of future noise levels on Husted Road by Paul Bollard, Acoustical Noise Consultant, noise levels are expected to exceed the General Plan acceptable residential noise levels of 60 dB CNEL due to increased traffic on Husted Road (see Attachment G). A minimum six foot tall noise barrier, such as a wall or other sound barrier would need to be installed along the Husted Road project frontage to mitigate these anticipated noise increases. Based on a memo from the City Administrator the City will address noise impact mitigation for the project. (see Attachment

F). Referenced in that memo, as part the road improvement requirements on Husted Road, noise attenuation will be added along the west side of the road when volumes reach 8,500 ADT when traffic noise will increase noise levels are expected to exceed 60 dB CNEL for the site. Therefore, the project is not expected to result in a significant adverse noise impact from traffic growth on Husted Road.

C. Noise from Air Traffic/William Soaring Center: The project is located close to the Williams Soaring Center, which operates a small airport. An avigation easement will be required to address noise concerns from future residents of the project. See Mitigation Measure HAZ-1.

b) Less than Significant Impact. Vibration refers to groundborne noise and perceptible motion. Groundborne vibration is almost exclusively a concern inside buildings and is rarely perceived as a problem outdoors where the motion may be discernible; without the effects associated with the shaking of a building, there is less adverse reaction. Typical sources of groundborne vibration are heavier construction activities (e.g., blasting and pile driving), steel-

wheeled trains, and occasional traffic on rough roads. Construction for the proposed Project does not require the use of blasting or pile driving and would not result in substantial vibration.

c). Less than Significant. The Williams Soaring Center is a small private glider airport located immediately eastof Husted Road north of its intersection with E Street. No other private or public airports or public use airports occur in the City of Williams or the surrounding area. The soaring center has a 2,300 foot paved runway that parallels Husted Road. The private use glider port is identified by the Federal Aviation Administration as 'CN12'. The glider port does not have air traffic control. The private use airstrip is located approximately 500 ft northeast of the Project site. Use of the private glider port is not an activity expected to generate excessive noise levels for patrons or people working at the Project and no mitigation is required.

Mitigation Measures

NOI-1 Construction operations shall be restricted to the hours of 7:00 AM to 7:00 PM Monday through Sunday. Exceptions to the hours may be approved by the City Administrator if necessaryto alleviate traffic congestion or minimize safety hazards. All equipment will have sound-control devices that are no less effective then those provided on the original equipment. No equipment will have an unmuffled exhaust.

NOI-2: Prior to final map approval and commencing any construction on the site, a noise attenuation plan (consisting at a minimum of a six foot tall solid masonry wall) along the E Street project frontage, shall be submitted for review and approval by the City Planner. The wall shall be installed in accordance with the approved plan prior to permanent occupancy of any residential dwelling in the project.

XIV. POPULATION AND HOUSING

Would the project:

Question	CEQA Determination
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Less Than Significant Impact
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	No Impact

Environmental Setting or Reference

The proposed project would result in the creation of 103 single family lots. According to the City of Williams Housing Element, the average household size is 3.51 persons per household. Based on this figure, and the proposed number of housing units that could be constructed on the parcel, the proposed project could add 362 new residents to the local population.

Evaluation of Potential Population and Housing Impacts

a) Less Than Significant Impact. Since the project includes the development of 103 single-family residential lots into the community, it will result in an increase in population. However, the development is consistent with the development anticipated for the project area by the Williams General Plan. Therefore, this impact is less than significant.

b) No Impact. The Project site is currently vacant land that would be subdivided into 103 lots. As such, the proposed Project would not displace existing housing. The proposed Project would increase the housing inventory of the City of Williams by 103 single-family residential units which would be consistent with the General Plan land use designation of the site and buildout of the City.

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 following public services:

Question	CEQA Determination
a) Fire protection?	Less Than Significant Impact
b) Police protection?	Less Than Significant Impact
c) Schools?	Less Than Significant Impact
d) Parks?	Less Than Significant Impact
e) Other public facilities?	Less Than Significant Impact

Environmental Setting or Reference

The Public Safety and Circulation Elements of the City of Williams General Plan defines the policies related to public services. The City of Williams cooperates with the Williams Rural Fire Protection District to provide joint fire protection services through the Williams Fire Protection Authority (WFPA).Police protection services within the City of Williams are handled by the City's Police Department.

The Williams Unified School District (WUSD) Facilities Needs Study and Master Plan was developed in 2007. The existing 52 acre school complex in Williams is located approximately one

mile west of the Project site and houses all of the City's public schools.

The City Parks and Recreation Department oversees a system of five parks, a municipal pool, and the Sacramento Valley Museum. City facilities accommodate a wide range of activities, including softball,soccer, volleyball, and basketball..

The project is also subject to payment of development impact fees that should mitigate impacts to City services, such as Police, Fire, and Traffic control.

Evaluation of Potential Public Services Impacts

a) Less Than Significant Impact. The proposed project does not propose any new fire protection facilities. The proposed project will result in additional demand for fire protection services as provided by the Wiliams Fire Protection Authority (WFPA). However, this additional demand will not result in the provision of new or physically altered government service or facilities that would cause significant environmental impacts. Development payment of development impact fees will also help off-set any impacts to these services.

b) Less Than Significant Impact. Police protection services within the City of Williams are handled by the City's Police Department. Development of the proposed Project may incrementally increase the demand for police protection services due to the increased population of residents on the site. The Project itself would not require the construction of new or physically altered law enforcement protection facilities, the construction of which could result in an environmental impact. Additionally, because the proposed Project would be required to pay impact fees to fund future law enforcement facilities and services, which would be subject to Project- and site-specific environmental review, impacts associated with the need to expand law enforcement protection services and facilities in order to maintain acceptable levels of service would be less than significant. Development payment of development impact fees will also help off-set any impacts to these services.

c) Less Than Significant Impact. The Williams Unified School District (WUSD) Facilities Needs Study and Master Plan was developed in 2007. The existing 52-acre school complex in Williams is located approximately one air mile west of the Project site and houses all of the City's public schools.

d) Less Than Significant Impact. The City Parks and Recreation Department oversees a system of five parks, a municipal pool, and the Sacramento Valley Museum. City facilities accommodate a wide range of activities, including softball,soccer, volleyball, and basketball.. Development payment of development impact fees will also help off-set any impacts to these services.

e) Less Than Significant Impact. The proposed Project could increase the City's population by up to 362 persons. The proposed Project is consistent with the General Plan land use designation and zoning, so the projected increase in population would be consistent with planned population growth in the City, as anticipated by the General Plan and regional planning documents. This increase in population would incrementally increase the need for a number of public services including those listed above and others such as libraries and City administrative facilities, which would be offset through the payment of development impact fees. However, the Project is not expected to result in the need to construct or expand such facilities. Therefore, impacts would be **less than significant**

XVI. RECREATION

Question	CEQA Determination
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?	Less Than Significant Impact
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?	Less Than Significant Impact

Environmental Setting or Reference

The City Parks and Recreation Department oversees a system of five parks, a municipal pool, and the Sacramento Valley Museum. City facilities accommodate a wide range of activities, including softball,soccer, volleyball, and basketball.. The proposed Project is not adjacent any parks or other recreational facilities.

Evaluation of Potential Recreation Impacts

a) **Less Than Significant Impact.** There would be an increase in the use of existing recreational areas for the surrounding area as a result ofthe development of the 103 single-family residences. However, these impacts would be offset by the required payment of in-lieu park fees (Quimby Park Land fee) as part of the conditioning process.

b) Less Than Significant Impact. No park amenities are proposed.

XVII. TRANSPORTATION

Would the project:

Question	CEQA Determination
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	Less Than Significant Impact
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	Less Than Significant Impact
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less Than Significant Impact

Question	CEQA Determination
d) Result in inadequate emergency access?	Less Than Significant with Mitigation Incorporated

Environmental Setting or Reference

The Transportation Impact Study for the Valley Ranch 3 Residential Subdivision prepared by W-Trans, November 2021 (Attachment E) contributes to the information and analysis in this section.

The proposed project includes the development of 103 market-rate single-family residences on an approximately 17.3-acre parcel east of I-5 and south of E Street in the City of Williams. The project site would be accessed from an extension of Marguerite Street to the southeast from its current terminus at Alta Lane and a new connection to E Street approximately 350 feet west of Husted Road.

The project is subject to payment of development impact fees that should mitigate impacts to the City's transportation system.

Evaluation of Potential Transportation and Traffic Impacts

a) Less Than Significant Impact. The project proposal would result in the construction of 103 new single-family dwelling lots. The proposed project at build out will generate approximately 963 vehicle trips per day including an additional 76 AM peak and 102 PM peak trips from residents who will occupy the project. With the project traffic added to the existing traffic volumes, all area roadway segments and intersections will continue to operate within acceptable Level of Service standards. The increases in traffic due to this project are consistent with those anticipated General Plan EIR, both individually and on a cumulative basis under existing and baseline conditions and would not result in a significant adverse transportation impact in compliance with CEQA.

Level of service is a qualitative measure of traffic operating conditions, whereby, a letter grade "A" through "F" is assigned to an intersection or roadway segment representing progressively worsening traffic conditions. For the analysis of transportation facilities, LOS D has been taken as the City's threshold for acceptable/tolerable operations for all study roadway facilities. The proposed Project, due to the low daily trips contribution, would not contribute to a degradation of existing Level of Service (LOS) at nearby intersection and roadway segments. Sight distance at each Project site access point would be reviewed in accordance with City standards. Internal circulation plans would comply with the *California Manual of Uniform Traffic Control Devices.* In addition, the proposed Project would be subject to the City of Williams Development Impact Fee program. The proposed Project would not conflict with a program, plan, ordinance or policy pertaining to transit, bicycle and pedestrian facilities.

b) Less Than Significant Impact. Since the City of Williams has not yet established thresholds of significance related to VMT nor is there a regional travel demand model that contains VMT information, the project-related VMT impacts were assessed qualitatively based on guidance provided by the California Governor's Office of Planning and Research (OPR) in the publication *Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory*, 2018. Under this guidance, residential developments that have a VMT per capita that is 15 percent or more below the existing countywide residential VMT per capita would have a less-than-significant transportation impact. The proposed project site is located within an acceptable walking and biking distance of Downtown and other points of interest and would reasonably be expected to have a

less-than-significant transportation impact on VMT with implementation of appropriate TDM (Travel Demand Management) measures. These measures include providing High Speed Internet (to provide remote work options) and homeowner coordination..

c) Less Than Significant Impact. The main access to the residential community would be from an extension of Marguerite Street to the southeast from its current terminus and a new connection to E Street, approximately 350 west of Husted Road. The design of roadways must provide adequate sight distance and traffic control measures. This provision is normally realized through roadway design to facilitate roadway traffic flows. Roadway frontage improvements in and around the Project site would be designed and constructed to satisfy all City requirements for street widths, corner radii, and intersection control, as well as incorporate design standards tailored specifically to site access requirements to include safe design features.

Therefore, impacts related to a substantial increase in hazards due to a design feature or incompatible use would be less than significant.

d) Less Than Significant Impact with mitigation. The developer of the proposed Project would be required to design, construct, and maintain structures, roadways, and facilities to provide for adequate emergency access and evacuation. Construction activities, which may temporarily restrict vehicular traffic, would be required to implement adequate and appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures.

Access to and from the proposed Project is will be from an extension of Marguerite Street to the southeast from its current terminus and a new connection to E Street, approximately 350 west of Husted Road. Although final civil and grading plans have not yet been provided to the City, and such plans would be subject to review and approval by the City's Fire and Police Departments to ensure adequate emergency vehicle access to and within the Project site prior the issuance of building permits. Adherence to the emergency access measures required by the City would ensure impacts related to inadequate emergency access would be less than significant.

Mitigation Measures

TRA-1: To maintain existing adequate sight lines, any new signage, or other structures to be located near the intersection should be placed outside of the vision triangle of a driver waiting on the minor street.

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:

Question	CEQA Determination
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), or	Less Than Significant Impact

Question	CEQA Determination
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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	Less Than Significant Impact

Environmental Setting or Reference

Chapter 532, Statutes of 2014 (i.e., AB 52), requires Lead Agencies evaluate a project's potential to impact "tribal cultural resources." Such resources include "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources." AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a "tribal cultural resource."

CEQA defines a "historical resource" as a resource that meets one or more of the following criteria: (1) is listed in, or determined eligible for listing in, the California Register of Historical Resources (California Register); (2) is listed in a local register of historical resources as defined in PRC §5020.1(k); (3) is identified as significant in a historical resource survey meeting the requirements of PRC §5024.1(g); or (4) is determined to be a historical resource by a project's Lead Agency (PRC §21084.1 and State CEQA Guidelines §15064.5[a]). A resource may be listed as a historical resource in the California Register if it meets any of the following National Register of Historic Places criteria as defined in PRC §5024.1(C)

A historic resource investigation of this project site was conducted by Gregory G. White, PhD, RPA, on June 2021. As part of this report, a records search was conducted that revealed 458 cultural resources were previously recorded within one mile of the Project site. The Project site has not been subject to a previous cultural resources assessment and no cultural resources have been previously identified within its boundaries. The intensive pedestrian survey of the project site by Dr. White failed to identify any prehistoric archaeological remains and the results of the survey indicate that the surface of entire project site has been disturbed by existing uses occupying the site.

Evaluation of Potential Tribal and Cultural Impacts

a) Less Than Significant Impact with Mitigation Incorporated. In accordance with AB 52 (specifically PRC 21080.3.1), Native American consultation is required upon request by a California Native American tribe that has previously requested that the City provide it with notice of such projects. Pursuant to provisions of AB 52, the City contacted all tribes referenced from the Native American Heritage Commission list for Williams to see if any were interested in consultation regarding this project. The Yocha Dehe Wintun Nation Tribe (YDWNT) requested consultation. The City then consulted with the YDWNT on July 29, 2021 and September 20, 2021. At their request, the City prepared mitigation measures for the project in response to this consultation process. After numerous outreach attempts made by the City with YDWNT the City

concluded they were satisfied with these mitigation measures which concluded the AB 52 process.

b) Chapter 532, Statutes of 2014 (i.e., AB 52), requires Lead Agencies to evaluate a project's potential to impact "tribal cultural resources." Such resources include "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources." AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a "tribal cultural resource." Based on the historic resource investigation of this project site no resources were found on the site and a consultation process was conducted that includes a number of mitigation measures to reduce potential impacts on tribal resources to a level of non-significance.

Mitigation Measure:

TRI-1. Prior to construction, the Yocha Dehe Wintun Nation Tribe will be contacted by the project contractor to arrange a cultural/tribal resources sensitivity training to assure all parties involved in grading and excavation activities for the project have an understanding of potential resource discovery and a process to undertake for this discovery. The City shall also be notified of this training so City staff can attend and/or monitor the training.

TRI-2. Prior to construction, the Yocha Dehe Wintun Nation Tribe will be contacted to arrange tribal monitoring for the project. Arrangements shall be made by the applicant with the Yocha Dehe Wintun Nation Tribe for tribal monitoring during critical grading and/or excavation portions of the project. Prior to commencing this grading/excavation, the City shall be notified by the project contractor and confirmed by the Yocha Dehe Wintun Nation Tribe, that monitoring arrangements for the project have been made that satisfy both parties.

TRI-3. During construction activities, if any subsurface archaeological remains are uncovered, all work shall be halted within 100 feet of the find and the City shall retain a qualified cultural resources consultant (Greg White, Sub Terra Consulting, or other approved by the Yocha Dehe Wintun Nation Tribe) to identify and investigate any subsurface historic remains, and define their physical extent and the nature of any built features or artifact-bearing deposits. Significant historic cultural materials may include finds from the late 19th and early 20th centuries including structural remains, trash pits, isolated artifacts, etc.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

Question	CEQA Determination
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?	Less Than Significant Impact
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Less Than Significant with Mitigation Incorporated
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?	Less Than Significant Impact
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?	Less Than Significant Impact
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	No Impact

Environmental Setting or Reference

The Project will connect to existing gas, electric, and sanitary sewer stub outs in the Marguerite Street right-of-way. Runoff from the lots would be collected in a series of at-grade concrete swales, catch basins, and pipe conveyance system (including water quality BMPs). The collected site runoff would beconveyed and discharged to the existing HLDET7 via a new drainage ditch or pipe.

Evaluation of Potential Utilities and Service Systems Impacts

a) No Impact. The City of Williams Wastewater Treatment Plant (WWTP) is owned by the City of Williams as part of a municipal wastewater collection, treatment, and disposal system that provides sewerage service to residential and commercial users within the City of Williams.

Wastewater from the City of Williams collection system flows into the WWTP and receives tertiary level treatment before it's discharged to Salt Creek. The WWTP is designed to pump, screen, and equalize a peak flow rate of 4.5 million gallons per day (MGD). The plant's rated treatment capacity is based on an average day max month flow rate of 1.08 MGD and a peak flowrate of 2.32 MGD (Colusa LAFCO 2013).

The proposed Project would result in a connection to the existing sewer system that connects to theWWTP. All wastewater generated in the City is currently treated by the WWTP. Because the WWTP facility is considered to be a Publicly Owned Treatment Works (POTW), operational discharge flows treated at the WWTP would be required to comply with waste discharge requirements (WDRs) contained within the WDRs for the facility. Compliance with conditions or permit requirements established by the City, and waste discharge requirements at the WWTP facility would ensure that discharges into the wastewater treatment facility system from the operation of the proposed project would not exceed applicable Central Valley Regional Water

Quality Control Board wastewater treatment requirements. Therefore, no impact related wastewater treatment would occur and no mitigation is needed.

b) No Impact. In 2010 - 2011 the City of Williams made significant improvements to the WWTP facility. The upgrades were implemented to comply with Order No. 5-01-049, NPDES Permit No. CA 0077933 and to increase the capacity at the wastewater treatment plant to accommodate future planned growth within Williams. The current WWTP capacity is sufficient to serve the wastewater needs of the proposed Project. No impact would occur and no mitigation is needed.

c) Less Than Significant Impact. The proposed Project will require the construction of drainage improvements to convey stormwater from the Project to the existing HLDET7 located north of the Project site. The Project's collected site runoff would be conveyed and discharged to the existing HLDET7 via a drainage ditch or pipe. . Project impacts are less than significant and no mitigation is be needed.

d) Less Than Significant Impact. The City system includes a 100,000 gallon elevated water storage tank, together with three active and two standby groundwater wells. The wells draw groundwater from depths ranging from 120 feet to as deep as 500 feet. The source of groundwater is recharge from the hills to the west and local irrigation of crops with surface water. Per the City General Plan EIR, the existing supply for Williams' water distribution system has been determined to be adequate for current needs and can be expanded to meet future requirements without harming the aquifer. Project impact are less than significant and no mitigation is needed.

e) No Impact. The proposed Project would be required to coordinate with the waste hauler to develop collection of recyclable materials from the Project site on a common schedule as set forth in applicable local, regional, and state programs. Materials that would be recycled by the project include paper products, glass, aluminum, and plastic. Additionally, the proposed Project would be required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991) and other applicable local, state, and federal solid wastedisposal standards.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Question	CEQA Determination
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	No Impact
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?	Less Than Significant Impact

Question	CEQA Determination
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?	No Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	No Impact

Evaluation of Potential Wildfire Impacts

a) No Impact. Please refer to Section 3.9(f) of this IS/MND for a discussion on impacts pertaining to the Project's potential to substantially impair an adopted emergency response plan or emergency evacuation plan. **No impact** would occur and no mitigation is required.

b) Less Than Significant Impact. Project site does not have any significant topographic challenges.

b) No Impact. The Project is located an non-rural urbanized area served by existing water and roadway infrastructure and does not require the installation or maintenance of wildland protection features such as fire roads, fuel breaks, or emergency water sources. In the absence of any need for such features, no impact (temporary or ongoing) would result from development of the proposed uses.

c) No Impact. Similar to adjacent properties, the Project site is flat. No hillside areas or natural areas prone to wildfire fire are located in the immediate Project vicinity. As the Project would not expose persons or structures to post-fire slope instability or post-fire drainage, no impact would occur.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Question	CEQA Determination
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?	Less Than Significant with Mitigation Incorporated

Question	CEQA Determination
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)?	Less Than Significant Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Less Than Significant Impact

Evaluation on Impacts

a) ***Less Than Significant Impact with Mitigation.*** The proposed Project's impacts to biological resources and cultural resources were analyzed in this Initial Study, and all direct, indirect, and cumulative impacts were determined to have no impact, a less than significant impact, or reduced to a less than significant impact with implementation of mitigation. No endangered or threatened species were identified on the Project site. Development of the proposed Project would not cause fish or wildlife populations to drop below self-sustaining levels or restrict the movement/distribution of a rare or endangered species. The proposed Project would not affect any threatened or endangered species or associated habitat. Potential impacts to migratory and nesting birds would be mitigated to **less than significant** levels with implementation of **Mitigation Measure BIO-1**.

Development of the proposed Project would not affect known historic, archaeological, or paleontological resources. There are no known unique ethnic or cultural values associated with the Project site, nor are known religious or sacred uses associated with the Project site. **Mitigation Measure CUL-1** has been identified to confirm the presence or absence of subsurface cultural or tribal resources and/or human remains on the Project site. Furthermore, **Mitigation Measures TRI-1 through TRI-3** have been identified to address potential impacts if subsurface cultural, tribal, or paleontological resources would be encountered during construction operations. Additionally, the Project applicant is required to comply with California Code of Regulations (CCR) Section 15064.5(e), California Health and Safety Code Section 7050.5, and Public Resources Code (PRC) Section 5097.98 as a matter of policy in the event human remains are encountered at any time. Adherence to these mitigation measures**,** as well as regulations governing human remains, would reduce potential impacts to cultural and paleontological resources to **less than significant with implementation of mitigation**.

b) Less Than Significant Impact. The proposed Project has either no impact, a less than significant impact, or a less than significant impact with mitigation incorporated with respect to all environmental issues pursuant to CEQA. Due to the limited scope of direct physical impacts to the environment associated with the proposed Project, the Project's impacts are primarily Project-specific in nature. The proposed Project site is located within an area has been designated by the City for residential uses. The proposed Project would not exceed significance thresholds for air-quality impacts during short-term construction-related activities or for the operational lifetime of the Project. As such, standard conditions and/or mitigation measures to reduce air quality impacts are not warranted. Construction and operational noise would not exceed City thresholds; therefore, no standard conditions or mitigation measures are warranted.

The cumulative effects resulting from buildout of the City's General Plan were previously identified in the General Plan EIR. The type, scale, and location of the proposed Project is consistent with

City's General Plan and zoning designation and is compatible with the pattern of development on adjacent properties. Because of this consistency, the potential cumulative environmental effects of the proposed Project would fall within the impacts identified in the City's General Plan EIR. The proposed Project is subject to required "fair share" development impact fees will be paid by the applicant.

c) Less Than Significant Impact. The proposed Project has either no impact, a less than significant impact, or a less than significant impact with mitigation incorporated with respect to all environmental issues pursuant to CEQA. Due to the limited scope of direct physical impacts to the environment associated with the proposed Project, the Project's impacts are primarily Project-specific in nature. The proposed Project site is located within an area has been designated by the City for residential uses. The proposed Project would not exceed significance thresholds for air-quality impacts during short-term construction-related activities or for the operational lifetime of the Project. As such, standard conditions and/or mitigation measures to reduce air quality impacts are not warranted. Construction and operational noise would not exceed City thresholds; therefore, no standard conditions or mitigation measures are warranted.

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