Initial Study/Proposed Mitigated Negative Declaration

for the

Valley Ranch 4

Commercial Tentative Map

January 2022

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

CEQA Environmental Checklist

PROJECT DESCRIPTION AND BACKGROUND

Project Title: Valley Ranch 4 Commercial Tentative Map

Lead agency name: City of Williams

Address: P.O. Box 310, Williams, CA 95987

Contact person: Katheryn Ramsaur

Phone number: 530-473-2955, Ext. 113

Project sponsor's name: V & R Valley Ranch LLC,

Address: 365 Ruggieri Way, Williams, CA 95987

Project Location: 005-270-026 & 005-440-028, Williams, CA

General plan description: Commercial

Zoning: "C" Commercial

Description of Project:
The Valley Ranch Unit 4 project is a proposed subdivision to accommodate a variety of commercial development on 19 acres located east of Interstate 5, west of the Glenn-Colusa Irrigation District Canal and north of E Street (APNs 005-270-026 and 005-440-028) in the City of Williams, CA. (See Exhibits A-C).

This request involves a tentative subdivision map to subdivide the property into 12 lots ranging in size from 0.9 acres up to 3.11 acres. The project will extend Vann Street north serving as the primary access to 7 of the 12 lots with the remaining lots would be accessed by Vann Court from Vann Street. Lots 1 through 6 and 9 through 12 are zoned BP - Business Office. Lots 7 and 8 are zoned C – Commercial. Future development is speculative intended for future commercial and business park type uses.

Each lot will eventually be developed with various commercial type development as allowed by the Commercial and Business Park Zoning Districts as shown in Table 1 below. Since future development of these lots is speculative, it is difficult to determine the actual build-out scenario for the purposes of contemplated environmental impacts from the project. Future development forecast was created for a highest and best use scenario based on past growth characteristics near the highway in Williams (see Table 2). The applicant has concurred with this future development scenario assuming that future lot development allowances is based on the Zoning Code and will not be restricted to any particular scenario identified in this study. All supporting technical studies to this document were developed using this development scenario. Based on this development scenario, future lot development can be evaluated for potential environmental impacts by tiering off this environmental initial study which will avoid the need for further environmental review of project site development. This future development scenario is envisioned to include up to 169,030 square feet.

All driveway and points of access will be designed to City standards. Internal streets will be designed to the 60-foot right of way as required and will include curb, gutter and sidewalk. The new subdivision will be served by City services including water, sewer and storm drain as well as other required utilities.

Surrounding land uses and setting: The property is currently vacant, and zoned for commercial/light industrial use consistent with the General Plan and zoning designations of the property as noted above. Surrounding uses include highway commercial development to the south (Taco Bell and ARCO); the irrigation canal and agriculture use to the north and east, and Interstate 5 to the west. The site is relatively flat.

Other public agencies whose approval is required (e.g., permits, financial approval, or participation agreements)**:** The project will require building and encroachment permits from the City for future development. If any future expanded intersection improvements are required at E Street and Highway 5, approval will be required by the California Department of Transportation.

NATIVE AMERICAN CONSULTATION (Refer to Section XVIII)

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.

Table 1
Zoning Code District Land Use Table 17.01.030.5
Code Valley Ranch Unit 4

"P" means that the use is Permitted, subject to the standards that apply to all permitted uses. The use is approved by the Director.

"L" means that the use is a Limited Use which is permitted as of right and ministerially approved by the Director, subject to:

1. The standards for permitted uses that are set out in this Zoning Ordinance and
2. The applicable limited use standards for the specified use.

"C" means that the use is allowed as a Conditional Use, which is approved by the Planning and Zoning Commission subject to:

3. Standards for permitted uses that are set out in this Zoning Ordinance;
4. The applicable limited use standards for the specified use
5. The conditional use standards of Section TBD Conditional Use Procedures, which apply to all conditional uses

"-" means that the use is Prohibited in the specified zoning district.

"+", used in conjunction with other letters enumerated in this subsection, means that the use is subject to more than one set of standards (e.g., "L+D" means that limited use standards and design standards apply).

Land Use	Zoning Districts									
	Residential				Business & Commercial		Mixed Use	Industrial		Agriculture & Open Space
	R-E	R-S	R-U; R-U HD	NC	C-S	C	C-D	BP	IN	AR
Commercial Uses										
Alcoholic Beverage Sales (Offsite Consumption)	-	-	-	-	P	P	P	L	-	-
Alcoholic Beverage Sales (Onsite Consumption)	-	-	-	-	P	P	P	L	-	-

Land Use	Zoning Districts									
	Residential				Business & Commercial		Mixed Use	Industrial		Agriculture & Open Space
	R-E	R-S	R-U; R-U HD	NC	C-S	C	C-D	BP	IN	AR
Automobile Repairs	-	-	-	-	-	L	-	-	P	-
Automobile Sales	-	-	-	-	-	L	-	-	-	-
Bed & Breakfast Inn	L	L	-	L	-	-	L	-	-	-
Commercial Retail / Business Services /Personal Services / Shopping Centers	-	-	-	-	P	P	L	L	-	-
Event Facility / Banquet Hall / Dance Hall / Lodge	-	-	-	-	-	L	L	-	-	-
Fueling Station / Light Automobile Service / Car Wash	-	-	-	-	L	P	-	L	P	-
General Professional, Medical Office	-	-	-	-	P	P	P	P	P	-
Heavy Retail, Home Center	-	-	-	-	-	P	-	P	P	-
Overnight Accommodations	-	-	-	-	P	P	P	L	-	-
Restaurant; No Drive-Through	-	-	-	-	P	P	P	L	-	-
Restaurant; With Drive-Through	-	-	-	-	L	L	-	L	-	-
Small Animal Veterinarian	-	-	-	-	L	P	L	L	P	-
Specialty Use	-	-	-	-	-	L	L	-	-	-

Land Use	Zoning Districts									
	Residential				Business & Commercial		Mixed Use	Industrial		Agriculture & Open Space
	R-E	R-S	R-U; R-U HD	NC	C-S	C	C-D	BP	IN	AR
Truck Stop / Truck Wash	-	-	-	-	-	L	-	P	P	-
24-Hour Commercial Retail	-	-	-	-	-	P	-	L	-	-
24-Hour Restaurant; No Drive-Through	-	-	-	-	-	P	-	L	-	-
24-Hour Restaurant; With Drive-Through	-	-	-	-	-	L	-	L	-	-
Wholesale	-	-	-	-	-	L	-	P	P	-
Recreation, Fitness, and Amusement Uses										
Adult-Oriented Business; *See* Subsection 17.01.030.9, *Adult Oriented Business Zoning*	-	-	-	-	-	-	-	-	-	-
Indoor Commercial Amusement	-	-	-	-	-	P	-	-	-	-
Indoor Recreation / Personal Fitness	L	L	L	L	P	P	P	P	-	-
Indoor Shooting Range	-	-	-	-	-	L	-	-	-	-
Other Outdoor Commercial Amusement	-	-	-	-	-	P	-	-	-	P
Outdoor Recreation	P	P	P	P	P	P	P	P	-	P
Outdoor Shooting or Archery Range	-	-	-	-	-	-	-	-	-	L

Land Use	Zoning Districts									
	Residential				Business & Commercial		Mixed Use	Industrial		Agriculture & Open Space
	R-E	R-S	R-U; R-U HD	NC	C-S	C	C-D	BP	IN	AR
Stadiums / Amphitheaters / Arenas /Outdoor Performing Arts Facilities	-	-	-	-	-	C	C	-	-	C

Table 2
Projected Development Scenario
Valley Ranch Unit 4

Lot Number	Acres	Projected Development Area per Acre	Commercial Development Square Footage Outcome	Use Type
1	1.582	10,000.00	15,820.00	General Retail
2	1.336	10,000.00	13,360.00	General Retail
3	1.625	8,000.00	13,000.00	General Retail
4	0.954	3,500.00	3,339.00	Specialty Retail (fast food)
5	0.929	3,500.00	3,251.50	Specialty Retail (fast food)
6	1.004	3,500.00	3,514.00	Specialty Retail (fast food)
7	0.905	3,500.00	3,167.50	Specialty Retail (fast food)
8	1.304	10,000.00	13,040.00	General Retail
9	1.446	12,000.00	17,352.00	Office
10	1.411	12,000.00	16,932.00	Office
11	1.335	10,000.00	13,350.00	General Retail
12	3.112	17,000.00	52,904.00	Hotel/Motel
Total:	**16.943**		**169,030.00**	

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 Subdivision No. 4 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. Hydrology and Water Quality Study – Valley Ranch Unit 4, Laugenour and Meikle, June, 2021

E. Transportation Impact Study for the Valley Ranch 4 Commercial Tentative Map, W-Trans, November 8, 2021

F. Public Agency Comments

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. Please see the checklist beginning on page 4 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.

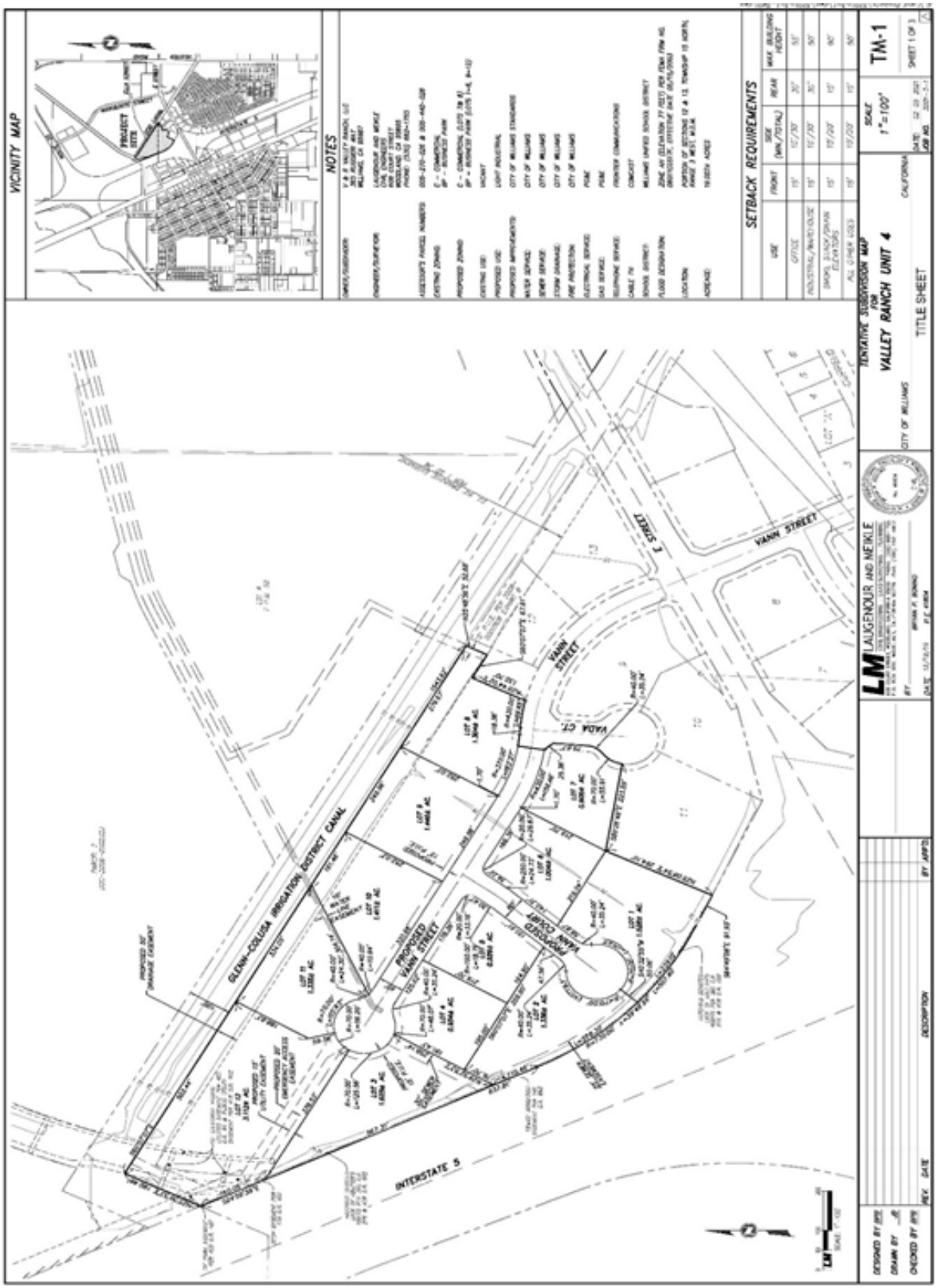
Kathenyn Ramsaur		3/17/2022
Print Name	Signature	Date

Exhibit A-Aerial / Location

Exhibit B-Site Photo

View from southeast corner looking west.

Exhibit C-Tentative Map



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 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 Community Development 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*
   - *City of Williams Zoning Code*
   - *City of Williams Housing Element*
   - *City of Williams Police Department*
   - *City of Williams Public Works*
   - *City of Williams City Engineer*

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.**

Baseline Environmental Review: The project site is vacant so this would be considered the baseline from which future development will be evaluated for environmental effects as a basis for this study. As referenced in Table 2, future development has been estimated based on previous growth characteristics in this area next to the highway in Williams. All supporting technical studies to this document were developed using this development scenario. Based on this development

scenario, future lot development can be evaluated for potential environmental impacts by tiering off this environmental initial study which will avoid the need for further environmental review of project site development.

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 with Mitigation Incorporated

Environmental Setting or Reference

Aesthetics generally refers to visual resources and the quality of what can be seen, or overall visual perception of the environment, and may include such characteristics as building height and mass, development density and design, building condition (i.e., blight), ambient lighting and illumination, landscaping, and open space. Views refer to visual access and obstruction of prominent visual features, including both specific visual landmarks and panoramic vistas. Lighting issues address the effects of nighttime illumination and daytime glare on adjacent land uses. Scenic vistas can be impacted by development in two ways. First, a structure may be constructed that blocks the view of a vista. Second, the vista itself may be altered (i.e., development on a scenic hillside). Scenic views and vistas are generally available to a greater number of persons than are private views. Private views, in contrast, are those which are only available from vantage points located on private property. Unless specifically protected by an ordinance or other regulation, private views are not considered under CEQA. Therefore, impairment of private views is not considered to be a significant impact.

The project is located in the City of Williams adjacent to state Interstate 5 (I-5) to the northeast and not on a scenic highway. 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 Planwith 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 developmentis unlikely to be perceived as a negative aesthetic impact in comparison to its current state."

Construction of the buildings on the project site would alter the existing visual character of the site. The proposed development would be consistent in type and scale with the existing and proposed development near the project site. The area surrounding the project site is predominantly developed with highway commercial uses including hotels and fast-food restaurants.

Evaluation of Potential Aesthetic Impacts

a) Less than Significant 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 aviewing area (or viewshed) such as trees, rock outcroppings, and historic buildings. Scenic viewsare elements of the broader view shed such as mountain ranges, valleys, and ridgelines. A scenicvista 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 2011). The project area is not located in close proximity to these unique visual features and is separated from them by Interstate 5. Each lot development will be subject to design review in accordance with the Zoning Code. As long as future lot development is consistent with the City's Design Review Manual, the project will not result in a significant adverse aesthetic impact.

b) Less than Significant Impact. The project is not located on a highway or route that is designated 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.

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

d) Less than Significant with Mitigation. The project has the potential to create a new source of light and glare with the development of commercial uses with signage and lighting. Compliance with lighting standards that shroud the glare from off site with reduce any impacts to less than significant.

Mitigation Measure

AES-1 All outdoor lighting shall be directed downwards and shielded onto the project site to prevent fugitive light onto adjacent properties.

II. AGRICULTURE AND FOREST RESOURCES

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
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 located on prime farmland or farmland of statewide importance. The California Department ofConservation, 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. The project is also not located on forest land as defined by the California Public Resources Code, and therefore, will not impact timber.

Evaluation of Potential Agricultural and Forest Resource Impacts

a) Less Than Significant Impact. The project area and lands immediately surrounding it are 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.

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. 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 mitigationis 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?	No Impact
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 Impact
c) Expose sensitive receptors to substantial pollutant concentrations?	Less Than Significant Impact
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Less Than Significant Impact

Environmental Setting or Reference

The report Analysis of Impacts to Air Quality and Greenhouse Gas Valley Ranch Unit 4 Commercial Project, Environmental Permitting Specialists, November 10, 2021 (Attachment A) contributes to the information and analysis in this section.

Evaluation of Potential Air Quality Resource Impacts

a) No Impact. 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 State air quality standards. As a result, neither the Colusa County Air Pollution Control District nor the California Air Resources Board has established any air quality plans. The principal sources of PM-10 emissions in the County are from agriculture and fugitive dust (windblown 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. 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 of these emissions is 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	0.34
Long-Term Operational (Occupancy) Emissions	2.74
Threshold of Significance	25
Impacts Significant?	No

c) Less than Significant. 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 Attachment A. 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.

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	3.75	1.37	0.34	0.17
Long-Term Operational/Occupancy	2.96	2.04	2.74	0.76
Threshold of Significance	25	25	25	25
Impact Significant?	No	No	No	No

d) Less than Significant. During the construction phases for subdivision improvements and future lot development, 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 average PM-2.5 from equipment exhaust is estimate to equal 0.026 tons/year (52.14 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 years 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, exposure to DMP during the construction phase would not create significant risks to the public. And would not lead to significant air health impacts. There are no short-term (1-hour) standards for DPM.

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

Question	CEQA Determination
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 (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. Additionally, the 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.

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. The project area is mainly devoid of trees.

Evaluation of Potential Biological Resource Impacts

a) Less than Significant Impact with Mitigation. Special-status plant surveys were conducted in May 2021, which is within the blooming period for each of the special-status plant species with potential to occur within the project area. 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. Therefore, no additional special-status plant surveys are required prior to the implementation of future ground disturbing activities within the project area. The project would have no impact on any CNPS special-status plant species and no mitigation is required (see Mitigation BIO-1).

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, 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. If the initial survey occurs between February 15 and July 1, a follow-up survey shall be conducted two months following this initial survey. 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
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 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 project, and criteria used to determine impact significance to cultural resources. A report, Historic Resource Investigation of the Valley Ranch Subdivision Units 3 and 4, City of Williams, Colusa County, was prepared by Sub-Terra Heritage Resource Investigations, Gregory White, Principal Investigator, June 2021 (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).

c) Less Than Significant Impact 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 identified in 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-2 which addresses 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 buildings established by the California Energy Commission (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 12-lot commercial project on a currently undeveloped site. During construction there would be 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 commercial lot subdivision would not conflict with or obstruct an energy plan. The 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?	No Impact
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.

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. However, other development has occurred in the project vicinity, such as the neighboring Grocery Outlet, which has demonstrated that future lot development in the proposed subdivision should be able to proceed without significant geologic issues.

As noted in Section X, Hydrology and Water Quality, of this report, the project site is located within a floodplain. To accommodate any meaningful development on the site, soil will need to be imported to the site to lift it out of the floodplain. So assumptions are made that this project will require significant grading and compaction to accommodate the project development.

Regional Geology: The site is located on the western border of the Great Valley Province. The Great Valley is an asymmetrical synclinal trough with a gently dipping eastern limb, and is filled with a thick (up to 60,000 feet thick) sequence of sedimentary units, which are Jurassic age and younger (up to 208 million years ago [m.y.a.]). The deepest part of the basin is near the western edge, west of the present axis. The thin eastern valley deposits overlap the metamorphic terrains of the Sierran Foothills and the polycrystalline basement of the Sierra Nevada Block. The older units of the Great Valley Province that form the eastern part of the Coast Ranges, from the Klamath Mountains to Bakersfield, California, have become uplifted and deformed by a series of blind thrust-fault zones underlying the western edge of the basin. Most of the Great Valley Province was covered by sea from the early Eocene (36 to 57 m.y.a.) to the end of the Pliocene (1.6 m.y.a.).

The Project site is underlain by quaternary basin deposits (alluvium) as shown on the 2010 Geologic Mapof 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, andstructural 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 HuntingCreek fault, which is located approximately 20 miles west of Williams.

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 seismicand 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 thenext 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 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 highclay content, high swelling potential, soils with a permanent high-water table, soils with a clay pan or claylayer 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 drainedsoil 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).

Evaluation of Potential Geology & Soils Impacts

a-i) Less Than Significant Impact. Based on the 2010 Fault Activity Map of California prepared by the Department of Mines and Geology, the nearest faults are the Willows Fault Zone, Bartlett Springs Fault, and San Andreas Fault located 12 miles east, 25 miles west, and 60 miles west, respectively. The Willows Fault Zone is a Pre-Quaternary fault (i.e., no visible signs of movement within 1.6 million years). The Bartlett Springs Fault shows geomorphic evidence of historic creep as well as fault rupture undifferentiated during the Quaternary time. The San Andres Fault ruptured historically in 1838, 1906, and 1989.

According to the 2008 Ground Motion Interpolator from the California Division of Mines and Geology, there is a 10 percent probability that the site will experience a horizontal ground acceleration of 0.272g in the next 50 years. This is a relatively low level of ground shaking for California. 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. 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 thelifetime of the project.

a-iii) Less Than Significant Impact. The 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 andor 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 tolandslides and slope instability. No steep topographical features are located on site.

The 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 project site is underlain by relatively dense alluvial material and sedimentary bedrock, so the potential for seismic settlement is considered low. Because the 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. 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 for development of the subdivision, detailed soils analysis and grading plans will need to be submitted

for City approval. These plans and analysis 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 project is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit. Development projects in the City require preparation of a Storm Water PollutionPrevention 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/orlimit 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 Impact with Mitigation. Groundwater and soils characteristics of the site could result in on-site soil instability. Implementation of GEO-1 will reduce potential impacts to less than significant.

d) Less than Significant Impact with Mitigation. Soils in the project area may be expansive and have the potential to create some risk to property if not treated properly. A soils report for the adjoining Grocery Outlet project, which may be characteristic to this project site, shows that soils have high runoff potential;a high clay content; high swelling potential; a permanent high-water table; a clay pan or clay layerat or near the surface; and shallow soils over nearly impervious material. The soils study for Grocery Outlet indicate that clay soils at the project site are expansive and also prone to settlement with increases in loading conditions. Also, since the project site will undergo significant importation of soil from another location, and soil compaction, erosion control will be particularly important. Special treatment of the project site soils may be required to avoid this impact. Therefore, implementation of mitigation measure GEO-1 will reduce potential impacts to less than significant.

e) No Impact. The project will include the construction of commercial/retail structures and will beconnected 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) Less than Significant Impact with Mitigation. 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, in accordance with Section 16.16.100 of the Municipal Code, shall be submitted for review and approval

by the City Engineer. Any recommended measures to mitigate geologic impacts shall be incorporated into the project.

GEO-2: Prior to any ground disturbance and/or operation, the applicant shall submit Erosion Control and Sediment Plans to the City for review and approval. The project shall incorporate Best Management Practices (BMPs) consistent with the City Code and the State Storm Water Drainage Regulations to the maximum extent practicable to prevent and/or reduce discharge of all construction or post-construction pollutants into the local storm drainage system.

GEO-3: The City shall monitor the site during the rainy season including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed.

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 report Analysis of Impacts to Air Quality and Greenhouse Gas Emissions Valley Ranch 4 Commercial Development, Environmental Permitting Specialists, November 10, 2021 (Attachment A) contributes to the information and analysis in this section.

Less Than Significant Impact. The annual emissions of GHG emissions are summarized in Table 4 below for the construction and operational phases. The annual GHG for the construction and operational phases is estimated to be 302.95 metric tons/year and 2,876.78 metric tons/yr. respectively. Detailed calculations are provided in Attachment A.

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	297.6	0.04	0.014	302.95
Operational	2,748.2	3.44	0.14	2,876.78

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).

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 for the purposes of determining threshold of significance for the 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 with Mitigation Incorporated
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 project is on vacant property intended for commercial development per the City of Williams General Plan. The site is surrounded by similar development including highway commercial uses such as hotels and fast-food restaurants consistent with the Commercial "C" General Plan land use designation and zoning of the site. There is nothing unique to this property that would indicate that future commercial development would result in adverse hazardous outcomes.

Evaluation of Potential Hazards & Hazardous Materials Impacts

a, b) Less ***Than Significant Impact.*** 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) Less than Significant 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 south of the project site. The Alternative Education School islocated just south of the Outreach Facility. The project is a minimum of approximately 0.4 mile north 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 applicable local, 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. Project development and use for commercial should not result in impacts to any operation and potential expansion of the Williams Soaring Center.

f) No Impact. Williams is surrounded by cultivated farmland, used primarily forgrowing rice. The threat of wildland fires is considered to be minimal.

g) Less Than Significant Impact. 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 Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	No 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 feetabove msl. The City is located in the 1,850 square mile Sacramento-Stone Corral (18020104) watershed. The City's Storm Drainage Master Plan (Storm Water Consulting, Inc., and Civil Engineering Solutions, Inc., Final Version, November 2007) 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.

The project site is located within the Flood Zone A; corresponding to the 1 percent annual chance of flooding as estimated in the Federal Emergency Management Agency (FEMA) Flood Insurance Study. To further consider the project's hydrologic and water quality impact a study was conducted by Laugenour and Meikle, June, 2021 (refer to Attachment D).

Evaluation of Potential Hydrology and Water Quality Impacts

a) Less Than Significant Impact. According to the hydrology and water quality study the 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 (see Attachment D):

- 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 project. Project impacts are less than significant and no mitigation is needed.

b) Less Than Significant Impact. According to the hydrology and water quality study the City water system includes a 100,000-gallon elevated water storage tank, together with three active and two standby groundwater wells. The wells draw ground waterfrom 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 distancesbetween Williams and other communities in Colusa County, future increases in water supply pumping will not significantly impede the availability of water supplies for other systems.

c-i) 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. Importation and compaction of soil on the project site to accommodate development will also result in additional erosion potential. The project plans will contain an 'Erosion & Sedimentation Control Plan' that requires the project to implement various temporary and permanent erosion control BMPs to limit erosion, siltation, and pollution both on and off site.

The project will disturb greater than one acre. The project will 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 a project, the NPDES permit identifies the preparation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP defines temporary measures to be implemented to prevent pollutants in stormwater runoff from being discharged from the project area during construction of the project. For the operational phase, the NPDES permit requires that the project meet postconstruction standards. The standards require that the project implement and maintain runoff treatment measures to reduce pollutants discharged from the project area during the life of the project. Coverage under the permit would ensure that project impacts would not substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation, or pollution onsite or offsite.

c-ii) Less Than Significant Impact with Mitigation. According to the hydrology and water quality study the project would increase imperviousness from 0% up to as high as 90%, which would increase rainfall runoff from the site. However, as required by City design standards, the onsite drainage system will be designed such that this increase will not result in onsite flooding. In regards to offsite flooding, see response to item “e”. According to the hydrology and water quality study project impacts would not alter the existing drainage pattern of the site or area in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite.

c-iii) Less Than Significant Impact with Mitigation. The project would increase imperviousness from 0% up to as high as 90%, which would increase rainfall runoff from the site. The City’s Storm Water Master Plan (Storm Water Consulting, Inc., and Civil Engineering Solutions, Inc., Final Version, November 2007) includes an analysis that accounts for this increase in runoff and the effects it would have on the existing city drainage facilities. The project lies in the North Central Watershed, which is centered about the “E” Street and Interstate 5 interchange area, and includes approximately 88 acres. Land use in this watershed consists of roadway surfaces and existing and proposed commercial developments. Storm water runoff generated in this zone drains to the east of Interstate 5 and flows within a 36” storm drain along “E” Street, discharging into Husted Lateral at the intersection of “E” Street and Husted Road. The analysis assumes buildout land uses of the entire North Central Watershed, the project area is assumed to be the Commercial land use category, which is consistent with the proposed land use for the project. The existing City drainage facilities serving the project area have adequate capacity to serve buildout of the North Central Watershed (including the project area) without the need for any improvements. In regards to potential impacts of additional sources of pollutants, see the response to item “c-i” above. According to the hydrology and water quality study project impacts would not alter the existing drainage pattern of the site or area in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of pollutant runoff.

c-iv) Less Than Significant Impact with Mitigation: The current FEMA maps designate the project area as Zone AH, Areas of 1% Annual Chance Flood with Average Depths between One and Three Feet (issue date of February 17, 2015, case no. 14-09-4496P, panel 517 of 875.) Flooding on the site should occur overland across a wide floodplain (not concentrated in a channel). According to the hydrology and water quality study The projection of the proposed structures across the floodplain would be relatively sparse compared to the flow path of the floodplain, and the structures would not be expected to impede flood flows substantially. Also, the FEMA floodplain is attributed to external flooding (from Salt Creek overflows), and increases in

runoff that would result from increase in imperviousness in the project area would be small relative to the flood flows from the external flooding. According to the hydrology and water quality study the project would not substantially alter the existing drainage pattern of the site or area in a manner which would impede or redirect flood flows. However, for any meaningful development to occur within the subdivision, lots will need to be elevated by importing soil to lift them out of the floodplain; with certification issued by the FEMA. Prior to lot development, a LOMAR (Letter of Map Revision) from FEMA will be needed.

d) ***Less Than Significant Impact.*** The current FEMA maps designate the project area as Zone AH, Areas of 1% Annual Chance Flood with Average Depths between One and Three Feet (refer to Attachment D-Hydrology Analysis). The flooding occurs overland across a wide floodplain (not concentrated in a channel). The city would require proposed structures in the FEMA floodplain to be elevated out of the floodplain, and pollutants stored or occurring in these structures would not be inundated by the 1% annual chance flood. Pollutants stored or occurring in the remaining areas (not elevated above the floodplain) of the project could be inundated, which could lead to the release of pollutants from the project. For any meaningful development to occur within the subdivision, lots will need to be elevated by importing soil to lift them out of the floodplain; with certification issued by the FEMA. Prior to lot development, a LOMAR (Letter of Map Revision) from FEMA will be needed.

e) No Impact. The project has been 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 water quality during construction and operation of the project. The project would not substantially conflict with or obstruct a water quality control plan. The City water system includes three active and two standby groundwater wells. The wells draw ground water from depths ranging from 120 feet to as deep as 500 feet. This groundwater source is a deeper groundwater aquifer that is recharged primarily from the hills to the west. According to the hydrology and water quality study the large distance between the location of the project relative to the primary location of groundwater recharge, the project would not be expected to substantially conflict with or obstruct implementation of a sustainable groundwater management plan.

Mitigation Measures

HYD-1. 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. Depending on the final improvement design, a development permit may be required in accordance with Section 15.30.150 of the Williams Municipal Code prior to any development occurring on the site. In-lieu of this, a LOMAR (Letter of Map Revision) from

FEMA shall be obtained, certifying that affected areas within the subdivision have been removed from the floodplain.

HYD-2. A final Hydrology Report and Water Quality Report shall be provided in conjunction with the civil improvement plans.

HYD-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 Impact

Environmental Setting or Reference

The project is on vacant property intended for commercial development per the City of Williams General Plan. The site is surrounded by similar development including highway commercial uses such as hotels and fast-food restaurants consistent with the Commercial "C" General Plan land use designation and zoning of the site.

Evaluation of Potential Land Use and Planning Impacts

a) No Impact. The project would not physically divide an established community. The property is adjacent to the Glenn Colusa Irrigation District (GCID) canal along the eastern property line and is adjacent to Interstate I-5 to the west. The project involves the development of a 12-lot commercial tentative map and associated infrastructure improvements, including roadways. The proposed improvements will not physically divide an established community.

b) Less Than Significant Impact. The applicable local land use plan is the City General Plan. The proposed project is consistent with the City's General Plan policies. The project components will need to be 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 General Plan and Zoning Code. Also, as noted in Section I, Aesthetics of this initial study, Mitigation Measure AES-1 identifies 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 tothe 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 to the City of Williams or Colusa County.

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

XIII. NOISE AND VIBRATION

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 Impact
b) Generation of excessive ground borne vibration or ground borne noise levels?	Less Than Significant Impact

Question	CEQA Determination
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

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 and Vibration Impacts

a) Less than Significant Impact. The project will result in site disturbance and development. It is anticipated that there will be site grading and construction of new structures. Construction would involve temporary noise sources that are anticipated to last for a short period that could impact the nearby single-family residences located along the southern edge of this property. The noise source would include typical grading and paving equipment and miscellaneous equipment.

During construction, which is planned to occur during daylight hours, Monday through Friday, noise from construction activities would contribute to the noise environment in the immediate project vicinity. Activities involved in construction could generate maximum noise levels, as indicated in Table 5, ranging from 79 to 91 dBA at a distance of 50 feet, without feasible noise control (e.g., mufflers) and ranging from 75 to 80 dBA at a distance of 50 feet, with feasible noise control. However, due to the very limited duration of the construction activities, the effects from this activity are expected to be less than significant with mitigation.

Table 5: Noise Levels of Typical Construction

Type of Equipment (1)	dBA at 50 ft.	
	Without Feasible Noise Control (2)	With Feasible Noise Control
Dozer or Tractor	80	75
Excavator	88	80

Scraper	88	80
Front End Loader	79	75
Backhoe	85	75
Grader	85	75
Truck	91	75
(1) US Environmental Protection Agency. "Noise from Construction Equipment and Operations, Building Equipment and Home Appliances." Figure IV.H-4. 1971. *(2) Feasible noise control includes the use of intake mufflers, exhaust mufflers and engine shrouds operating in accordance with manufacturers specifications*		

b) Less than Significant Impact. Vibration refers to ground borne noise and perceptible motion. Ground borne 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 ground borne vibration are heavier construction activities (e.g., blasting and pile driving), steel-wheeled trains, and occasional traffic on rough roads. Construction for the project does not require the use of blasting or pile driving and would not result in substantial vibration.

c). Less than Significant Impact with Mitigation. 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 publicuse 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 and expansion of this private airport is not expected to generate excessive noise levels for patrons or people working at the project and no mitigation is required.

Mitigation Measure

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 Manager if necessaryto alleviate traffic congestion or minimize safety hazards. All equipment will have sound-control devices that are no less effective than those providedon the original equipment. No equipment will have an unmuffled exhaust.

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 project is located in a developing area of the City adjacent to Interstate Highway 5, with other commercial and light industrial uses in the vicinity. City services are available to serve the property.

Evaluation of Potential Population and Housing Impacts

a) ***Less than Significant Impact.*** The project may indirectly increase the demand for housing in the area due to increased employment from newly established businesses from development of the subdivision. However, this commercial growth has been anticipated in the General Plan and addressed through providing future residential development opportunities in Williams. The project is not expected induce growth to nearby properties. All City infrastructure already serves the site, including sewer, water, storm water drainage, and roads.

b) No Impact*.* The project will not result in the displacement of any housing or population. There will be no impact.

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 air 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, basketball, and tennis.

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 Service Impacts

a) Less than Significant Impact. The project does not propose any new fire protection facilities. The 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. 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 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 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. 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 mile west of the site and houses all of the City's public schools. Commercial uses typically have minimal direct impact upon 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, basketball, and tennis. It is not anticipated that the commercial development associated with the project will impact the demand for parks beyond that which already exists in this vicinity and therefore is not considered significant. Project payment of commercial development impact fees will also help off-set any impacts to these services.

e) Less than Significant Impact. No residential development is proposed for the project. However, employment generated from commercial uses of the project could increase the demand for housing in the City and elsewhere. The project is consistent with the General Plan land use designation and zoning, so the projected increase in employment and subsequent demand for housing would be consistent with planned growth in the City, as anticipated by the General Plan and regional planning documents. This increase could 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.

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, basketball, and tennis. The project is not adjacent any parks or other recreational facilities.

Evaluation of Potential Recreation Impacts

a) & b) Less than Significant. It is not anticipated that the commercial development associated with the project will impact the demand for recreation beyond that which already exists in this vicinity.

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 with Mitigation Incorporated
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	Less Than Significant with Mitigation Incorporated
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 with Mitigation Incorporated
d) Result in inadequate emergency access?	Less Than Significant with Mitigation Incorporated

Environmental Setting or Reference

The project would be accessed from an extension of Vann Street to the northwest from its existing terminus at Vada Court. Based on assumptions made in the project description, the project could result in as much as 169,030 square feet of commercial building area and related uses. The basis of this impact evaluation is based on W-Trans Traffic Impact Study for the Valley Ranch 4 Commercial Development (refer to Attachment F).

The study area focused traffic analysis for the project includes the following intersections:

1. E Street/I-5 South Ramps
2. E Street/I-5 North Ramps
3. E Street/Vann Street

Evaluation of Potential Transportation Impacts

a) Less than Significant Impact with Mitigation. The project is not expected to significantly conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. The traffic study indicates that the project should be designed and improved consistent with the General Plan and other policies and regulations. Pedestrian facilities are determined to be adequate upon completion of sidewalks along the project frontage and on the project streets to be constructed as part of the project. The study also indicates that project patrons would be able to walk to surrounding points of interest and the nearby transit stop south of E Street/Marguerite Street. The study recommends that Vann Street/Vada Court intersection include a crosswalk with ADA-compliant curb ramps on the Vann Court leg; that all new curb ramps comply with ADA standards. Also, the study indicates that the project should be designed to include a Class II bike lane on E and Vann Streets (fronting the project site).

b) Less than Significant Impact with Mitigation. The project is not expected to significantly conflict or be inconsistent with CEQA Guidelines Section 15064.3(b) for the reduction of vehicle miles travelled (VMT) if properly mitigated. The traffic study indicates that the intersections of E Street with the I-5 North Ramps, I-5 South Ramps, and Vann Street will operate acceptably per the applicable City standards under Existing and Baseline Conditions to less than significant to comply 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. At build-out, along with projected cumulative growth anticipated in the General Plan, the project would contribute toward traffic levels particularly at the intersection of Vann and E Street to LOS F (below acceptable levels identified in the General Plan) without improvements. To mitigate this impact, the project would be required to contribute towards improvements to the City’s circulation system, including this intersection by payment into the City’s Development Impact Fee Program. Improvements to this intersection and E-Street Highway Ramps are identified in the General Plan and related Development Impact Fee program. The intersection will need to be eventually improved with a traffic signal or roundabout to improve LOS to an acceptable level. Also, the study identified improvements needed to the I-5 E Street ramps. Mitigation measures have been

included to assure that intersection and ramping is improved and phased in by the City an acceptable General Plan levels of service and, therefore will mitigate the project's traffic impacts to a less than significant impact.

c) Less than Significant Impact with Mitigation. The project is not expected to substantially increase hazards due to a geometric design feature (e.g., sharp curves) or incompatible uses (e.g., farm equipment) if properly mitigated. The traffic study indicates that the new Vann Street/Vann Court intersection should be stop-controlled on the Vann Court approach. The study also indicates that new signage locate at new intersections be placed outside of the vision triangle of a driver waiting at intersections to avoid hazards.

d) Less than Significant Impact with Mitigation. The project is not expected to result in inadequate emergency access with proper mitigation. The project provides adequate access to E Street, a designated Minor Arterial, in the General Plan, via Vann Street. The project also proposes an emergency access easement shown between Lots 3 and 12, over the canal to the old Highway 20 alignment (gravel road), northeast to Marguerite Street. Mitigation will include improving the emergency access for safe emergency vehicle travel to the approval by the City Engineer and Fire Chief.

Mitigation Measures

TRANS-1. Prior to any development within the project site (subdivision area) pedestrian facilities, including sidewalks along the project frontage and on the project streets shall be constructed in compliance with City and related ADA Standards.

TRANS-2. In accordance with recommendations of the project traffic study to mitigate traffic impacts to an acceptable non-significant level, Improvements at the I-5 Ramp terminals to be implemented be the project shall be either conversion to all way stop controls or installation of traffic signals or roundabouts. Improvements at E Street/Vann Street shall be installed either as a traffic signal or roundabout. Prior to final subdivision map approval the developer/subdivision shall enter into an agreement with the City to phase in these improvements:

- **Phase in Vann and E Street intersection improvements prior to reaching 56 percent of development build out of the subdivision.**
- **Phase in ramp terminal improvements prior to reaching 60 percent of development build out of subdivision.**
- **Improvements to the emergency access road between Lots 3 and 12 to Marguerite Street prior to building permit issuance for any new development within the subdivision.**

Improvements shall be timed and constructed by the City as determined needed to mitigate the project's traffic impacts to acceptable levels based on General Plan Thresholds of Significance.

TRANS-3. All new structures, including any signage, at intersections shall be placed so as not to restrict safe driver sight distance subject to approval by the City Engineer.

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
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 with Mitigation Incorporated

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 Tribal and Cultural Resource Impacts

a) Less than Significant Impact. 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) Less than Significant Impact with Mitigation 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 Measures:

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. 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 Heritage Investigations, 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.

IXX. 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?	No Impact
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	No Impact
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.

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 providessewerage 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 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 futureplanned growth within Williams. The current WWTP capacity is sufficient to serve the wastewater needs of the project. No impact would occur and no mitigation is needed.

c) Less than Significant Impact. The project will require the construction of drainage improvements to convey stormwater. The proposed stormwater drainage would not result in impact to GGS. 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 rechargefrom 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 theaquifer. Project impact are less than significant and no mitigation is needed.

e) No Impact. The 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 project would berequired 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.

XXI. 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?	Less Than Significant 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) Less than Significant Impact. The project will provide sufficient emergency access if improvements are made to the emergency access road between lots 3 and 12, to Marguerite Street (refer to Section XVII of this report). Refer to Mitigation Measure TRANS-2.

b) Less than Significant Impact. The site is virtually flat and with minimal slope and therefore will not exacerbate wildfire risks exposing project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire

c) No Impact. The project is located a 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.

d) 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.

XXII. 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 Impact
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 of Impacts

a) Less than Significant Impact with Mitigation. The 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 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 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 project would not affect known historic, archaeological, or paleontological resources. The project would retain the two existing historic single-family residential units on site. 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 and TRI-2** 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 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 project, the project's impacts are primarily project-specific in nature. The project site is located within an area has been designated by the City for commercial uses. The 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 impacts to a level of non-significance.

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 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 project would fall within the impacts identified in the City's General Plan EIR. The project is subject to required "fair share" development impact fees will be paid by the applicant.

c) Less than Significant Impact. The 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 project, the project's impacts are primarily project-specific in nature. The project site is located within an area has been designated by the City for commercial uses. The project would not exceed significance thresholds during short-term construction-related activities or for the operational lifetime of the project. As such, standard conditions and/or mitigation measures to reduce identified impacts to a non-significant level with mitigation measures.

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 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 project would fall within the impacts identified in the City's General Plan EIR. The Project is subject to required "fair share" development impact fees will be paid by the applicant.