ATTACHMENT H

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING CEQA EIR ADDENDUM #10 TO THE TURN OF THE CENTURY EIR

WHEREAS, on August 12, 2000, the City Council adopted Resolution No. 4215 Certifying the Environmental Impact Report (EIR)(SCH#99022069) for the Spring Lake Specific Plan (SLSP); and

WHEREAS, on December 18, 2001, the City Council adopted Resolution No. 4330 adopting EIR Addendum #1 to the Certified EIR and approving the Spring Lake Specific Plan; and

WHEREAS, on November 19, 2002, the City Council adopted Resolution No. 4399 adopting EIR Addendum #2 to the Certified EIR and approving Amendment #1 to the Spring Lake Specific Plan; and

WHEREAS, on December 17, 2002, the City Council adopted Resolution No. 4406 adopting EIR Addendum #3 to the Certified EIR and approving Amendment #2 to the Spring Lake Specific Plan; and

WHEREAS, on April 15, 2003, the City Council adopted EIR Addendum #4 for the proposed Williamson Act Rescission Agreement for the Russell Property; and

WHEREAS, on August 19, 2003, the City Council adopted Resolution No. 4467 adopting the Final Supplemental EIR to the Certified EIR and approving the Spring Lake Specific Plan Off-Site Infrastructure Facilities; and

WHEREAS, on May 4, 2004, the City Council adopted Resolution No. 4537 adopting EIR Addendum #1 to the Supplement to the Turn of the Century Specific Plan EIR to address offsite infrastructure facilities; and

WHEREAS, on October 19, 2004, the City Council held a noticed public hearing to consider the proposed EIR Addendum #5 and Spring Lake Specific Plan Amendment #3; and

WHEREAS, on February 27, 2007, the City Council held a noticed public hearing to consider the proposed EIR Addendum #6 and Spring Lake Specific Plan Amendment #4, for the purposes of amending the plan based on a request by Reynen and Bardis for the Spring Lake Central project; and

WHEREAS, on November 16, 2010, the City Council held a noticed public hearing to consider the proposed EIR Addendum #7 and Spring Lake Specific Plan Amendment # 5 for the purposes of amending the plan based on a request by Gibson Ogden Investors, LLC to remove a bike overcrossing on Gibson Road and a bike path east of the High School; and

WHEREAS, on December 14, 2010, the City Council held a noticed public hearing to consider the proposed EIR Addendum # 8 and Spring Lake Specific Plan Amendment #6 for the purposes of amending the plan based on a request by Cal West Investors, LLC to modify land use designations and rezone a school site; and

WHEREAS, on March 5, 2013, the City Council held a noticed public hearing to consider the proposed EIR Addendum # 9 and Spring Lake Specific Plan Amendment #7 for the purposes of amending the plan based on a request by ALC IV Woodland Spring Lake, LLC to modify land use designations and rezone a school site.

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the City Council of the City of Woodland hereby takes the following actions:

1. Affirms that EIR Addendum #10 is hereby included (Exhibit "1") in or attached to the Certified EIR as required by Section 15164 of the State CEQA Guidelines.

2. Affirms that EIR Addendum #10 has been considered with the Certified EIR as required by Section 15164 of the State CEQA Guidelines.

3. Affirms the Findings of Fact previously made in Resolution 4215 (August 15, 2000) and Resolution 4330 (December 19, 2001).

4. Adopts EIR Addendum #10 dated June 5, 2014, as attached

PASSED AND ADOPTED by the City Council on _____, 2014, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Marlin "Skip" Davies, Mayor

ATTEST:

_____
Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

_____
Kara K. Ueda, City Attorney

Dated:_____

Exhibit "1" - CEQA EIR Addendum

EXHIBIT 1

CEQA Addendum

To The Turn Of The Century Specific Plan Environmental Impact Report For The

Heritage Remainder Area Project

Certified August 15, 2000
(SCH# 99022069)

THE CITY OF WOODLAND

JUNE 5, 2014

PREPARED BY

Paul L Hanson, AICP, Senior Planner.
City Of Woodland
Community Development Department

1	Addendum to the Turn of the Century Specific Plan Environmental Impact Report for the **Heritage Remainder Area Project**

CEQA Requirements

This document has been prepared as an Addendum to the SLSP, Turn of the Century EIR (SCH# 99022039) in accordance with the CEQA Guidelines, Section 15164. CEQA Guidelines Section 15164(a) states "The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Pursuant to Section 15164(e) a brief explanation is provided herein documenting the City's decision that preparation of a subsequent EIR is not required.

The CEQA Guidelines Sections 15164(c) and (d) state that an addendum need not be circulated for public review, but can be included or attached to the Final EIR or adopted negative declaration and the decision-making body shall consider the addendum with the Final EIR or adopted negative declaration prior to making a decision on the project.

Section 15164 was drafted in response to Public Resources Code Section 21166, which provides that no subsequent or supplemental EIR shall be required unless "substantial changes" in the project or the circumstances under which the project is being undertaken will necessitate, "major revisions" of the EIR, or "new information" which was not known and could have not been known at the time the EIR was certified, becomes available.

The requirements of the CEQA Guidelines are described in more detail in the matrix below. Under the subject Heritage Remainder Area Specific Plan Amendment, use of an Addendum is not only justified, but required by Public Resources Code Section 21166.

This addendum demonstrates that the circumstances, impacts, and mitigation measures identified in the SLSP, Turn of the Century EIR remain substantively unchanged by the project described herein and supports the finding that the proposed modification does not raise any new environmental issues and does not cause the level of impacts identified in the previous EIR to be exceeded.

Background

The City of Woodland is seeking to appropriately document the changes that have been proposed with the Turn of the Century, LLC Specific Plan Amendment for the **Heritage Remainder Area Project** as it relates to the Turn of the Century Specific Plan Environmental Impact Report.[1]

[1] The Turn of the Century Specific Plan was subsequently renamed the "Spring Lake Specific Plan." Both terms are used in this Addendum. The terns "Turn of the Century EIR," "Spring Lake Specific Plan EIR," and "Spring Lake EIR" are also used interchangeably.

The Spring Lake Specific Plan (SLSP) Turn of the Century EIR evaluated 1,097 acres of development located primarily south of Gibson Road, west of CR 102 and east of SR 113. Build out of the SLSP will be comprised of approximately 4,149 dwelling units on 665 acres, 11 acres of neighborhood commercial uses, over 260 acres of public and quasi-public land uses, 34 acres of parkland, and over 100 acres of major streets and roads.

The Spring Lake Specific Plan sets forth specific goals, policies, and objectives for achieving, to the best extent possible, a balance between the market demand for residential growth and the need for corresponding commercial development, and the ability of the City of Woodland to absorb residential and commercial development.

Project Description

The **Heritage Remainder Area** General Plan and Specific Plan Amendment(s) proposes amendments to the land uses identified in the SLSP. The following amendments are proposed:

1. The project proposal is to amend the General Plan designation for the 67.80 acre portion of the Spring Lake Heritage Remainder Area. The amendment proposes to modify the 39.52 acres of Very Low Density Residential (VLDR) R-3 (3 du/ac) to Low Density Residential (LDR) R-4 (4 du/ac). The proposal also shifts the existing R-15 (Medium Density Residential) site to the immediate south of its current location and reduces the R-15 acreage from 8.22 to 7.03 acres.

2. The project proposes to amend the Spring Lake Development Standards in Table 2.4 in the Spring Lake Design Standards. The proposal reduces the minimum lot width for the R-4 zoning within the Spring Lake Specific Plan from a minimum lot width of 65 feet to 55 feet, with an average lot width requirement of 65 feet.

3. The project proposes to amend the Spring Lake Affordable Housing Plan by removing **the 50-units restriction** in the In-Lieu Payment Option. The affordable housing requirement is 10% of the total single-family detached units within each development.

4. The project proposes to revise the previously approved tentative subdivision map. The revised tentative map and rezone will increase the number of single-family lots from 118 R-3 and 42 R-4 lots to 212 R-4 lots, adding a total of 52 additional single-family lots. The revised map also moves the R-15 site to the south, directly adjacent to County Road 25A, and reduces the acreage of the R-15 site from 8.22 to 7.03 acres.

A comparison based on existing and proposed land use designations for units and dwelling unit equivalents (DUE) are shown in Table 1. This is based on the approximate density proposed by the applicant (4.00 du/ac).

Unit and DUE Comparison							
Existing Specific Plan			**Proposed Specific Plan Amendment**				
Land Use	**Existing Land Use**		**Land Use**	**Proposed Land Use/Acreage**		**Net Change**	
	Units	**Acres**		**Units**	**Acres**	**Units**	**Acres**
R-3 Single Family Residential (3 du/ac)	118	39.52	**R-3** Single Family Residential (3 du/ac)	0	0	-(118)	-(39.52)
R-4 Single Family Residential (4 du/ac)	42	10.64	**R-4** Single-Family Residential (4 du/ac)	212	53.55	+ 170	42.91
R-15 Multi-Family Residential (15 du/ac)	119	8.22	**R-15** Multi-Family Residential (15 du/ac)	**105**	7.03	-(14)	-(1.19)
Net Change for Units and DUEs							
Total Units	**279**		**Total Units**	**317**		**+37**	
Dwelling Unit Equivalent (DUE) 0.66*	**238.5**		**Dwelling Unit Equivalent (DUE)**	**281.3**		**41.8**	

- Multi-family has a dwelling unit equivalent of 0.66 as compared to single family. This DUE is used for purposes of SLIF calculations.

While the proposed rezone reduces the number of acres and units for the R-15 site, the proposal still exceeds the original Spring Lake Specific Plan's expectation of 6.7 acres and 101 units for the R-15 site. The proposed rezone (at an estimated 4.00 du/ac for the proposed project) results in a net increase in the total number of units (+38). For purposes of calculating Spring Lake Infrastructure Fees (SLIF) (which is based on DUE), the project results in a net increase of 41.8 DUE.

Staff believes that the proposed site rezoning and development at the R-4 density will provide for an attractive development that will provide additional housing options and will be compatible with the existing development in the area.

Determination

In review of the Heritage Remainder Area General Plan and Specific Plan Amendment(s) and Rezoning, staff has concluded that the project does not represent a substantive change in the approval of the Turn of the Century Specific Plan project as analyzed under the SLSP, Turn of the Century EIR. Similarly, all impacts and standards of significance described in the SLSP, Turn of the Century EIR are applicable to the Heritage Remainder Area Specific Plan Amendment. Mitigation measures adopted with the SLSP, Turn of the Century EIR likewise apply.

According to the SLSP, Turn of the Century EIR, implementation of the proposed project is anticipated to result in significant impacts in the areas of land use, agricultural resources, hydrology, biological resources, traffic and circulation, air quality, noise, visual resources, cultural resources, affordable housing, public health, public services, and community services. The EIR has concluded that project impacts can likely be fully mitigated except in the following areas:

- Loss of farmland;
- Cumulative loss of farmland;
- Impacts to groundwater;
- Loss of Swainson's Hawk foraging habitat;
- Cumulative impacts to wildlife habitat;
- Project air quality emissions;
- Increased ambient noise;
- Cumulative traffic noise;
- Project nuisance impact from black gnats; and;
- Cumulative nuisance impacts from black gnats.

None of the significant environmental impact identified above in the SLSP, Turn of the Century EIR are worsened due to the proposed land uses changes.

In order to determine whether additional CEQA review is required for the Heritage Remainder Area Specific Plan Amendment, an analysis of CEQA Guidelines Section 15162 has been prepared. The matrix below provides verbatim wording from the CEQA Guidelines and a corresponding analysis of the applicability of each section to the proposed Heritage Remainder Area Specific Plan Amendment.

Table XX Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:	In conjunction with the approval of requested entitlements, General Plan, Specific Plan Amendment and Rezone, the Turn of the Century, LLC, Specific Plan Amendment includes a request for certification of an Addendum to SLSP, Turn of the Century EIR. Such certification includes adopting a "Finding of Fact" and substantiating compliance with CEQA. The current specific plan, in accordance with the SLSP, Turn of the Century EIR, evaluated 118 Single-family (R-3), 42 Single-family (R-4) residential dwelling units, and 101 Multi-family residential dwelling units on the project site. Although the project includes rezoning of 38.52 acres from R-3 to R-4 residential uses and would result in the development of an additional 52 single-family residential dwelling units, the increase in total units would not result in substantial changes or new information requiring a subsequent EIR. The information below summarizes the substantial evidence in support of the City's determination that the preparation of a Subsequent EIR is not required.
(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;	The proposed land use changes to the SLSP, Turn of the Century EIR would include rezoning of residential densities and relocating the R-15 site within the Spring Lake Specific Plan (SLSP). On the specific project site, proposed changes would include rezone of 38.52 acres from R-3 to R-4 single-family residential densities and the relocation of the existing R-15 multi-family site to the immediate south of its current location and reduces the R-15 acreage from 8.22 to 7.03 acres. The reduction in the R-15 acreage still exceeds the Spring Lake Specific Plan original requirements of providing 6.7 acres with 101 units. At maximum density this project could possibly include up to 212 single-family units. There will not be a significant increase in demand for public services and utilities, or increase traffic, noise, or air quality. Plan policies describe a plan wide density of 6.1 du/net acres. The result of prior changes and the contemplated project modifications for the Heritage Remainder Area project will result in a net density of 4.0 dwelling units/acre. **Sewer, Drainage, and Water Supply** **Sewer** On the Sanitary Sewer Layout (Fig. 4.1) of the 2004 Spring Lake Infrastructure Study Report (ISR),

	the area now referred to as the "Heritage Remainder Area" was comprised of areas 68, 80, 86, and portions of 85 and 89. These areas were assigned a mix of R-3, R-4, and R-15 Spring Lake Specific Plan land use designations. The Revised Heritage Remainder Area Tentative Map application proposes to increase the density of the area by transforming all of the remaining R-3 zoning to an R-4 designation, thus adding an additional single family and multi-family units. Using the zoning configuration from 2004 and current sewer design standards, the difference in sewer flow generation was analyzed. This net increase in sewer flows of 0.041 MGD causes an increase in the depth of flow in downstream pipes of approximately 0.13 feet, and is not significant enough to exceed the available capacity in all downstream pipes. The project has negligible impact to the existing facilities, and no upsizing is required from this project other than that already anticipated by the Spring Lake Specific Plan EIR. **Storm Drain** The original "Heritage Remainder Area" Tentative Subdivision Map #4784 dated December 7, 2005 proposed an opening in the sound wall along County Road 102 through which a pedestrian connection would be built. A new 42" storm drain line was proposed beneath this pedestrian connection that would be the main point of discharge for all storm water east of Miekle Avenue (the drainage for the lots west of Miekle Avenue was going to discharge into pipes under County Road 25A). The current proposed lotting eliminates this pedestrian connection and the pipes planned for County Road 25A are no longer needed (Memorandum from Woodrodgers dated August 19, 2008). Therefore, the current project now drains all storm water to the existing 48" pipe in Zane Drive. The revised storm drain routing creates a calculated flow exceeding the capacity of the existing 48" pipe in Zane; however, the HGL will remain approximately 3.8' below the City's minimum standard of 12" below the gutter flowline elevation in the surcharged condition. Therefore, the proposed routing will remain in compliance with the City's storm drain design standards. Overland release calculations will be provided during design to ensure that the City's overland release standards are met with the grading of the subdivision. The impact of the rezoning of this property is negligible. **Water** The water infrastructure serving the site in the Spring Lake Specific Plan ISR consists of a 12" pipe along the north edge of the boundary with interior 8" lines to provide distribution and looping. As additional units are being added by up zoning land rather than expanding the urban area there is no additional fire flow demand. (Fire flow is measured at the hydrant).This modification in zoning will not

	place any additional demands on the water system planned in the Spring Lake Development. **Traffic** The site when completed will have access to County Road 102 via County Road 25A and Heritage Parkway, and to Pioneer Avenue via Heritage Parkway. Meikle Avenue and Promenade Drive will provide internal circulation and connect between County Road 25A and Heritage Parkway. This roadway system will provide adequate circulation and access for the Heritage Remainder and will provide the roadway system anticipated in the Spring Lake EIR (with connection to County Road 25A to the west being deferred until the south western portion of the plan area develops). The additional 52 units from the rezone will generate 52 peak hour trips and after distribution to the access points will only add between 10 and 21 trips (13 inbound trips and 8 trips outbound). These amounts are statistically insignificant (less than daily variation in traffic). There is no significant impact from the rezone. **Air Quality** As stated above, the proposed project land uses would result in a statistically insignificant (less than daily variation in traffic) amount of traffic. Therefore, impacts related to air quality would be similar to those anticipated in the SLSP, Turn of the Century EIR. **Conclusion** Because the proposed land uses are similar to those studied in the SLSP, Turn of the Century EIR, the changes proposed are not substantial and would not require major revisions. Furthermore, the proposed changes would not create new or significant environmental effects which have not already been analyzed.
(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified	Because the proposed land uses are similar to the existing plan, the circumstance under which the project is undertaken has not changed substantially and would not require major revisions to the SLSP, Turn of the Century EIR. Furthermore, as described above, the proposed changes would not create new or significant environmental effects beyond those anticipated in the SLSP, Turn of the Century EIR.

significant effects; or	
(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:	All previously identified impacts in the SLSP, Turn of the Century EIR would occur with implementation of the Heritage Remainder Area project. The SLSP, Turn of the Century EIR requires that each development application include project-level and property-specific technical analysis to demonstrate consistency with the performance thresholds in the Spring Lake Specific Plan and Spring Lake Specific Plan Mitigation and Monitoring Plan. The following studies have been submitted with the CEQA Addendum: • Memorandum Land Use Modifications – Infrastructure Capacity, Cunningham Engineering. January 23, 2014.
(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;	See response under (1) above. New significant effects would not occur.
(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;	See response under (1) above. Significant effects will not be more severe than identified in the SLSP, Turn of the Century EIR.
(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or	The status of mitigation measures in the SLSP, Turn of the Century EIR would not change as a result of the proposed land uses changes.
(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would	Mitigation measures analyzed in the SLSP, Turn of the Century EIR would remain unchanged, and would substantially reduce significant effects on the environment. New mitigation that would substantially reduce impacts more than the SLSP, Turn of the Century EIR are not available, because the proposed changes are not substantial.

substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.	
(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.	The City of Woodland, as the lead agency, determined the project would not result in substantial changes or circumstances after adoption of the Turn of the Century Specific Plan EIR that would require the preparation of a subsequent EIR. As a result, the City of Woodland, as the lead agency, has determined that an Addendum to the SLSP, Turn of the Century EIR is the appropriate documentation prepared for the project.
(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.	The Spring Lake Specific Plan was approved December 18, 2001. None of the conditions as described in subdivision (a) have occurred. As such, a new EIR would not be required.

(d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.	A subsequent EIR or Negative Declaration is not required and therefore, an additional public review period pursuant to CEQA Guidelines sections 15087 and 15072 would not be necessary.