

CITY OF WINTERS PLANNING COMMISSION AGENDA

Tuesday, February 24, 2009 @ 7:30 PM
City of Winters Council Chambers
318 First Street
Winters, CA 95694-1923
Community Development Department
Contact Phone Number (530) 795-4910 #112
Email: jen.michaelis@cityofwinters.org

Chairman: Albert Vallecillo
Vice Chairman: Pierre Neu
Commissioners: Joe Tramontana, Wade Cowan,
Bruce Guelden, Corinne Martinez, Glenn DeVries
Administrative Assistant: Jen Michaelis
Community Development Director: Nelia Dyer

I CALL TO ORDER 7:30 PM

II ROLL CALL & PLEDGE OF ALLEGIANCE

III COMMUNICATIONS:

1. Staff Reports
 - Current Projects List
 - Tentative Noticing and Meeting Schedule
2. Commission Reports

IV CITIZEN INPUT: Individuals or groups may address the Planning Commission on items which are not on the Agenda and which are within the jurisdiction of the Planning Commission. **NOTICE TO SPEAKERS:** Speaker cards are located on the first table by the main entrance; please complete a speaker's card and give it to the Planning Secretary at the beginning of the meeting. The Commission may impose time limits.

V CONSENT ITEM

Approve minutes of the January 27, 2009 regular meeting of the Planning Commission.

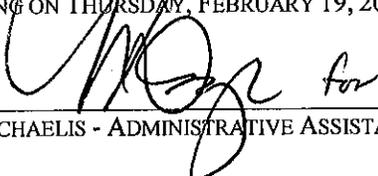
VI DISCUSSION ITEMS:

- A. Informational Presentation - Chickahominy Creek Conservation Area Project
- B. Public Hearing to consider four ordinances of the City of Winters adding Chapters 16.01, 16.02, 16.03 and 16.04 to the Winters Municipal Code pertaining to tentative subdivision maps, final subdivision maps, parcel maps and vesting tentative subdivision maps. (Continued to 3/24 Planning Commission Meeting)
- C. Public Hearing to consider a Site Plan/Design Review of the Fueling Canopy at 115 East Grant Avenue
- D. Public Hearing to adopt the Proposed Mitigated Negative Declaration and consider a Site Plan/Design Review of the City of Winters Wastewater Treatment Plant Solar Array Project

VII COMMISSION/STAFF COMMENTS

VIII ADJOURNMENT

POSTING OF AGENDA: PURSUANT TO GOVERNMENT CODE § 54954.2, THE COMMUNITY DEVELOPMENT ADMINISTRATIVE ASSISTANT OF THE COMMUNITY DEVELOPMENT DEPARTMENT POSTED THE AGENDA FOR THIS MEETING ON THURSDAY, FEBRUARY 19, 2009.



JEN MICHAELIS - ADMINISTRATIVE ASSISTANT

APPEALS: ANY PERSON DISSATISFIED WITH THE DECISION OF THE PLANNING COMMISSION MAY APPEAL THIS DECISION BY FILING A WRITTEN NOTICE OF APPEAL WITH THE CITY CLERK, NO LATER THAN TEN (10) CALENDAR DAYS AFTER THE DAY ON WHICH THE DECISION IS MADE.

PURSUANT TO SECTION 65009 (B) (2), OF THE STATE GOVERNMENT CODE "IF YOU CHALLENGE ANY OF THE ABOVE PROJECTS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING(S) DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY PLANNING COMMISSION AT, OR PRIOR TO, THIS PUBLIC HEARING".

PUBLIC REVIEW OF AGENDA, AGENDA REPORTS, AND MATERIALS: PRIOR TO THE PLANNING COMMISSION MEETINGS, COPIES OF THE AGENDA, AGENDA REPORTS, AND OTHER MATERIAL ARE AVAILABLE DURING NORMAL WORKING HOURS FOR PUBLIC REVIEW AT THE COMMUNITY DEVELOPMENT DEPARTMENT. IN ADDITION, A LIMITED SUPPLY OF COPIES OF THE AGENDA WILL BE AVAILABLE FOR THE PUBLIC AT THE MEETING.

OPPORTUNITY TO SPEAK, AGENDA ITEMS: THE PLANNING COMMISSION WILL PROVIDE AN OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO ADDRESS THE COMMISSION ON ITEMS OF BUSINESS ON THE AGENDA, HOWEVER, TIME LIMITS MAY BE IMPOSED BY THE CHAIR AS PROVIDED FOR UNDER THE ADOPTED RULES OF CONDUCT OF PLANNING COMMISSION MEETINGS.

REVIEW OF TAPE RECORDING OF MEETING: PLANNING COMMISSION MEETINGS ARE AUDIO TAPE RECORDED. TAPE RECORDINGS ARE AVAILABLE FOR PUBLIC REVIEW AT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR 30 DAYS AFTER THE MEETING.

COPIES OF AGENDA, AGENDA REPORTS AND OTHER MATERIALS: PRIOR TO EACH MEETING, COPIES OF THE AGENDA ARE AVAILABLE, AT NO CHARGE, AT CITY HALL DURING NORMAL WORKING HOURS. IN ADDITION, A LIMITED SUPPLY WILL BE AVAILABLE ON A FIRST COME, FIRST SERVED BASIS, AT THE PLANNING COMMISSION MEETINGS. COPIES OF AGENDA, REPORTS AND OTHER MATERIAL WILL BE PROVIDED UPON REQUEST SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT. A COPY FEE OF 25 CENTS PER PAGE WILL BE CHARGED.

ANY MEMBER OF THE PUBLIC MAY SUBMIT A WRITTEN REQUEST FOR A COPY OF PLANNING COMMISSION AGENDAS TO BE MAILED TO THEM. REQUESTS MUST BE ACCOMPANIED BY A CHECK IN THE AMOUNT OF \$25.00 FOR A SINGLE PACKET AND \$250.00 FOR A YEARLY SUBSCRIPTION.

THE COUNCIL CHAMBER IS WHEELCHAIR ACCESSIBLE

**MINUTES OF THE WINTERS PLANNING COMMISSION MEETING HELD ON
TUESDAY, JANURARY 27, 2009**

Chairman Vallecillo called the meeting to order at 7:30 p.m.

PRESENT: Cowan, Guelden, Martinez, Neu, Tramontana, and Chairman Vallecillo

ABSENT: DeVries

STAFF: Community Development Director Nellie Dyer, City Attorney John Wallace, Housing Manager Dan Maguire, City Engineer Nick Ponticello, Administrative Assistant Jenna Michaelis.

Commissioner Guelden led the Pledge of Allegiance.

COMMUNICATIONS:

Staff Reports: Community Development Director Dyer noted the Current Projects List & the Tentative Meeting Schedule, adding that Items A & B on the agenda for this evening have been continued to the next regular meeting.

Commission Reports: None

CONSENT ITEM

Approve minutes of the December 23rd, 2008 regular meeting of the Planning Commission.

Motion by Commissioner Cowan, Second by Commissioner Tramontana to approve the minutes for the December 23rd, 2008 meeting of the Planning Commission. Motion carried with the following roll call vote:

AYES: Cowan, Guelden, Martinez, Neu, Tramontana, and Chairman Vallecillo

NOES: None

ABSTAIN: None

ABSENT: DeVries

DISCUSSION ITEM

A. Public Hearing to Consider Proposed Negative Declaration and Ordinance 2009-01 Adopting the Form Based Code for Downtown Winters.

This item was continued due to the project consultant being ill. The item will be heard at the next regular meeting of the Planning Commission. Commissioners concurred.

B. Public Hearing to Take Action on a Design Review application (2008-15-CUP) for the Construction of a Fueling Canopy at 115 Grant Avenue

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This item was continued due to new information from the applicant too late to be reviewed prior to tonight's meeting. This item will be heard at the next regular meeting of the Planning Commission. Commissioners concurred.

- C. Public Hearing to Adopt the Proposed Mitigated Negative Declaration and Take Action on a Design Review application (2008-05-SP/DR) for the Orchard Village Project.

Community Development Director Dyer gave an overview of the staff report and presented a Powerpoint.

Commissioner Tramontana asked staff if the project incorporated solar components. Community Development Director Dyer indicated that the applicant would address his question. Shellan Miller of Pacific West Communities, the applicant, stated that the community spaces would be fitted with solar arrays to power only the community spaces. The residential buildings would not be fitted or powered with solar.

Commissioner Neu asked staff about a bike path he saw in one version of the project but disappeared as it has progressed. Community Development Director Dyer responded that the bike path described in Recommended Condition of Approval #61 was removed because it was not covered in the Mitigated Negative Declaration prepared for the project.

Commissioner Martinez asked staff about an item on page 9 of the staff report regarding a fiscal analysis not being done for the project. Community Development Director Dyer responded that a fiscal analysis wasn't necessary because the General Plan has provided for this use. She added that the project would bring in needed impact fees of approximately \$1.5 million and the applicant will pay \$700,000 for the City's needed water well. Staff felt it was not necessary because of those items.

Commissioner Vallecillo asked if the project had been a market-rate product would a fiscal analysis been done. Community Development Director Dyer responded that if no rezone or General Plan Amendment would have needed to be done, then that may trigger that kind of analysis.

Commissioner Martinez asked staff about the City's current density of affordable housing. Housing Manager Maguire responded that there is currently only one opening at the Winters II project due to an eviction, and that there is a waiting list for that property. Commissioner Martinez asked about the ratio of affordable housing to market rate housing in Winters. Community Development Director Dyer responded that Housing Manager Maguire provided her with numbers of affordable and market-rate multifamily housing in Winters, and after a rough calculation, there are 220 multi-family affordable units and 100 market rate multifamily units. Community Development Director Dyer added that the General Plan calls on the

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City to maintain an overall mix of 75 percent single family and 25 percent multi-family in its housing stock. Without this project, the City has 82.8 percent single family and 17.2 percent multi-family. With this project, the City would have 78.5 percent single family units and 21.5 percent multi-family units.

Community Development Director reminded the Commissioners that they were making a decision on the Design Review of the project and the Mitigated Negative Declaration.

Community Development Director Dyer asked the commissioners if they had any comments or questions about the materials for the project. Shellan Miller presented the materials board and explained the use of vinyl products for the exterior of the buildings. Commissioner Vallecillo asked about the durability of the vinyl products. Caleb Roope of Pacific West Communities explained the durability of the product and the reason for this selection being the durability and maintenance costs.

Commissioner Vallecillo asked if this project was presented to the Affordable Housing Steering Committee. Maguire stated that it was.

Commissioner Neu asked about the color of the roofing materials, stating that the materials looked very dark. He also asked about energy savings using a lighter colored roofing material. Shellan Miller stated that this product was selected for the aesthetics.

Commissioner Cowan stated that he has a very hard time buying into exterior vinyl products. He does not like the look of the product; it can be spotted from far away. Commissioner Vallecillo echoed Commissioner Cowan's comments and stated that vinyl products are one of the least "green" products on the market. Commissioner Cowan added that fiber cement products are in the same price range and are a much "greener" product. Commissioner Vallecillo stated that they could get the same R value from a fiber cement product.

With no other questions from the Commission at that time, Vallecillo opened the Public Hearing at 8:15PM.

Chuck Carrion of 126 Carrion Court, voiced concerns over traffic on Dutton Street, the two access points into the project, and that the detention pond proposed is too close to the Carrion Court properties.

Allison Portello of 105 Almond Drive, voiced concerns over possible parking problems on Dutton Street and would like it if the street was not extended. Ms. Portello also asked what plans were in place for dealing with traffic on Grant Avenue. Commissioner Vallecillo stated that he would let other citizens speak and then City Engineer Nick Ponticello would come up to address traffic and roadway issues.

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Catherine Jimenez of 1029 Railroad Avenue, voiced concerns over the proximity of affordable "low income" housing to her property – that it would decrease the value of her property, also adding that she was not notified during the General Plan proceedings in the early 1990s that the adjacent property was re-zoned. Jimenez asked if that parcel is required to have "low-income" housing on it, or can another developer come in with regular market rate housing. Commissioner Vallecillo responded that the City is charged with promoting affordable housing. He added that citizens utilizing affordable housing are our friends and neighbors, and there is a high demand for this type of housing in Winters.

Hearing no other comments, Commissioner Vallecillo closed the Public Hearing at 8:35PM.

City Engineer Ponticello outlined the proposed plans for widening Grant Avenue and other traffic improvements in the area of Grant & Dutton/Walnut. Commissioner Tramontana asked about the possibility of lowering the speed limit along that section of Grant. City Engineer Ponticello responded that since it is a state highway, there are difficulties in changing the speed limit and that data for this section of road does not support that as an option at this time.

Hearing comments from the audience, Commissioner Vallecillo re-opened the Public Hearing at 8:55PM.

Chuck Carrion of 126 Carrion Court, asked why both entrances of the project can't come out on Railroad Avenue. City Engineer Ponticello responded that street specifications call for staggering driveways/entrances and this was the selected configuration.

Hearing no other comments, Commissioner Vallecillo closed the Public Hearing at 9:00PM.

Applicant Caleb Roope brought forward an idea for bollards on Dutton Street effectively closing off the street north of the Dutton Street access to the project to automobile traffic. City Engineer Ponticello responded that although it is a nice thought, the street needs to be open for park access, public safety patrols and emergency services.

Community Development Director Dyer went over the list of changes to conditions of approval. Discussion continued regarding the changed items. Caleb Roope requested a change to Recommended Condition of Approval #52 regarding the apartment for the on-site manager. Commissioners concurred to change #52 to read *"The project shall create a total of 73 new affordable housing units. Of the 73 units, 26 of the units will be designated for persons of very low incomes and 47 of the units will be for persons of low income. One unit shall be a non-income restricted and non-rent restricted unit for the, on-site manager"*.

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Commissioner Vallecillo asked staff to change the wording of Recommended Condition of Approval #58 regarding the pedestrian path on the east side of Railroad Avenue. Commissioners concurred to modify #58 to read: *"The Applicant shall construct interim pedestrian and bicycle improvements on the east side of Railroad Avenue from the project site to Grant Avenue (SR 128) consisting of an off-street Class 1 pedestrian/bicycle asphalt concrete (AC) path within the existing City right-of-way. The path will be 8 feet wide to the extent that the right-of-way and existing trees permit"*.

There was discussion regarding Recommended Condition of Approval #8 about the installation of water meters for each unit. Commissioners concurred to change #8 to read: *"Pursuant to General Plan Policy IV.B.14, the applicant shall install one meter for the development. The applicant shall install a mechanism to meter the water usage of each unit to the satisfaction of City Staff"*.

The Commissioners and the applicant concurred to note in the minutes regarding Recommended Condition of Approval #58 about the construction of the interim pedestrian pathway that the applicant and the City would work together to try to address a reimbursement agreement between this applicant and the Anderson Place applicant.

There was discussion regarding Recommended Condition of Approval #47 about the exterior colors and materials of the buildings. Commissioners concurred to change #47 to read: *"Exterior colors of the buildings shall be consistent with the color board presented to the Planning Commission on January 27, 2009. The building materials shall consist of fiber cement materials to the satisfaction of City staff"*.

Commissioner Martinez stated that she is not in support of the project and asked staff why on the Mitigated Negative Declaration it states that the site is located next to mixed-use developments on all sides. Community Development Director Dyer responded that all kinds of uses adjacent to the site such as the Briggs commercial building and the storage facility to the south. Commissioner Martinez asked specifically about the site having not been used as an agricultural use, and asked for how many years does it need to be unused in order not to be of significance and for the definition of "close proximity" to farmland. Community Development Director Dyer responded that the site has not been cultivated or irrigated for many years. In addition, it has been designated as high density residential and parkland since the adoption of the General Plan in 1992, and it is presently surrounded by urban development. Community Development Director stated that she did not have a definition of "close proximity" to farmland.

Motion by Commissioner Neu, Second by Cowan to recommend Adoption of the Proposed Mitigated Negative Declaration and Take Action on a Design Review application (2008-05-SP/DR) for the Orchard Village Project. Motion carried with the following roll call vote:

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AYES: Cowan, Guelden, Neu, Tramontana, and Chairman Vallecillo
NOES: Martinez
ABSTAIN: None
ABSENT: DeVries

COMMISSION/STAFF COMMENTS:
None

The meeting was adjourned at 10:16 p.m.

ATTEST:

Jenna Michaelis, CDD Admin

Albert Vallecillo, Chairman

DRAFT

CITY OF WINTERS COMMUNITY DEVELOPMENT DEPARTMENT
Current Projects List as of February 17, 2009
(530) 795-4910, extension 112, www.cityofwinters.org

* *New information in italics*

PROJECT	DESCRIPTION & PROCESS	LAST ACTION	NEXT ACTION
(1) Winters Highlands, Granite Bay Holdings, LLC, Larry John (916) 960-1656	Application filed to develop 413 single-family and 30 multi-family residential units in northwestern part of city.	City Council approved the Second Amendment to the Development Agreement on January 6, 2009.	Applicant submittal of Final Map and Improvement Plans.
(2) Winters Village, Bob Thompson (West project) (707) 372-9355	Proposal to develop 10 attached single-family residences on the southwest corner of East Main and East Baker Streets.	Applicant in October 2007 decided to defer construction of the project.	Project not active.
(3) Callahan Estates, Winters Investors LLC, John Peterson (925) 682-4830	Proposal to develop 120 single-family residential lots in northwest part of city.	<i>City Council approved the First Amendment to the Development Agreement on January 20, 2009</i>	<i>Applicant submittal of Final Map and Improvement Plans.</i>
(4) Creekside Estates, Lynda Fletcher (530) 902-4288	Proposal to develop 40 single-family residential lots at southwest part of city.	City Council approved Tentative Subdivision Map on April 19, 2005.	Amend Development Agreement, applicant submittal of Final Map and Improvement Plans
(5) Hudson-Ogando, Winters Investors LLC, John Peterson (925) 682-4830	Proposal to develop 72 single-family residential lots in northwest part of city.	<i>City Council approved the First Amendment to the Development Agreement on January 20, 2009</i>	<i>Applicant submittal of Final Map and Improvement Plans.</i>
(6) Cottages at Carter Ranch Phase 2, Sacramento Pacific Development, Mark Wiese (916) 853-9800	Proposal to develop 6 single-family residential affordable lots (moderate-income households) north of Rancho Arroyo Detention Facility.	Planning Commission approved Tentative Subdivision Map on November 23, 2004.	Applicant submittal of Final Map and Improvement Plans.
(7) Casitas at Winters, Napa Canyon LLC, Mark Power (707) 253-1339	Proposal for 5-unit tentative subdivision map at a site on West Grant Avenue east of Tomat's restaurant. Tentative Subdivision Map, Planned Development Overlay, and PD Permit.	City Council at its January 15, 2008 meeting took final action by approving the Rezone Ordinance.	Applicant submittal of Final Map and Improvement Plans.

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<p>(8) Mary Rose Gardens, DAS Homes, Inc., Dave Snow (530) 666-0506</p>	<p>Proposal to develop 26 single-family homes and one duplex unit on the north side of West Grant Avenue west of Cemetery Lane. Tentative Subdivision Map, Planned Development Overlay, PD Permit, Rezone, Inclusionary Housing Agreement, and Development Agreement.</p>	<p>Applicant declined option to purchase project property.</p>	<p>Project not active.</p>
<p>(9) Anderson Place, Eva Brzeski (415) 887-9300</p>	<p>Proposal to develop up to 28 mostly attached single-family residences and 9 commercial spaces at 723 Railroad Avenue. Interim use of C2 portion of the site for boat and RV storage, sales and repair.</p>	<p>First Amendment to Development Agreement adopted by City Council on June 19, 2007 CUP for boat & RV storage, sale & repair approved by Planning Commission on May 27, 2008.</p>	<p>Applicant to demo building and establish interim boat & RV storage, sales and repair. Applicant submittal of Final Map and Improvement Plans.</p>
<p>(10) Pearce Parcel Map, Thomas Pearce (530) 795-5901</p>	<p>Proposal for 4-unit parcel map at the south end of Third Street.</p>	<p>Planning Commission on October 9, 2007 approved project.</p>	<p>Applicant submittal of Final Map and Improvement Plans.</p>
<p>(11) Winters Commercial, Granite Bay Holdings, LLC, Tyler Wade (916) 580-1855</p>	<p>Proposal to develop 4.52 acres on south side of Grant Avenue directly west of Round Table Pizza complex for 49,500 square feet of commercial and office uses. Site Plan. Application submitted on August 17, 2007 and deemed complete on October 22, 2007.</p>	<p>Per COW Municipal Code, Chapters 17.20 (Use Permits) and 17.36 (Design Review), Community Development Director approved an extension for both permits on December 5, 2008.</p>	<p>Applicant submittal of Final Map, Improvement Plans, and building plans.</p>
<p>(12) Winters Estates Annexation, Winters Estates LLC, Helmut Sommer 707-678-9000</p>	<p>Proposal to annex 80 acres (APNs 030-210-05 & 08) adjacent to County Road 88 and within the City's General Plan Area.</p>	<p>City issuance of incomplete application letter on February 1, 2008.</p>	<p>Applicant response to City's February 1, 2008 incomplete application letter.</p>
<p>(13) Orchard Village, CVC/AH/Pacific West Communities, Shellan Miller (208) 461-0022 Ext. 3033</p>	<p>Proposal to construct 74 multifamily (workforce housing) units on 10.6 acres between Railroad Ave, and Dutton Street extension, north of East Grant Ave. To include 1-, 2-, 3-, and 4-bedroom units + a community center.</p>	<ul style="list-style-type: none"> • Planning Commission approved Site Plan (Design Review) and adopted MND and MMP on January 27, 2009 • Appeal of PC's decision was filed on February 4, 2009 by Catherine Jimenez 	<p>Public Hearing for Appeal is scheduled for March 3, 2009 City Council Meeting</p>

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<p>(14) St. Anthony's Catholic Church Parish & Rectory, Roman Catholic Church of Sacramento/McCandless & Associates (530) 662-9146</p>	<p>Proposal to construct a new Catholic Church, rectory, and associated site work at the corner of Main & Grant Streets.</p>	<p>Application was filed on October 16, 2008. Project application is complete as of January 16, 2009.</p>	<p><i>Mitigated Negative Declaration was prepared and is now available for 30-day public review. Public Hearing for Adoption of MND and action on the project scheduled for March 24, 2009.</i></p>
<p>(15) 115 E. Grant Avenue Fueling Canopy, David Lorenzo (530) 795-3214</p>	<p>Proposal to construct a fueling canopy and install 4 new fueling dispensers at 115 E. Grant Avenue.</p>	<p><i>Public Hearing on Design Review was continued to the February 24, 2009 Planning Commission meeting.</i></p> <p><i>Application was filed on January 29, 2009.</i></p>	
<p>(16) Turkovich Family Wines, 304 Railroad Avenue, (530) 795-2767</p> <p>Safe Routes to School</p>	<p><i>Application for a Conditional Use Permit to operate a wine tasting room at 304 Railroad Avenue</i></p> <p>Installation of sidewalks at Winters HS and Waggoner Elementary School</p>	<p>Notice of Exemption filed 5/7/08</p>	<p>City Staff awaiting authorization to proceed with pre-construction nesting survey prior to tree removal.</p> <p>Council hearing tbd once Development Agreement is approved.</p>
<p>Abbey Street Partial Abandonment</p>	<p>Partial abandonment of East Abbey St to allow for Monticello development</p>	<p>PC accepted GP consistency report and recommended to Council 4/22/08. Actual vacation decision to take place following approval of DDA</p> <p>CDA at its September 2, 2008 meeting approved the DDA for the project</p>	
<p>Monticello Mixed-Use Project</p>	<p>Application for Site Plan Review and Design Review, and Conditional Use Permit for the construction of a mixed-use project (commercial/retail, office and residential) on 0.42 acre on the east side of Railroad Ave. between Abbey St. and Main St, in downtown Winters CBD.</p>		

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Public Safety Facility	Application for Site Plan Review and Design Review, Conditional Use Permit and Variance for the construction of the City's public safety facility on 2.78 acres of the Ogando-Hudson Subdivision (Grant Ave @West Main Street)	Planning Commission hearing on 7/22/08 – PC approved project subject to Conditions of Approval presented in staff report.	City to prepare Lot Line Merger. Applicant submittal of improvement and building plans
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AFFORDABLE HOUSING UNITS

- Project #1:** 26 units for very low-income, 25 units for low-income, and 15 units for moderate-income households
- Project #2:** 2 units for low-income households
- Project #3:** 7 units for very low-income, 7 units for low-income, and 4 units for moderate-income households
- Project #4:** 1 unit for very low-income, 2 units for low-income, and 1 unit for moderate-income households
- Project #5:** 11 units for very low-income households
- Project #6:** 6 units for moderate-income households
- Project #7:** Not known whether residential units will be constructed
- Project #8:** 2 units for very low-income, 1 unit for low-income, and 1 unit for moderate-income households
- Project #9:** 2 units for very low-income, 1 unit for low-income, and 1 unit for moderate-income households
- Project #10:** Not applicable
- Project #11:** Not applicable
- Project #12:** Not known at this time
- Project #13:** 74 units for very low-income and low income households
- Project #14:** Not applicable
- Project #15:** Not applicable
- Project #16:** Not applicable

**Community Development Department
Tentative Noticing and Meeting Schedule
February 18, 2009**

- Monday, March 2: CC 10 Day notice deadline for newspaper/mailings for 3/17 mtg (11 AM)
- Tuesday, March 3: City Council (7:30 PM)
- Sidewalk Café Ordinance (Second Reading)
 - Sidewalk Café Fees
 - Orchard Village Appeal
- Monday, March 9: PC 10 Day notice deadline for newspaper/mailings for 3/24 mtg (11 AM)
- Tuesday, March 17: City Council (7:30 PM)
- Monday, March 23: CC 10 Day notice deadline for newspaper/mailings for 4/7 mtg (11 AM)
- Tuesday, March 24: Planning Commission (7:30 PM)
- St Anthony's Catholic Church and Rectory
 - Subdivision Map Ordinances

ITEMS THAT HAVE YET TO BE SCHEDULED/IN PROGRESS:

- Affordable Housing Ordinance
- Turkovich Wine Tasting Room
- General Plan Horizon Year Extension



**PLANNING COMMISSION STAFF REPORT
February 24, 2009**

TO: Chairman and Planning Commissioners

BY: Nelia Dyer – Community Development Director

SUBJECT: **Public Hearing to consider a Site Plan (Design Review) for the Proposed Fueling Canopy at 115 East Grant Avenue (Continued from the January 27, 2009 Planning Commission Meeting)**

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions: 1) Receive the staff report; 2) Conduct the Public Hearing to solicit public comment; and 3) Approve the Site Plan (Design Review) submitted by David Lorenzo for the construction of a fueling canopy approximately 1,976 square feet in size at the existing market and fueling station at 115 East Grant Avenue (APN 003-350-12), subject to the conditions of approval.

BACKGROUND: The project applicant, David Lorenzo, plans to construct a fueling canopy approximately 1,976 square feet in size and install four new fueling dispensers east of the existing mini-mart at 115 East Grant Avenue. In addition to the fueling canopy and fueling dispensers, the applicant plans to install an aboveground tank behind (north) the existing mini-mart and a healy tank towards the front of the subject parcel, adjacent to East Grant Avenue.

According to the Winters Municipal Code (WMC) Section 17.36.020 (Requirements for Design Review), design review shall be required before the Planning Commission for the construction of nonresidential buildings or structures of five hundred (500) square feet or more. The WMC defines "building" as any structure having a roof and supported by columns or walls, which is used or intended to be used for the shelter or enclosure of persons, animals, or property. Since the canopy is approximately 1,976 square feet in size, design review is a required entitlement for the project.

SUMMARY OF PROJECT: The proposed fueling canopy is approximately 52 feet in length and 38 feet in width. It is approximately 19 feet tall with 16 feet of clearance between the bottom of the fascia to the ground. The fascia is approximately 3 feet in width and will frame the entire perimeter of the canopy. The canopy will be supported by four 10 inch x 10 inch columns with 4 square-foot footings. The submitted plans

depict a flat canopy.

Four fuel dispensers are proposed to be installed under the canopy. The new fuel dispensers are proposed to face north and south so vehicles will be facing east and west when being fueled. According to the applicant's contractor, the existing dispenser is proposed to be removed. In order to construct the canopy and install the dispensers, an existing planter will be removed as well.

An aboveground tank will be installed behind (north) of the existing mini-mart and adjacent to the existing propane tank. The proposed tank is approximately 10 feet tall and 10 feet wide. A healy tank is also proposed to be installed onsite as part of the project. It will be installed near the front of the site, adjacent to East Grant Avenue. Screening for the proposed tanks is not depicted on the plans.

DISCUSSION: The applicant is proposing to install a canopy with a flat roof and no decorative elements. According to the submittal, the color of the proposed canopy fascia will be white ("Eastman White"). The materials and/or surfaces of the proposed canopy have not been specified in the plans.

According to Winters Municipal Code Section 17.36.040 (Criteria for Design Review), one of the aspects the planning commission shall consider in the design review of a project is "(t)he proposed use and quality of exterior construction materials striving for long-term compatibility with the general setting of the subject property and visual character of the general neighborhood." In addition, the planning commission shall consider the "(a)voidance of building which are characterized by large, blank, or unbroken wall planes, as well as buildings which exhibit a general lack of architectural detailing, shadow lines, etc., which collectively lack general visual interest." While the canopy will provide protection from the elements for patrons of Berryessa Sporting Goods, staff believes that the "stock" design of the canopy is not architecturally consistent with the existing mini-mart and grocery store. Presently, both the mini-mart and the grocery store have pitched roof elements as well as similar materials and colors that complement one another. Staff believes that all structures on the site should be architecturally consistent and related to an overall architectural theme. Therefore, staff recommends that the canopy be constructed to match the architecture of the existing buildings with a pitched roof, decorative columns and similar colors and materials (See Recommended Condition of Approval 12).

The applicant has submitted a proposed lighting scheme for the canopy. The plan depicts 16 light fixtures with no indication luminous intensity. Based on the review of the proposed canopy lighting scheme, staff is concerned that the illumination generated from the canopy lighting will produce a significant amount of off-site glare and light pollution, particularly for drivers on State Route 128. Therefore, staff has determined that the fuel canopy shall not be internally illuminated and the canopy light fixtures shall be completely recessed into the canopy so the light source is concealed. In addition,

staff requires that a photometric study be submitted to the Community Development Department for review prior to building permit issuance (See Recommended Condition of Approval 10).

The application and associated materials did not include plans for either canopy signage or signage proposed for the fueling dispensers. Therefore, staff has determined that all sign plans must receive separate review for consistency with the Zoning Code and be approved by the Planning staff prior to installation of any new signs (See Recommended Condition of Approval 11).

The site plan does not include screening for either the aboveground tank or the healy tank. While the aboveground tank will be located behind the existing building, it will be visible from other public areas such as the parking lot of the grocery store. Winters Municipal Code Section 17.36.040 (Criteria for Design Review) states that the planning commission shall consider effective screening of ground- and roof-mounted mechanical equipment in the design review of site plan. Therefore, staff recommends that the applicant screen the proposed tanks using a combination of the methods noted in Recommended Condition of Approval 14.

METHODOLOGY: Two actions are required to process the proposed project:

- 1) Confirmation of CEQA exemption finding - Section 15301 for the minor alteration to an existing facility.
- 2) Approval of Site Plan (Design Review) and the attached conditions

APPLICABLE REGULATIONS: This project is subject to several regulations:

- o The California Environmental Quality Act (CEQA)
- o State Planning and Zoning Law
- o City of Winters General Plan
- o City of Winters Zoning Ordinance

PROJECT NOTIFICATION: Public notice advertising for the public hearing on this project was prepared by the Community Development Department's Administrative Assistant in accordance with notification procedures set forth in the City of Winters' Municipal Code and State Planning Law. Two methods of public notice were used: a legal notice was published in the Winters Express on Thursday, February 12, 2009 and notices were mailed to all property owners who own real property within three hundred feet of the project boundaries at least ten days prior to tonight's hearing. Copies of the staff report and all attachments for the proposed project have been on file, available for public review at City Hall since Thursday, February 19, 2009.

ENVIRONMENTAL ASSESSMENT: The project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities).

RECOMMENDED FINDINGS FOR 115 EAST GRANT AVENUE (SITE PLAN)

General Findings:

1. Notice of Hearing has been given at the time and in the manner required by state law and city code.

CEQA Findings:

1. The project qualifies for an exemption from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301.
2. The Planning Commission has considered comments received on the project during the public review process.
3. The exemption finding reflects the independent judgment and analysis of the City of Winters.
4. The Planning Commission hereby confirms that the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301.

General Plan and Zoning Consistency Findings:

1. The project is consistent with the goals and policies of the General Plan. The General Plan designates the project site as Central Business District and this designation provides for restaurants, retail, service, professional and administrative offices, hotels, multi -family residential units, public and quasi-public uses, and similar and compatible uses. The project will result in the construction of a fueling canopy, four fueling dispensers, and two aboveground tanks.
2. The project is consistent with the provisions of the Zoning Ordinance. The project site is zoned Highway Service Commercial (C-2) and service stations are permitted uses in this zone. The project will result in the construction of a fueling canopy, four fueling dispensers, and two aboveground tanks.

RECOMMENDATION: Staff recommends approval of the project by making an affirmative motion as follows:

I MOVE THAT THE WINTERS PLANNING COMMISSION APPROVE THE SITE PLAN (DESIGN REVIEW) OF THE 115 EAST GRANT AVENUE PROJECT BASED ON THE IDENTIFIED FINDINGS OF FACT AND BY TAKING THE FOLLOWING ACTIONS:

- Confirmation of exemption from the provisions of CEQA
- Confirmation of consistency findings with the General Plan and Zoning Ordinance
- Approval of the Site Plan (Design Review) of the project as depicted on the plans submitted and subject to the conditions of approval attached hereto.

ALTERNATIVES: The Commission can elect to modify any aspect of the approval or to deny the application. If the Commission chooses to deny the application, the Commission would need to submit findings for the official record that would illustrate the reasoning behind the decision to deny the project.

CONDITIONS OF APPROVAL FOR THE SITE PLAN (DESIGN REVIEW) OF THE 115 EAST GRANT AVENUE PROJECT LOCATED ON ASSESSOR PARCEL NUMBER 003-350-12, WINTERS, CA 95694.

1. In the event any claim, action or proceeding is commenced naming the City or its agents, officers, and employees as defendant, respondent or cross defendant arising or alleged to arise from the City's approval of this project, the project Applicant shall defend, indemnify, and hold harmless the City or its agents, officers and employees, from liability, damages, penalties, costs or expense in any such claim, action, or proceeding to attach, set aside, void, or annul an approval of the City of Winters, the Winters Planning Commission, any advisory agency to the City and local district, or the Winters City Council. Project Applicant shall defend such action at Applicant's sole cost and expense, which includes court costs and attorney fees. The City shall promptly notify the Applicant of any such claim, action, or proceeding and shall cooperate fully in the defense. Nothing in this condition shall be construed to prohibit the City of Winters from participating in the defense of any claim, action, or proceeding, if City bears its own attorney fees and cost, and defends the action in good faith. Applicant shall not be required to pay or perform any settlement unless the applicant in good faith approves the settlement, and the settlement imposes not direct or indirect cost on the City of Winters, or its agents, officers, and employees, the Winters Planning commission, any advisory agency to the City, local district and the City Council.
2. The applicant shall submit complete infrastructure improvement plans prepared by a registered civil engineer to the City for review and approval by the City Engineer and Public Works Director. No building permits will be issues prior to the City's review and approval of the improvement plans. The plans shall be in compliance with the City of Winters' Engineering Design and Construction Standards.
3. The applicant shall submit a soils and geotechnical report upon submittal of the initial improvement plans package. The improvement plans shall be approved and signed by the soils engineer prior to the approval by the City.

4. If grading is involved in the construction of the canopy, grading shall be done in accordance with a grading plan prepared by the applicant's civil engineer and approved by the City Engineer. The amount of earth removed shall not exceed that specified in the approved grading plan. All grading work shall be performed in one continuous operation. The grading plans shall be included in the improvement plans. In addition to grading information, the grading plan shall indicate all existing trees, and trees to be removed as a result of the proposed development, if any.
5. Appropriate easements shall be required for City-maintained facilities located outside of City-owned property or the public right-of-way.
6. A hydrant use permit shall be obtained from the Public Works Department for water used in the course of construction.
7. The applicant shall obtain all required City permits (building, encroachment work, work within the public right-of-way, etc.) and pay all applicable fees (building, impact, encroachment, etc.)
8. The applicant shall report to the City building materials diverted from landfilling during the course of their project, pursuant to the provisions of City of Winters Ordinance No. 2002-03.
9. Final inspection for the building shall not be scheduled nor occupancy authorized until public improvements (if any) have been installed, inspected, and accepted by the City. Other infrastructure necessary for the project such as paving, landscaping, etc., shall be completed prior to final inspection of the buildings.
10. The fuel canopy shall not be internally illuminated and the canopy light fixtures shall be completely recessed into the canopy so the light source is concealed. In addition, a photometric study shall be submitted to the Community Development Department for review prior to building permit issuance.
11. This Design Review Permit approval does not include any signs. No person may erect, enlarge, or maintain a sign or modify the design or location of any existing sign without the issuance of a sign permit, unless the sign is exempt under Section 17.80.030 of the Winters Municipal Code. All sign plans must receive separate review for consistency with the Zoning Code and be approved by the Planning staff prior to installation of any new signs.
12. The canopy shall be constructed to match the architecture of the existing buildings with a pitched roof, decorative columns, and similar colors and materials.
13. The Design Review approval is valid for one year. The Design Review Permit will expire on 2-24-2010 unless the permit is effectuated or a time extension has been

granted by the Winters Planning Commission. The applicant shall bear all expenses for any extension request submitted to the Planning Commission.

14. The above ground tank and healy tank shall be located so as to be screened from view from public rights-of-way, residential land uses, and/or other public areas. Screening methods may include, but not be limited to:
 - a. A solid wall, good-neighbor fence, or chain-link fence with slats; as tall as the proposed storage tank (8 ft. high max.). Walls and fences over 6 ft. require a building permit.
 - b. Dense landscaping of trees, shrubs, and/or vines; located on site so as to screen the tank from public view.
 - c. Combinations of the above.
15. The project must comply with all requirements of the Winters Fire Department.
16. The applicant shall contact PG&E and other utility providers for their requirements. It is the developer's responsibility to notify these agencies of any required work on their facilities.
17. Fire protection facilities and requirements will need to be determined by the Winters Fire Department.

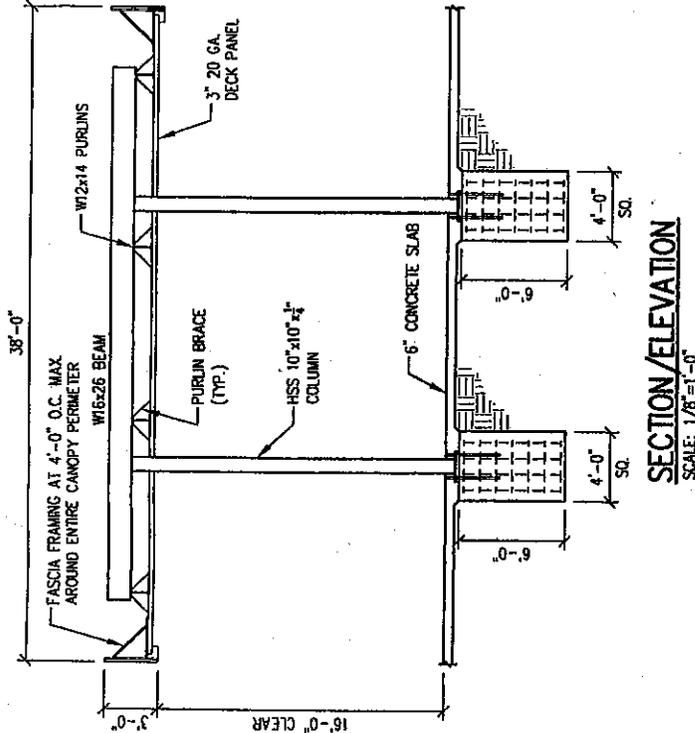
ATTACHMENTS:

1. Project Site Map
2. Framing and Elevation Plans*
3. Public Hearing Notice (mailed copy)

*The Site Plan and additional Elevation Plans will be presented at the Planning Commission Meeting.

ATTACHMENT A





SECTION/ELEVATION
SCALE: 1/8"=1'-0"

SPECIAL INSPECTIONS

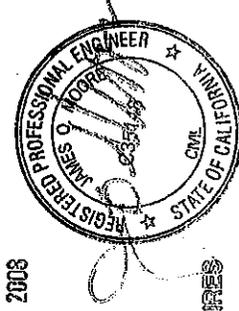
1. WELDING - Continuous inspection not required for single-pass fillet welds not exceeding 3/8" per CBC 1704.3 exception 2.1. Make visual inspection of field welds (if any) upon completion.
2. CONCRETE - Special inspection not required for concrete footings per CBC 1704.4 exception 1.

2007 C.B.C. DATA

Occupancy Group	.....	M
Construction Type	.....	II-B
Occupancy Load Factor	.....	N.A.
Separation	.....	10' min. from adjacent building
Use	.....	Or properly line per Table 602
Area	.....	Canopy over gasoline pumps
		1,976 Sq. Ft.

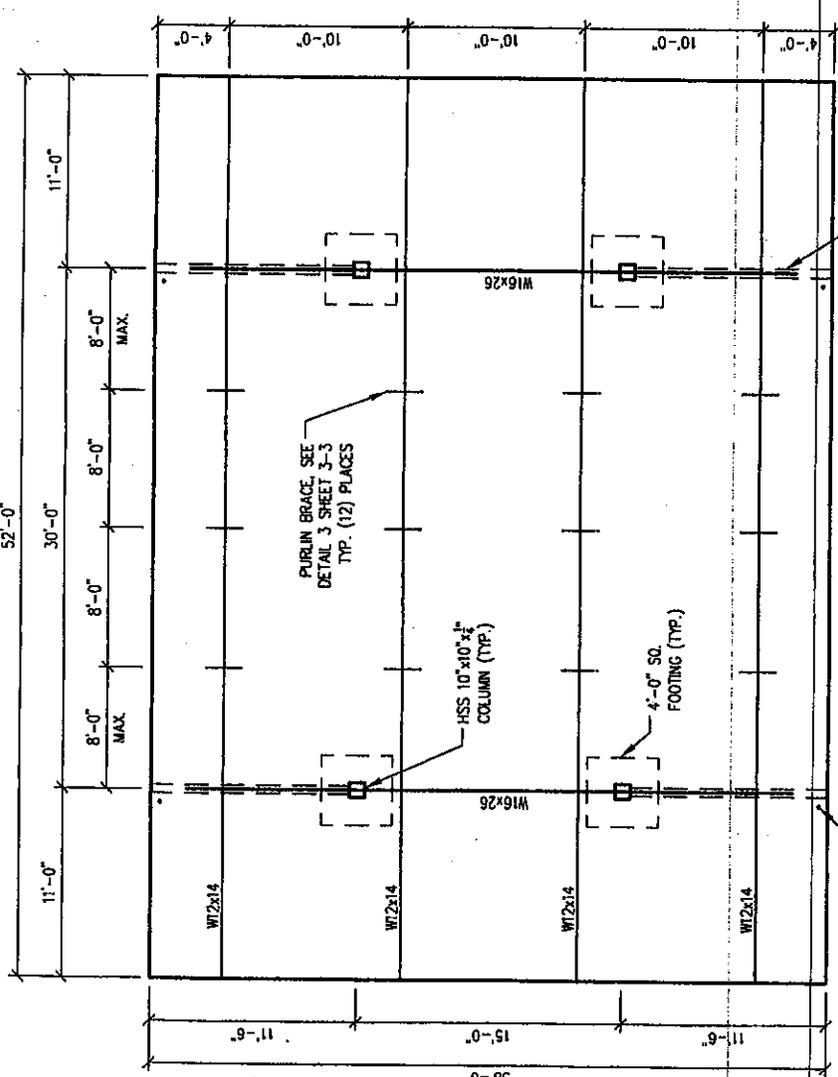
NOTE: These plans are invalid unless the engineer's signature is in blue ink.

OCT 09 2008



SEP 30 2008

PLAN ISSUE DATES		
DATE	BY	DESCRIPTION
10-9-08	E.C.	FOR PERMIT



FRAMING PLAN
SCALE: 1/8"=1'-0"

- 6. Seismic Load:**
- | | | |
|-----------------------|-------|-------|
| Occupancy Category | ..... | II |
| Site Class | ..... | D |
| Spectral Coefficients | | |
| S _{0.1} | ..... | 1.192 |
| S _{0.5} | ..... | 0.544 |
| S _{1.0} | ..... | D |
- C. FOUNDATION**
1. Allowable Soil Bearing Pressure: 1500 P.S.F. (not tested)
 2. Design Lateral Soil Pressure: 150 P.S.F./ft. of depth
 3. All footings shall be placed on and against undisturbed soil or granular fill mechanically compacted to not less than 95% of modified proctor density (ASTM D-1557).
- D. CONCRETE AND REINFORCEMENT**
1. All concrete shall have a design 28-day compressive strength of 3000 P.S.I. 2500 P.S.I. used for design, no special inspection required.
 2. Rebar - ASTM A615 grade 60.
- E. STRUCTURAL STEEL**
1. Structural steel shall be fabricated and erected in accordance with the latest edition of the following:
 - a. AISC "Specifications for the Design, Fabrication and Erection of Structural Steel for Buildings."

- b. AISC "Code of Standard Practice" excluding the following sections: 1.5.1, 3.3 (first sentence), 4.4, 4.4.1, 4.4.2, 7.5.4 and 7.13.3.**
- c. AISC "Specifications for the Design of Cold Formed Structural Members."**
2. Structural steel shall conform to ASTM A-36 for plates and angles, and A53 Type E or S Grade B Fy = 35 k.s.i. min. for pipes, and ASTM A992 Grade 50 for all beams and purlins.
 3. Cold-formed structural steel tubing shall conform to ASTM A-500, Grade B.
 4. All welding shall be performed by certified welders in accordance with the American Welding Society using E-70XX electrodes.
 5. On all bolted connections, use ASTM A-307 bolts unless otherwise specified (no special inspection required.)
 6. Metal roof deck shall be 20 Ga. ASTM A-653 Grade 40.
- F. PAINTING**
1. All exposed structural steel shall be primed with Algor 15-12-79 coating or approved equal.
 2. All welds and other exposed areas shall be primed with prime coat after fabrication.

- STRUCTURAL NOTES:**
- A. GENERAL**
1. The contractor shall verify all conditions and dimensions at the site.
 2. Observation visits to the site by the design engineer shall neither be construed as inspection nor approval of construction.
 3. During and after construction, builder and/or owner shall keep loads on the structure within limits of design loads.
 4. Typical details and sections shall apply where specific details are not shown.
- B. DESIGN CRITERIA**
- | | | |
|-------------------------------------|-------|-------------|
| 1. Building Code | ..... | 2007 C.B.C. |
| 2. Roof Dead Load | ..... | 10 P.S.F. |
| 3. Roof Live Load | ..... | 20 P.S.F. |
| 4. Ground Snow Load, P _g | ..... | 0 P.S.F. |
| Roof Snow Load, P _f | ..... | 0 P.S.F. |
| Thermal Factor, F _t | ..... | 1.2 |
| 5. Wind Load: | | |
| Basic Wind Speed (V _{3s}) | ..... | 85 M.P.H. |
| Exposure | ..... | C |

MAYOR:
Dan Martinez
MAYOR PRO TEM:
Woody Fridae
COUNCIL:
Tom Stone
Harold Anderson
Steven C. Godden



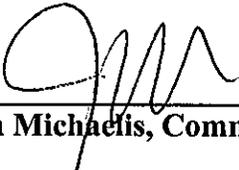
MAYOR EMERITUS:
J. Robert Chapman
TREASURER:
Margaret Dozier
CITY CLERK:
Nanci G. Mills
CITY MANAGER:
John W. Donlevy, Jr.

PROOF OF SERVICE BY MAIL

I am Jen Michaelis, Administrative Assistant for the Community Development Department of the City of Winters. I am over the age of 18 years. My business address is 318 First Street, Winters, CA 95694.

On February 9, 2009 I served the foregoing Notice of Action by depositing a true copy thereof in The United States Mail in Winters, CA, enclosed in a sealed envelope with postage thereon fully prepaid, addressed as follows:
See attached mailing labels.

I certify under penalty of perjury under the laws of California that the foregoing is true and correct, and that this document is executed on February 9, 2009 at Winters, California.



Jen Michaelis, Community Development Administrative Assistant

**NOTICE OF PUBLIC HEARING OF THE
PLANNING COMMISSION OF THE CITY OF WINTERS ON THE CONSTRUCTION OF A
FUELING CANOPY AT 115 EAST GRANT AVENUE**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Winters ("Planning Commission") will hold a public hearing on Tuesday, February 24, 2009, at 7:30 p.m. in the City Council Chambers located at the City Hall, 318 First Street, Winters, California, to consider and act upon a design review of a proposed fueling canopy at 115 East Grant Avenue.

The owner/applicant is proposing to remove the existing fuel dispensers, construct a 1,976 square foot fueling canopy and install four new fuel dispensers and an above-ground fueling tank at the Berryessa Sporting Goods-Mini Mart at 115 East Grant Avenue. Design Review by the Planning Commission is required for the construction of nonresidential structures of five hundred (500) square feet or more according to Chapter 17.36 of the Winters Municipal Code.

Interested persons may inspect and, upon the payment of the costs of reproduction, obtain copies of the staff report, and any other information pertaining thereto at the Community Development Department at the City of Winters, City Hall, 318 First Street, Winters, California, or at the office of the City Clerk, City Hall, 318 First Street, Winters, California, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, exclusive of holidays. Copies of the Staff Report will be available on the City's website at www.cityofwinters.org.

Interested persons may submit written comments addressed to Nellie Dyer, City of Winters, 318 First Street, Winters, California, 95694 prior to the hour of 5:00 p.m. on February 24, 2009.

In compliance with the American with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in these hearings, please contact Nellie Dyer at (530) 795-4910 ext 114. Please make your request as early as possible and at least one-full business day before the start of the hearing.

The City does not transcribe its hearings. If you wish to obtain a verbatim record of the proceedings, you must arrange for attendance by a court reporter or for some other means of recordation. Such arrangements will be at your sole expense.

If you wish to challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission prior to the public hearing.

For more information regarding this project, please contact Nellie Dyer at (530) 795-4910 ext. 114.

At the time and place noted above, all persons interested in the above matters may appear and be heard.

DATED: February 9, 2009.

CITY OF WINTERS PLANNING COMMISSION

Secretary

Publish:February 12, 2009

003 350 05
PISANI ROBERT A TR
709 WALNUT LN
WINTERS CA, 95694

003 350 11
YOUNG E A & NELL A TR
114 ALMOND DR
WINTERS CA, 95694

038 190 35
CHRISTIE ROBERT J/KATHERINE L
706 PACK LN
MONTECITO CA, 93108

003 350 07
LORENZO ALADDIN C & LYNDA TR
121 E GRANT AVE
WINTERS CA, 95694

003 350 02
MARTINEZ-FREIX JUANITA M
807 WALNUT LANE
WINTERS CA, 95694

003 350 03
RAMOS JOHN L & FRANCES M TR
803 WALNUT LANE
WINTERS CA, 95694

003 350 04
ATHERTON JACK L & JUNE C
711 WALNUT LANE
WINTERS CA, 95694

003 370 29
CHENEY D RICK TR ETAL
4230 DOUGLAS BLVD #100
GRANITE BAY CA, 95746-5902

003 350 12
EAST GRANT AVENUE LLC
121 E GRANT AVE
WINTERS CA, 95694

003 370 28
CHENEY D RICK TR ETAL
4230 DOUGLAS BLVD #100
GRANITE BAY CA, 95746-5902

003 370 27
GATEWAY INVESTORS CLUB LLC
750 MASON ST #201
VACAVILLE CA, 95688

003 350 06
ANDERSEN EDWARD & JANET TR
101 E GRANT AVE
WINTERS CA, 95694

038 050 18
SOUTH MARKET COURT PTN LP
7700 COLLEGE TOWN DR STE 201
SACRAMENTO CA, 95826

003 492 66
BERMUDEZ EVERARDO & ARACELI
122 COLBY LN
WINTERS CA, 95694

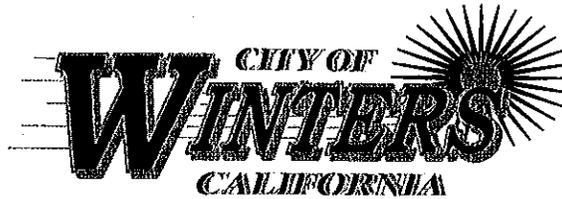
003 492 65
RUBIO VALENTE
120 COLBY LN
WINTERS CA, 95694

003 492 64
MOLINA JUAN C & ANA A TR
118 COLBY LN
WINTERS CA, 95694

003 492 63
SPEARS RANDALL E & SUZANNE
116 COLBY LN
WINTERS CA, 95694

003 492 62
DURAN SALVADOR C/MARGARITA
114 COLBY LN
WINTERS CA, 95694

003 492 61
OSBORNE JEANETTE A
112 COLBY LN
WINTERS CA, 95694



**PLANNING COMMISSION STAFF REPORT
February 24, 2009**

TO: Chairman and Planning Commissioners

BY: Nelia Dyer – Community Development Director

SUBJECT: **Public Hearing to adopt the Proposed Mitigated Negative Declaration and consider a Site Plan (Design Review) of the City of Winters Wastewater Treatment Plant Solar Array Project**

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions: 1) Receive the staff report; 2) Conduct the Public Hearing to solicit public comment; 3) Adopt the proposed Mitigated Negative Declaration; and 4) Approve the Site Plan (Design Review) of the City of Winters Wastewater Treatment Plant (WWTP) Solar Array Project

SUMMARY OF PROJECT/BACKGROUND: The project applicant, MP2 Capital, plans to install two adjacent 400-foot x 80-foot solar panel arrays on an approximately 2-acre site immediately north of the City's WWTP facility. The solar array project would provide solar-generated electricity to power the WWTP facility. The project will include site grading and installation of the solar panels and associated electrical infrastructure. The facility will be automated and require minimal on-site activity and maintenance.

The project site is in the northwestern corner of the WWTP property, which is located both north and south of County Road 32A and immediately west of County Road 88. Currently used by the WWTP as a spray field, the project site is immediately north of Pond 1 and extends approximately 400 feet north of the perimeter fence surrounding the treatment ponds.

According to the Winters Municipal Code (WMC) Section 17.36.020 (Requirements for Design Review), design review shall be required before the Planning Commission for the construction of nonresidential buildings or structures of five hundred (500) square feet or more. The WMC defines "structure" as anything constructed or erected, the use of which requires a location on the ground. Since the solar arrays are approximately 64,000 square feet in size (collectively) and require a location on the ground, design review is a required entitlement for the project.

DESIGN REVIEW: According to Section 17.36.040 of the Winters Municipal Code, the planning commission shall consider the following aspects for design review of a site plan, as applicable:

- A. The overall visible mass of the structure(s). This analysis may include review of visible building mass as it relates to property line setbacks, building height, roofline profiles, lot coverage and the overall size and scale of a building, and the orientation of the proposed building(s) to the street and adjoining properties;
- B. The proposed use and quality of exterior construction materials striving for long-term compatibility with the general setting of the subject property and visual character of the general neighborhood. Exterior building colors, on new construction only, may also be considered, but only to the extent that they may detract from the desired design theme for a neighborhood;
- C. Avoidance of buildings which are characterized by large, blank or unbroken wall planes, as well as buildings which exhibit a general lack of architectural detailing, shadow lines, etc., which collectively lack general visual interest. Uniform treatment of all building elevations shall be required unless such treatment is found unnecessary, on a case-by-case basis;
- D. Effective screening of ground- and roof-mounted mechanical equipment;
- E. The use of landscaping, decorative site paving, etc., which provides effective visual screening or softening of the development, as necessary. The planning commission shall consider the appropriate mix of plant materials, plant sizes, etc. pursuant to landscaping criteria contained in Chapter 17.76.
- F. Achieve conformity with the Winters design guidelines, as applicable.

As noted previously, the project consists of the installation of two adjacent 400-foot x 80-foot solar panel arrays on an approximately 2-acre site immediately north of the City's WWTP facility. The solar array project would provide solar-generated electricity to power the WWTP facility. The project will include site grading and installation of the solar panels and associated electrical infrastructure. The facility will be automated and require minimal on-site activity and maintenance.

Other than the WWTP facility, the project site is within an open grassland landscape. Most of the surrounding lands are uncultivated grasslands used for cattle grazing; however, there are cultivated fields nearby.

While the project qualifies as a "structure" under the Winters Municipal Code, and, therefore, requires design review, the criteria noted above are not applicable based on the type of project under review and the nature of surrounding/adjoining properties. Therefore, staff recommends that the Planning Commission approve the design review of the site plan as submitted.

ENVIRONMENTAL ASSESSMENT: The Mitigated Negative Declaration was released

on January 22, 2008 for a 30-day comment period that will end on February 20, 2009.

The following Mitigation Measures will be added as Conditions of Approval for the project:

10. The City's Habitat Mitigation Program addresses impacts to Swainson's hawk by requiring habitat compensation according to the California Department of Fish and Game guidelines. Because the nearest known nest site is between 1 and 5 miles from the project site, a 0.75:1 replacement ratio is used, and, thus, compensation under the Habitat Mitigation Program would be approximately 1.5 acres.

The applicant shall provide a fee payment to the Yolo County Habitat Joint Power Authority for the loss of 1.5 acres of Swainson's hawk foraging habitat. The payment shall be provided based on the current fee schedule at the time work will begin. Evidence of fee payment shall be provided to the City prior to issuance of a grading permit or other project-related disturbance of the site. (Mitigation Measure #1)

11. A preconstruction survey should be conducted if construction does not proceed before February 15. If no active nests are found, no further mitigation is necessary. If nesting burrowing owls are found onsite, they are protected through the establishment of a no-disturbance buffer that remains until young are fledged. This would result in postponing or curtailing construction activities until after the breeding season. If nesting burrowing owls are present, compensatory mitigation may also be required. Compensatory mitigation as described in the Habitat Mitigation Program includes habitat replacement of 6.5 acres per nesting pair of burrowing owls and the possible installation of artificial nesting structures on the mitigation site. (Mitigation Measure #2)
12. A preconstruction survey should be conducted if construction does not proceed before March 15. If an active nest is found, a no-disturbance buffer should be established around the nest and maintained until young are fledged. (Mitigation Measure #3)
13. If cultural resources (historic, archeological, paleontological, and/or human remains) are encountered during construction, workers shall not alter the materials or their context until an appropriately trained cultural resource consultant has evaluated the situation. Project personnel shall not collect cultural resources. Prehistoric resources include chert or obsidian flakes, projectile points, mortars, pestles, dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources may include stone or adobe foundations or walls, structures and remains with square nails, and refuse deposits often found in old wells and privies. (Mitigation Measure #4)

PLANNING COMMISSION ACTION: Subject to the attached conditions of approval, the staff recommends that the Planning Commission make the following recommendations

- 1) Adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan.
- 2) Approval of Site Plan (Design Review) and the attached conditions

APPLICABLE REGULATIONS: This project is subject to several regulations:

- The California Environmental Quality Act (CEQA)
- State Planning and Zoning Law
- City of Winters General Plan
- City of Winters Zoning Ordinance

PROJECT NOTIFICATION: Public notice advertising for the public hearing on this project was prepared by the Community Development Department's Administrative Assistant in accordance with notification procedures set forth in the City of Winters' Municipal Code and State Planning Law. Two methods of public notice were used: a legal notice was published in the *Winters Express* on Thursday, January 21, 2009 and notices were mailed to all property owners who own real property within three hundred feet of the project boundaries for the 30-day review of the Initial Study/Mitigated Negative Declaration. It was noticed again in the *Winters Express* on Thursday, February 19, 2009. Copies of the staff report and all attachments for the proposed project have been on file, available for public review at City Hall since Thursday, February 19, 2009.

RECOMMENDED FINDINGS FOR THE CITY OF WINTERS WASTEWATER TREATMENT PLANT SOLAR ARRAY PROJECT

General Findings:

1. Notice of Hearing has been given at the time and in the manner required by state law and city code.

Findings for Adoption of Mitigated Negative Declaration

1. The Planning Commission has considered the proposed Mitigated Negative Declaration before making a decision on the project.
2. The Planning Commission has considered comments received on the Mitigated Negative Declaration during the public review process.
3. The Planning Commission finds that the environmental checklist/initial study identified potentially significant effects, but: a) mitigation measures agreed to by the Applicant before the mitigated negative declaration and initial study were released for public review would avoid the effects or mitigate the effects to a point where clearly no significant impact would occur; and b) there is no substantial evidence, in light of the whole record before the City, that the project as revised to include the mitigation measures may have a significant effect on the environment.
4. The Mitigated Negative Declaration reflects the independent judgment and analysis of the City of Winters.

5. The Mitigated Negative Declaration has been prepared in compliance with CEQA and the State CEQA Guidelines, and as amended/revised is determined to be complete and final.
6. The custodian of the documents, and other materials, which constitute the record of proceedings is the Community Development Director. The location of these items is the office of the Community Development Department at City Hall, 318 First Street, Winters, California 95694.
7. The Mitigation Monitoring Plan is hereby adopted to ensure implementation of mitigation measures identified in the Mitigated Negative Declaration. The Planning Commission finds that these mitigation measures are fully enforceable as conditions of approval of the project, and shall be binding on the Applicant, future property owners, and affected parties.
8. The Planning Commission hereby adopts the City of Winters Wastewater Treatment Plant Solar Array Project Mitigated Negative Declaration.

General Plan and Zoning Consistency Findings:

1. The project is consistent with the goals and policies of the General Plan. The General Plan designates the project site as Public/Quasi-Public and this designation provides for government-owned facilities, public and private schools, and quasi-public uses such as hospitals, churches, and similar and compatible uses. The project will result in the installation of two adjacent 400-foot x 80-foot solar panel arrays.
2. The project is consistent with the provisions of the Zoning Ordinance. The project site is zoned Public/Quasi-Public (PQP) and major utility services are permitted uses in this zone. The project will result in the installation of two adjacent 400-foot x 80-foot solar panel arrays.

RECOMMENDATION: Staff recommends approval of the project by making an affirmative motion as follows:

I MOVE THAT THE WINTERS PLANNING COMMISSION ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM AND APPROVE THE SITE PLAN (DESIGN REVIEW) OF THE CITY OF WINTERS WASTEWATER TREATMENT PLANT SOLAR ARRAY PROJECT SUBJECT TO THE FINDINGS OF FACT AND CONDITIONS OF APPROVAL.

ALTERNATIVES: The Commission can elect to modify any aspect of the approval or to deny the application. If the Commission chooses to deny the application, the

Commission would need to submit findings for the official record that would illustrate the reasoning behind the decision to deny the project.

CONDITIONS OF APPROVAL FOR THE CITY OF WINTERS WASTEWATER TREATMENT PLANT SOLAR ARRAY PROEJCT (SITE PLAN):

1. In the event any claim, action or proceeding is commenced naming the City or its agents, officers, and employees as defendant, respondent or cross defendant arising or alleged to arise from the City's approval of this project, the project Applicant shall defend, indemnify, and hold harmless the City or its agents, officers and employees, from liability, damages, penalties, costs or expense in any such claim, action, or proceeding to attach, set aside, void, or annul an approval of the City of Winters, the Winters Planning Commission, any advisory agency to the City and local district, or the Winters City Council. Project Applicant shall defend such action at Applicant's sole cost and expense, which includes court costs and attorney fees. The City shall promptly notify the Applicant of any such claim, action, or proceeding and shall cooperate fully in the defense. Nothing in this condition shall be construed to prohibit the City of Winters from participating in the defense of any claim, action, or proceeding, if City bears its own attorney fees and cost, and defends the action in good faith. Applicant shall not be required to pay or perform any settlement unless the applicant in good faith approves the settlement, and the settlement imposes not direct or indirect cost on the City of Winters, or its agents, officers, and employees, the Winters Planning commission, any advisory agency to the City, local district and the City Council.
2. The applicant shall submit complete infrastructure improvement plans prepared by a registered civil engineer to the City for review and approval by the City Engineer and Public Works Director. No building permits will be issues prior to the City's review and approval of the improvement plans. The plans shall be in compliance with the City of Winters' Engineering Design and Construction Standards.
3. The applicant shall submit a soils and geotechnical report upon submittal of the initial improvement plans package. The improvement plans shall be approved and signed by the soils engineer prior to the approval by the City.
4. If grading is involved in the construction of the canopy, grading shall be done In accordance with a grading plan prepared by the applicant's civil engineer and approved by the City Engineer. The amount of earth removed shall not exceed that specified in the approved grading plan. All grading work shall be performed in one continuous operation. The grading plans shall be included in the improvement plans. In addition to grading information, the grading plan shall indicate all existing trees, and trees to be removed as a result of the proposed development, if any.

5. Appropriate easements shall be required for City-maintained facilities located outside of City-owned property or the public right-of-way.
6. A hydrant use permit shall be obtained from the Public Works Department for water used in the course of construction.
7. The applicant shall obtain all required City permits (building, encroachment work, work within the public right-of-way, etc.) and pay all applicable fees (building, impact, encroachment, etc.)
8. The applicant shall report to the City building materials diverted from landfilling during the course of their project, pursuant to the provisions of City of Winters Ordinance No. 2002-03.
9. Final inspection for the building shall not be scheduled nor occupancy authorized until public improvements (if any) have been installed, inspected, and accepted by the City. Other infrastructure necessary for the project such as paving, landscaping, etc., shall be completed prior to final inspection of the buildings.
10. The City's Habitat Mitigation Program addresses impacts to Swainson's hawk by requiring habitat compensation according to the California Department of Fish and Game guidelines. Because the nearest known nest site is between 1 and 5 miles from the project site, a 0.75:1 replacement ratio is used, and, thus, compensation under the Habitat Mitigation Program would be approximately 1.5 acres.

The applicant shall provide a fee payment to the Yolo County Habitat Joint Power Authority for the loss of 1.5 acres of Swainson's hawk foraging habitat. The payment shall be provided based on the current fee schedule at the time work will begin. Evidence of fee payment shall be provided to the City prior to issuance of a grading permit or other project-related disturbance of the site. (Mitigation Measure #1)

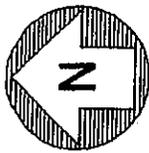
11. A preconstruction survey should be conducted if construction does not proceed before February 15. If no active nests are found, no further mitigation is necessary. If nesting burrowing owls are found onsite, they are protected through the establishment of a no-disturbance buffer that remains until young are fledged. This would result in postponing or curtailing construction activities until after the breeding season. If nesting burrowing owls are present, compensatory mitigation may also be required. Compensatory mitigation as described in the Habitat Mitigation Program includes habitat replacement of 6.5 acres per nesting pair of burrowing owls and the possible installation of artificial nesting structures on the mitigation site. (Mitigation Measure #2)

12. A preconstruction survey should be conducted if construction does not proceed before March 15. If an active nest is found, a no-disturbance buffer should be established around the nest and maintained until young are fledged. (Mitigation Measure #3)
13. If cultural resources (historic, archeological, paleontological, and/or human remains) are encountered during construction, workers shall not alter the materials or their context until an appropriately trained cultural resource consultant has evaluated the situation. Project personnel shall not collect cultural resources. Prehistoric resources include chert or obsidian flakes, projectil points, mortars, pestles, dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources may include stone or adobe foundations or walls, structures and remains with square nails, and refuse deposits often found in old wells and privies. (Mitigation Measure #4)
14. The project must comply with all requirements of the Winters Fire Department.
15. The applicant shall contact PG&E and other utility providers for their requirements. It is the developer's responsibility to notify these agencies of any required work on their facilities.
16. Fire protection facilities and requirements will need to be determined by the Winters Fire Department.

ATTACHMENTS:

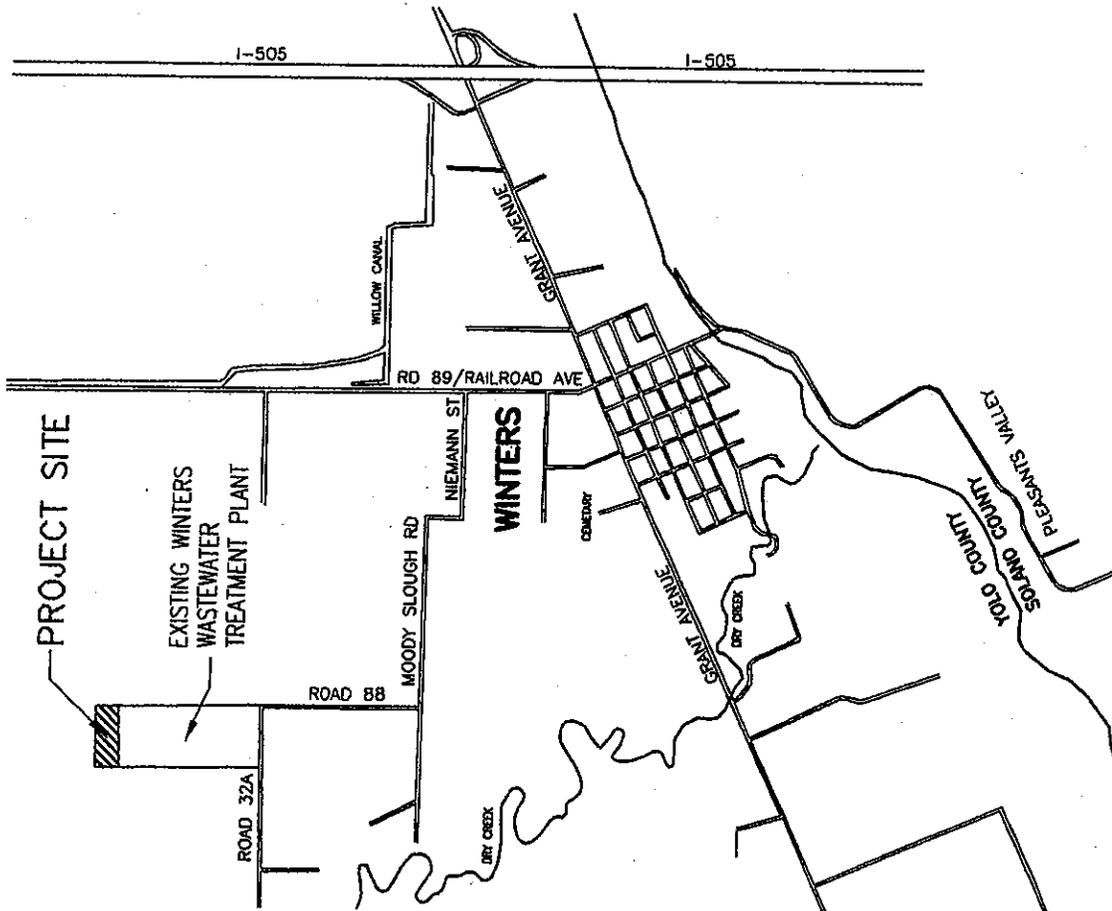
1. Project Site Map
2. Site Plan
3. Initial Study/Mitigated Negative Declaration

VICINITY MAP



SCALE: NOT TO SCALE

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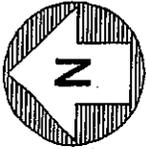
PROJECT NAME/LOCATION:

**groSolar SOLAR ARRAY
WINTERS, CA**

DESIGNED BY:	AJT	ISSUE DATE:	9/29/08
DRAFTED BY:	AJT	PROJECT NO.:	280660
CHECKED BY:	TAP	DWG FILENAME:	280660VicinityMap

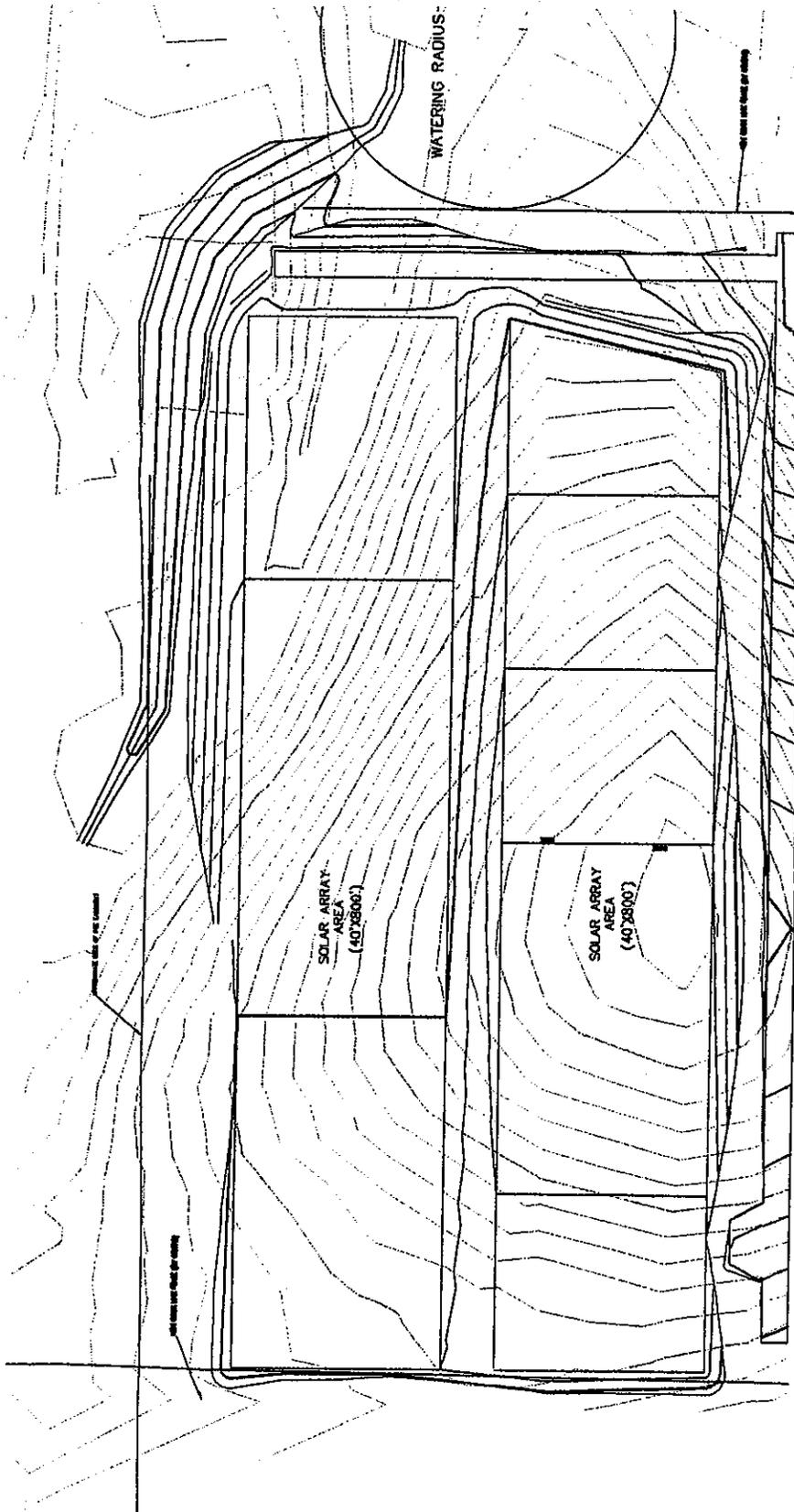


PHILLIPPI ENGINEERING
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 VACAVILLE, CA 95688
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SCALE: NOT TO SCALE

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SITE MAP

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DESIGNED BY:	AJT	ISSUE DATE:	9/29/08
DRAFTED BY:	AJT	PROJECT NO.:	280660
CHECKED BY:	TAP	DWG FILENAME:	280660SitePlan

PROJECT NAME/LOCATION:
groSolar SOLAR ARRAY
WINTERS, CA

ENVIRONMENTAL CHECKLIST AND INITIAL STUDY

Project Title: Winters Wastewater Treatment Plant (WWTP)
Solar Array Project

Lead Agency Name and Address: City of Winters
Community Development Department
318 First Street
Winters, CA 95694

Contact Person and Phone Number: Nelia Dyer, Community Development Director
(530) 795-4910, x114

Project Location: The project site is in the northwestern corner of the WWTP property, which is located north and south of County Road 32A and immediately west of County Road 88. Currently used by the WWTP as a spray field, the site is immediately north of Pond 1 and extends approximately 400 feet north of the perimeter fence surrounding the treatment ponds.

Project Sponsor's Name and Address: Elliot Landes, Project Manager
City of Winters
318 First Street
Winters, CA 95654

General Plan Designation(s): Public/Quasi-Public (PQP)

Zoning: Public/Quasi-Public (PQP)

Existing Conditions: Other than the WWTP facility, the project site is within an open annual grassland landscape. Most of the surrounding lands are uncultivated grasslands used for cattle grazing; however, there are cultivated fields nearby. The landscape is gently rolling with elevations ranging from 150 to 250 feet above sea level, and topographically complex with a network of hills and hummocks separated by numerous small seasonal drainages and swales typical of the Interior Coast Range Foothills along the western edge of the Central Valley.

The site consists entirely of annual grassland, much of which has been disturbed by vehicle use, past grading, and grazing. There are no trees or shrubs on or in the immediate vicinity of the project site. A swale extends generally northwest to southeast through the northern portion of the project site and opens to a small, shallow basin just east of the array field. While these features support seasonal runoff, they do not support wetland features or habitat used by wetland-dependent species and are likely not jurisdictional. There are no other biologically unique features or habitats on the project site.

Project Description: The project includes the installation of two adjacent 40-foot x 800-foot solar panel arrays on an approximately 2-acre site immediately north of the City's WWTP facility. The solar array would provide solar-generated electricity to power the WWTP facility. The project will include site grading and installation of the solar panels and associated electrical infrastructure. The facility will be automated and require minimal on-site activity and maintenance.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement). U.S. Army Corps of Engineers; Central Valley Regional Water Quality Control Board; Yolo County Environmental Health Department; and California Department of Fish and Game.

Other Project Assumptions: The Initial Study assumes compliance with all applicable State, Federal, and Local Codes and Regulations including, but not limited to, City of Winters Improvement Standards, the California Building Code, the State Health and Safety Code, and the State Public Resources Code.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below potentially would be significantly affected by this project, as indicated by the checklist on the following pages.

- | | |
|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Population and Housing |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Geology and Soils | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> None Identified |

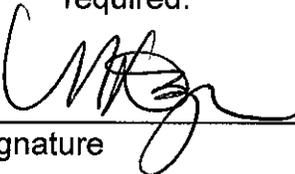
DETERMINATION:

On the basis of this initial evaluation:

- 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 described in the 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 the earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Proposed Project. Nothing further is required.



Signature

1-21-09

Date

Nelia Dyer, Community Dev. Director
Printed Name

Community Development Department
Lead Agency

ENVIRONMENTAL CHECKLIST

Introduction

Following is the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the Proposed Project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project-specific mitigation measures recommended as appropriate as part of the Proposed Project.

For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Potentially Significant Unless Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The project would not have any impact.

Instructions

1. A brief evaluation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency 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 lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, potentially significant unless mitigation is incorporated, 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. “Potentially Significant Unless Mitigation Incorporated” means “Less Than Significant With Mitigation Incorporated”. It applies where incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact”. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
5. Earlier analyses may be used where, pursuant to tiering, a program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used – Identify and state where available for review.
 - b. Impacts Adequately Addressed – Identify which effects from the above checklist were within the scope of and adequately addressed 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 “Potentially Significant Unless Mitigation Incorporated” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources in the form of a source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue area should identify: a) the significance criteria or threshold, if any, used to evaluate each question; and b) the mitigation measures identified, if any, to reduce the impact to less than significant.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
1. AESTHETICS. <i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a. **No Impact.** The project site is located on a vacant parcel with vegetation consisting of wild grasses, just north of the existing Winters Wastewater Treatment Plant (WWTP). The remaining land surrounding the project site is currently vacant. There are no scenic vistas in the project area, and none that would be destroyed by the proposed project.
- b. **No Impact.** There are no scenic resources such as rock outcroppings, trees, or state highways in the project vicinity. In addition, there are no wild or scenic rivers within view of the project area.
- c. **No Impact.** The site is currently an open grassy field next to vacant land and the WWTP; therefore, the project is not considered to substantially degrade the existing visual character given the condition of the surrounding property.
- d. **Less Than Significant Impact.** The panels are engineered with low glare tempered glass to absorb as much light (energy) as possible and designed with anti-reflective surfaces. Over 90 percent of the light is absorbed to the PV panels, leaving less than 10 percent that could be reflected. Panel height off the ground will be between 4.5 to 7.5 feet. Night lighting will not be installed at the project site.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p>2. AGRICULTURE RESOURCES: <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</i></p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
<p>b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
<p>c. Involve other changes in the existing environment which, due to their location or nature, could result in loss of Farmland, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■

Discussion

- a. **No Impact.** The project site contains no agricultural lands or land that can be classified as Farmland of any of the above types. (Prime, Unique, or of Statewide Importance) (California Department of Conservation 2006).
- b. **No Impact.** As indicated above, the site is not located on agricultural lands and is not subject to a Williamson Act contract. The site is not zoned for agricultural use.
- c. **No Impact.** As indicated above, the site is not located on agricultural land, and the project will not have any affect upon existing agricultural operations in the vicinity.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
3. AIR QUALITY. <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a. **Less Than Significant Impact.** The Yolo-Solano Air Quality Management District is currently a non-attainment area for ozone (state and federal ambient standards) and Particulate Matter (state ambient standards). While air quality plans exist for ozone, none exists (or is currently required) for PM₁₀.

To comply with the California and Federal Clean Air Acts, the YSAQMD in cooperation with other air districts, monitors and regulates air emissions with the goal of bringing the Sacramento Air Basin into attainment for ozone and PM₁₀. Regulations include adopted measures, emission inventories, contingency measures, and demonstration of emission reductions so the region will reach attainment of current ozone and particulate matter under 10 microns (PM₁₀) standards. The proposed project would not conflict with or obstruct implementation of applicable air quality plans, because the project is consistent with land uses planned for the site in the City General Plan since at least 1992. Build-out of the City's 1992 General Plan is included in the air emissions inventory for the Sacramento region which is included in applicable air quality plans. Therefore, this is a less-than-significant impact.

b. **Less Than Significant Impact.** Development projects are most likely to violate an air quality standard or contribute substantially to an existing or projects air quality violation through general of vehicle trips. New vehicle trips add to carbon monoxide concentrations near streets providing access to the site. Carbon monoxide is an odorless, colorless poisonous gas whose primary source is

automobiles. Concentrations of this gas are highest near intersections of major roads.

The project will not increase the amount of vehicle trips to and from the site. Solar photovoltaic systems do not emit any air pollutants while in operation.

Project construction will result in ground disturbance of the 2-acre construction area over approximately 3 months. Using URBEMIS, a program to model air pollution from a variety of land use projects, including construction, it was found that construction of the solar panels, even without the use of any BMPs or Mitigation measures, did not result in exceedance of any threshold of significant for construction emissions either as a result of ground disturbing activities or the operation of construction equipment. The results of the URBEMIS analysis are attached in Appendix A.

- c. **Less Than Significant Impact.** The operation of solar PV systems does not result in any air emissions. Construction emissions would not result in a cumulatively considerable net increase of any criteria pollutant for which the region is in non-attachment if all of the above mentioned mitigation is implemented.
- d. **Less Than Significant Impact.** The project will not result in an increase in population or result in new sources of stationary or ongoing permanent mobile emissions. Given the short-duration, the nature of construction activities and implementation of BMPs, consistent with City requirements, the project will not significantly contribute to existing or projected air quality violations, and thus, will not result in a cumulatively considerable net increase for ozone or PM₁₀, or expose sensitive receptors to substantial pollutant concentrations.
- e. **Less Than Significant Impact.** The purpose of the project is to reduce electricity costs to the City of Winters and demand on the local utility grid. The operation of solar PV panels will not create objectionable odors; however, during construction, the various diesel-powered vehicles and equipment in use on the site would create odors. These odors are temporary and not likely to be noticeable much beyond the project boundaries.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
4. BIOLOGICAL RESOURCES.				
<i>Would the project:</i>				
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 Game or US Fish and Wildlife Service?	□	■	□	□
b. Have a substantial adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	□	□	■	□
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	□	□	■	□
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	□	■	□	□
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	□	□	■	□
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	□	□	■	□

Discussion

a, b,c,d

Less Than Significant Impact with Mitigation (a,d) and Less than Significant Impact (b,c) Estep Environmental Consulting conducted a reconnaissance-level site assessment of the project site to determine potential biological resources issues on December 10, 2008 (Appendix B). Specifically, vegetation, topographical, and drainage characteristics as well as wildlife habitats and occurrences were documented. The potential for special-status species occurrence was also evaluated. Binoculars were used to document wildlife species occurrences and digital photos were taken of the site and surrounding area.

The site consists entirely of annual grassland, much of which has been disturbed by vehicle use, past grading, and grazing. There are no trees or shrubs on or in the immediate vicinity of the project site. A swale extends generally northwest to southeast through the northern portion of the project site and opens to small shallow basin just east of the array field. While these features support seasonal runoff, they do not support wetland features or habitat used by wetland-dependent species and are likely not

jurisdictional. There are no other biologically unique features or habitats on the project site.

Wildlife use of the site includes grassland-associated birds, mammals, and reptiles typical of the surrounding area. Several raptor species (e.g., red-tailed hawk, northern harrier, white-tailed kite) likely forage on the site. Black-tailed jackrabbits were observed and evidence of pocket gophers, meadow voles, and California ground squirrel was noted.

Because of the small size of the project site, the degraded conditions, its close proximity to the existing facility, and the minimal ground disturbance required for installation of the solar array, the project would have negligible impacts on biological resources.

Special-status Wildlife. Several special-status wildlife species have potential to occur in the vicinity of the project site. Each is briefly addressed below.

- Swainson's hawk. This species is listed as state-threatened and is known to occur near the project site and throughout the low-lying areas of Yolo County. The nearest reported nest site is approximately 2.5 miles east of the project site. Swainson's hawks nest in trees and forage in grasslands and agricultural habitats. There is no potential for this species to nest on or in the immediate vicinity of the project site due to the lack of trees; however, the site is considered suitable foraging habitat for Swainson's hawks.
- Western burrowing owl. This species is state species of special concern and is known to occur in the vicinity of the project site. Burrowing owls nest and overwinter in underground burrows, typically those created by ground squirrels, and forage in grassland and pastureland habitats. There are no active winter burrows on the project site and only two ground squirrel burrows were noted during the site visit. The species is known to nest nearby just south of Moody Slough Road and likely nests elsewhere in the surrounding grassland landscape. While the species may occasionally use the project for foraging, the site visit confirmed that there are no active winter burrows and limited potential for nesting burrowing owls.
- White-tailed kite. This species is a state fully protected species and is also known to occur in the vicinity of the project site. It nests in trees and forages in grassland and agricultural habitats. There are no nesting opportunities for this species on or near the project site, but it could occasionally use the project site for foraging.
- Northern harrier. This species is a state species of special concern and is known to nest in the vicinity of the project site. Northern harriers nest on the ground and could potentially nest in the

grassland habitats on the site. This species also forages in grasslands and likely uses the project site for foraging.

- Loggerhead Shrike. This species is a state species of special concern and is known to nest in the vicinity of the project site. It nests in small trees or shrubs and forages in grassland and agricultural habitats. There is no available nesting habitat for this species on the project site, but the species may occasionally use the project site for foraging.

There is no habitat available for other species that potentially occur in the area, including the federally listed valley elderberry longhorn beetle and federally listed aquatic invertebrates.

Special-status Plants. Several special-status plant species have potential to occur in grassland habitats in the vicinity of the project site, including:

- Dwarf downingia (CNPS List 2)
- Round-leaved filaree (CNPS List 2)
- Fragrant fritillary (CNPS List 1B)
- Adobe lily (CNPS List 1B)
- Brewer's western flax (CNPS List 1B)

Presence or absence of these species can be confirmed through surveys conducted during their spring/summer flowering periods; however, each of these species has low potential to occur on the project site due to the disturbed conditions.

Wetlands. An initial wetland survey was conducted on the site earlier this year by Valley Environmental Consulting. As noted above, there is a swale that extends through a portion of the site that connects with a shallow basin just east of the site. While this feature collects storm water runoff, it does not support wetland characteristics that would provide habitat for wetland-associated wildlife, nor does it appear to be a jurisdictional feature.

Recommendations

The approximately two-acre project site is contiguous with the existing WWTP facility and would provide solar-generated electricity to power the facility. The site consists entirely of disturbed annual grasslands and has been used as a spray field by the WWTP. The site supports no unique biological features, no trees or shrubs, and is degraded from prior grading activities, vehicle use, and grazing. Overall impacts to biological resources are considered negligible. However, there is potential for minor impacts to several special-status species. The following are mitigation measures for avoidance/minimization of impacts.

Swainson's Hawk

The site represents suitable foraging habitat for this species. The following mitigation measure will reduce potential impacts to Swainson's hawk foraging habitat to a less-than-significant level:

Mitigation Measure #1

The City's Habitat mitigation Program addresses impacts to Swainson's hawk by requiring habitat compensation according to California Department of Fish and Game guidelines. Because the nearest known nest site is between 1 and 5 miles from the project site, a 0.75:1 replacement ratio is used, and thus compensation under the Habitat Mitigation Program would be approximately 1.5 acres.

The applicant shall provide a fee payment to the Yolo County Habitat Joint Powers Authority for the loss of 1.5 acres of Swainson's hawk foraging habitat. The payment shall be provided based on the current fee schedule at the time work will begin. Evidence of fee payment shall be provided to the City prior to issuance of a grading permit or other project-related disturbance of the site.

Western Burrowing Owl

The project site represents suitable foraging habitat for this species, and limited potential for nesting. The City's Habitat Mitigation Program also relies on the California Department of Fish and Game's standard guidelines to mitigate impacts on this species. The following mitigation measure will reduce potential impacts to nesting birds to a less-than-significant level:

Mitigation Measure #2

A preconstruction survey should be conducted if construction does not proceed before February 15. If no active nests are found, no further mitigation is necessary. If nesting burrowing owls are found onsite, they are protected through the establishment of a no-disturbance buffer that remains until young are fledged. This would result in postponing or curtailing construction activities until after the breeding season. If nesting burrowing owls are present, compensatory mitigation may also be required. Compensatory mitigation as described in the Habitat Mitigation Program includes habitat replacement of 6.5 acres per nesting pair of burrowing owls and the possible installation of artificial nesting structures on the mitigation site.

Northern Harrier

The project site supports foraging habitat and limited nesting habitat for this species. The City's Habitat Mitigation Program prohibits the destruction of active raptor nests according to California Fish and Game Code 3503.5. The following mitigation measure will reduce potential impacts to nesting birds to a less-than-significant level:

Mitigation Measure #3

A preconstruction survey should be conducted if construction does not proceed before March 15. If an active nest is found, a no-disturbance buffer should be established around the nest and maintained until young are fledged.

e, f.

Less Than Significant Impact. No Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan has been adopted for the project site. The County and cities are in the process of developing such a document, but it

is not complete. This project would have no effect on this plan and is not subject to it. For this reason, this impact would be less-than-significant.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
5. CULTURAL RESOURCES. <i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a-b. **Potentially Significant Unless Mitigation Incorporated.** No historic or archaeological sites have been recorded within the project area according to a report prepared by the North Central Information Center of the California Archaeological Inventory for the City of Winters Wastewater Treatment Plant Master Plan (1996). However, Native Americans in this portion of Yolo County prior to Euro-American contact tended to frequent alluvial plains, midslope terraces, and seasonal water sources such as those located on the wastewater facility site.

Although no evidence of prehistoric or historic resources was observed in the area, there is always the possibility that unidentified resources could be encountered on or below the surface during grading and construction and trenching of utility lines. With the applicant's agreement to accept and implement the following mitigation measure related to unknown sub-surface cultural resources, the potential for impact would be mitigated to a less-than-significant level by ensuring that such resources are evaluated and protected as appropriate.

Mitigation Measure #4

If cultural resources (historic, archeological, paleontological, and/or human remains) are encountered during construction, workers shall not alter the materials or their context until an appropriately trained cultural resource consultant has evaluated the situation. Project personnel shall not collect cultural resources. Prehistoric resources include chert or obsidian flakes, projectile points, mortars, pestles, dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources may include stone or adobe foundations or walls, structures and remains with square nails, and refuse deposits often found in old wells and privies.

c. No paleontological resources are known or suspected and no unique geologic features exist on the project site. However, the potential exists during construction to uncover previously unidentified resources. Implementation of the

mitigation measure identified above will mitigate this potential impact to less-than-significant levels.

- d. No human remains are known or predicted to exist in the project area. However, the potential exists during grading, construction or utility trenching to uncover previously unidentified resources. Section 7050.5 of the California Health and Safety Code states that, when human remains are discovered, no further site disturbance shall occur until the county coroner has determined that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and the remains are recognized to be those of a Native American, the coroner shall contact the Native American Heritage Commission within 24 hours. Compliance with this law and the mitigation measure would ensure that impacts on human remains are less than significant.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
6. GEOLOGY AND SOILS. <i>Would the project:</i>				
a. Expose people or structures to 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.	□	□	■	□
ii. Strong seismic ground shaking?	□	□	■	□
iii. Seismic-related ground failure, including liquefaction?	□	□	■	□
iv. Landslides?	□	□	■	□
b. Result in substantial soil erosion or the loss of topsoil?	□	□	■	□
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?	□	■	□	□
d. Be located on expansive soils, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	□	■	□	□
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	□	□	□	■

Discussion

ai, ii. **Less Than Significant Impact.** There are no known faults within the City of Winters. The Concord-Green Fault is the closest known active fault, and is located approximately 22 miles west of Winters, according to the California Division of Mines and Geology.

The Alquist-Priolo Special Studies Zones Act of 1972 regulates development near active faults to mitigate the hazard of surface fault rupture and prohibits the development of structures for human occupancy across the traces of active faults. The project site is not located within an Alquist-Priolo Special Studies Zone.

The City is located in an area of relatively low seismic activity. According to the Seismic Risk Map of the United States, Winters is in Zone 3. Within Zone 3, the

potential for earthquakes is low; however, there is the possibility for major damage (VIII to X on the Modified Mercalli Scale from a nearby earthquake). A rating of VIII to X on the Modified Mercalli Scale generally means the Richter scale magnitude would be between 6.0 to 7.9. Effects associated with this intensity range from difficulty standing to broken tree branches to damage to foundations and frame structures to destruction of most masonry and frame structures.

Any major earthquake damage on the project site is likely to occur from ground shaking and seismically-related ground and structural failures. Local soil conditions, such as soil strength, thickness, density, water content, and firmness of underlying bedrock affect seismic response. Seismically-induced shaking and some damage should be expected to occur during an event, but damage should be no more severe in the project area than elsewhere in the region. Framed construction on proper foundations constructed in accordance with Uniform Building Code requirements is generally flexible enough to sustain only minor structural damage from ground shaking. Therefore, people and structures would not be exposed to potential substantial adverse effects involving strong seismic ground shaking, and this would be a less-than-significant impact.

- a.iii. **Less Than Significant Impact.** The site lies in an area of potentially severe seismicity with soils of poor to fair stability (WWTP EIR 1996). As a result, development at the site could experience severe episodes of ground shaking, soil instability or liquefaction; however, this project is determined to have a less than significant impact because the facility proposed is a stand-alone structure and will not people for residence or work.
- a.iv. **No Impact.** The possibility for landslides to occur at the site is negligible because there are no steep slopes in the area.
- b. **Less Than Significant Impact.** The majority of the project site exhibits evidence of prior ground disturbance, which is likely associated with vehicle use, past grading, and grazing. The majority of the project site consists of relatively flat areas that do not have a high susceptibility to erosive processes. The site is currently an open field without impermeable surfaces. The implementation of a storm water pollution prevention plan (SWPPP) required for compliance with the National Pollutant Discharge Elimination System (NPDES) will ensure the impacts remain less than significant.
- c. **Less Than Significant Impact.** Geologic hazards such as slope instability, lurching, lateral spreading, or fault rupture are considered to be unlikely due to the relatively flat terrain and the distance from a known active fault.
- d. **Less Than Significant Impact.** The proposed project would not include construction of habitable structures and as such is not expected to create substantial risks to life or property.
- e. **No Impact.** The project does not propose the use or construction of septic tanks or alternative wastewater disposal systems.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
7. HAZARDS AND HAZARDOUS MATERIALS.				
<i>Would the project</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	■	☐
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?	☐	☐	■	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	■	☐
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?	☐	☐	☐	■
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 for people residing or working in the project area?	☐	☐	☐	■
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	■
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	■
h. Expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	■

Discussion

a. **Less Than Significant Impact.** Once the panels are installed, the site would not require the routine transport or disposal of hazardous materials. Heavy equipment using gas, diesel fuels, oils, and lubricants would be used on site during construction presenting a small potential for accidental spill of these materials. The storage, safe handling, and use of construction related hazardous materials would be in accordance with applicable federal, state, and local laws. To comply with the Regional Water Quality Control Board (RWQCB) NPDES Construction Permit, a SWPPP was prepared and will need to be approved by the RWQCB. A SWPPP was prepared and is attached as Appendix C. The SWPPP designates area surrounded by berms in which vehicle fuel storage, non-hazardous storage, and areas for loading and unloading are permitted.

The operation of the project would not involve the use of hazardous materials. There are no liquid components contained within the solar panels. Given this, there are no reasonably foreseeable accidents involving the storage and use of these materials on site during operation.

- b. **Less Than Significant Impact.** The installation of a PV system does not pose a significant hazard to the public in upset and accident conditions. The panels are layered pieces of glass and silicon and if they were to break, it would not result in the release of hazardous materials.
- c. **No Impact.** The operation of the PV installation does not involve the release of hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or waste. There are no schools within one-quarter mile of the project site.
- d. **No Impact.** The project is not located on a site that is included on a list of hazardous materials sites compiled by the Yolo County Environmental Health Department-Hazardous Waste Site Files pursuant to Government Code 65962.5.
- e. **No Impact.** The project site is not within two miles of a public airport, and is not within the runway clearance zones established to protect the adjoining land uses in the vicinity from noise and safety hazards associated with aviation accidents. Therefore, there would be no impact.
- f. **No Impact.** There are no private airstrips in proximity of the project site, so there would be no impact.
- g,h. **No Impact.** The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project will not result in increased wildfire threat and will not change exposure to wildland fires.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
8. HYDROLOGY AND WATER QUALITY				
<i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?	☐	☐	■	☐
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	■
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	■	☐
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	■	☐
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems to control?	☐	☐	■	☐
f. Otherwise substantially degrade water quality?	☐	☐	■	☐
g. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	■
h. Place within a 100-year floodplain structures which would impede or redirect flood flows?	☐	☐	☐	■
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	■
j. Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	■

Discussion

a.f. **Less Than Significant Impact.** Surface water quality can be adversely affected by erosion during project construction, or after the project is completed, if urban contaminants in stormwater runoff are allowed to reach a receiving water (e.g., Putah Creek). Construction activities disturbing one or more acres are required by the RWQCB to obtain a General Construction Activity Stormwater Permit and a NPDES permit. These permits are required to control both construction and operation activities that could adversely affect water quality. Permit applicants are required to prepare and retain at the construction site a SWPPP that

describes the site, erosion and sediment controls, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion control measures and maintenance responsibilities, and non-stormwater management controls. Dischargers are also required to inspect construction sites before and after storms to identify stormwater discharge from construction activity, and to identify and implement controls where necessary.

The proposed project is composed of approximately 2 acres, and thus would fall subject to these requirements. Compliance with these required permits would ensure that runoff during construction of the project site would ensure that runoff does not substantially degrade water quality.

- b. **No Impact.** The project would not deplete groundwater supplies or interfere with groundwater discharge. No groundwater wells would be installed for the project.
- c. **Less Than Significant Impact.** The project will not alter existing drainage patterns such that substantial erosion or siltation would occur on or off-site. The project will incorporate best management practices during construction to manage erosion.
- d. **Less Than Significant Impact.** There are no streams or rivers in the project vicinity that area proposed to be altered by the project. The grading will not cause significant erosion at the site.
- e. **Less Than Significant Impact.** The net area of the solar panels will constitute an increase in impervious surface, which increases runoff rate and volume. The site will be split up into super-pads for the placement of the solar array and foundation. The drainage of the southern pad will drain from the center toward the east and west into existing swales. The drainage of the northern pad will drain from west to east into existing swales. Therefore, the water will drain onto pervious surfaces.
- g. **No Impact.** The project does not propose to build housing.
- h. **No Impact.** The project is not located in a 100-year flood zone. The proposed project would not place structures in a manner that would impede or redirect flood flows within a 100-year flood hazard area.
- i. **No Impact.** The project is not located in a flood hazard area and will not impact the flow from any such areas.
- j. **No Impact.** The project does not proposed the construction of permanent habitable structures and is not located near a major body of water that could expose people or structures to seiche, tsunami, or mudflow.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
9. LAND USE AND PLANNING.				
<i>Would the project:</i>				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plans, policies, or regulations of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating on environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a. **No Impact.** The project will not physically divide an established community. The solar installation will be located in an open field, adjacent to the WWTP and vacant land.
- b. **No Impact.** The solar installation does not conflict with any land use plan, policy or regulation of any agency with jurisdiction over the project. The project is consistent with the Vacaville General Plan and zoning ordinance.
- c. **Less Than Significant Impact.** Refer to Biological Section Response f.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
10. MINERAL RESOURCES.				
<i>Would the project:</i>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a,b. **No Impact.** The project site is not designated as a mineral resource zone or locally important mineral resource recovery site. The construction of the project would not result in the loss of any known mineral resources.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
11. NOISE. <i>Would the project result in:</i>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a. **Less Than Significant Impact.** Once constructed, the installation would not increase ambient noise levels as a result of operation. Operation of the panels is silent; there is not humming, bussing, clicking or any other noise.

Construction noise is considered a less than significant impact because of the temporary nature of the noise and because the hours of construction are limited during the day by City of Winters Municipal Code.

b. **Less Than Significant Impact.** The construction of the project will result in noise from construction machinery and vehicles and temporarily expose persons to some groundborne vibration and noise. Construction related noise is temporary. No generation of ground borne vibration or ground borne noise is associate with the PV panel operation.

c. **No Impact.** The operation of the photovoltaic (PV) system does not produce any noise. They do not shake, vibrate, buzz, or whistle while in operation.

d. **Less Than Significant Impact.** There will be temporary and periodic increase in the ambient noise levels at the site resulting from project construction.

However, because the noise would be temporary and limited to daytime hours by the City of Winters Municipal Code, the impact is considered less than significant.

- e. **Less Than Significant Impact.** The nearest public airport is over 2 miles away and the project site is not within an airport land use plan. The operation of the panels does not produce noise and would not expose people working in the area to excessive noise levels.
- f. **No Impact.** The project site is not located near a private airstrip and would not be exposed to noise from the private airstrip.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
12. POPULATION AND HOUSING. <i>Would the project:</i>				
a. Induce substantial 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a. **No Impact.** The project does not propose to build new residential or commercial development that would result in substantial population growth. The project will install a solar PV system that will offset the electricity demand of the WWTP facility. It does not induce substantial population growth either directly or indirectly.
- b. **No Impact.** Activities associated with the proposed project will not displace existing housing or necessitate the construction of replacement housing.
- c. **No Impact.** The project will not displace the local population or necessitate the construction of replacement housing.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p>13. PUBLIC SERVICES. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i></p>				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■

Discussion

- a. **No Impact.** The project consists of installation of a solar PV system. The project would not create a fire hazard or affect access to the project site or adjacent properties. Therefore, construction and operation of the project would not affect fire protection at the site or within the service area.
- b. **No Impact.** The project consists of installation of a solar PV system. The PV system would be fenced and would not require the provision or alteration of any police protection facilities or the need for new police protection facilities.
- c. **No Impact.** The proposed project does not include the construction of any new housing units or induce population growth and, therefore, would not increase the need for additional schools.
- d. **No Impact.** The proposed project would not require the provision or alternation of any recreational facilities or the need for new facilities. The project will not cause an increase in population, or result in a decrease in existing recreational opportunities. Therefore, the project will have no impact on parks.
- e. **No Impact.** No other public facilities would be adversely affected by the proposed project.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
14. RECREATION/PARKS				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a. **No Impact.** The project will not cause an increase in population or an increase in the use of existing neighborhood or regional parks or recreational facilities, nor result in substantial deterioration to any recreational facilities. Therefore, the project will have no impact on these recreational resources.

- b. **No Impact.** The project does not propose the construction or expansion of any recreational facilities. As a result, there will be no adverse physical effect on the environment resulting from the alteration or creation of any new or existing facilities.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
15. TRANSPORTATION/CIRCULATION. <i>Would the project:</i>				
a. Cause an increase in traffic which is substantial in relation to the existing load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a,b. **Less Than Significant Impact.** The project will install an unmanned solar PV facility. There may be a short-term local impact on traffic during construction from construction workers and for construction material deliveries to the site. Operation of the facility would involve infrequent visits by a maintenance crew to clean panels or repair people to fix any malfunctions.

Given the temporary and short-term duration of the construction activities, increased traffic is not considered significant. The project does not require any changes to roadway design nor will it permanently generate increased vehicle trips or traffic congestion.

c. **No Impact.** The proposed project will not result in a change in air traffic patterns.

- d. **No Impact.** The project will install a structure on public property and will not affect roadway design or add incompatible land uses to the area.
- e. **No Impact.** The project will not result in inadequate emergency access.
- f,g. **No Impact.** The facility is an unmanned facility and does not require parking. The project will not conflict with adopted alternative transportation plans or facilities related to alternative transportation (bus/train routes or facilities, bicycle routes, etc.)

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
16. UTILITIES AND SERVICE SYSTEMS.				
<i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	□	□	□	■
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	□	□	□	■
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	□	□	□	■
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	□	□	□	■
e. 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?	□	□	□	■
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	□	□	□	■
g. Comply with federal, state, and local statutes and regulations related to solid waste?	□	□	□	■

Discussion

- a. **No Impact.** The project does not involve wastewater treatment and, therefore, would not exceed wastewater treatment requirements.
- b. **No Impact.** The project involves the installation of a solar PV system. New facilities or expansion of existing facilities are not required as a result of the project.
- c. **No Impact.** The project does not involve the construction of new storm water drainage facilities or expansion of existing facilities.
- d. **No Impact.** The project does not require water to operate.
- e. **No Impact.** The operation of a solar PV system does not generate wastewater.
- f. **No Impact.** The operation of a solar PV system does not generate solid waste. The project will not affect the capacity of the landfill that services the City of Winters.

- g. **No Impact.** There is no solid waste generated by the proposed project. The project is not affected by federal, state, and local regulations related to solid waste.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
17. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to 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, 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?	□	■	□	□
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)?	□	□	■	□
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	□	■	□	□

Discussion

- a. **Less Than Significant With Mitigation.** No important examples of major periods of California history or prehistory in California were identified, and mitigation identified in Section 5 would ensure that subsurface resources, if present, would be protected.

As described in Section 4 (Biological Resources), the project will result in impacts to 2 acres of Swainson’s hawk foraging habitat and could impact burrowing owls and other nesting birds.

Per CEQA Guidelines, Section 15065, “a lead agency shall find that a project may have a significant effect on the environment and thereby require an EIR to be prepared for the project where there is substantial evidence, in light of the whole record, that any of the following conditions may occur:”

15065(a)(1) The project has 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; or substantially reduce the number or restrict the range of an endangered, rare, or threatened species.

The impacts to biological resources resulting from the proposed project do not meet the conditions in Section 15065(1). Impacts to 2 acres of grassland are relatively small and will not substantially reduce the amount of habitats for

species that utilize this community. Similarly the loss of these habitats will not cause these species to drop below self-sustaining levels, threaten to eliminate a community, or substantially reduce the number or restrict the range of these species. Consequently, preparation of an EIR is unnecessary.

- 15065(b) (1) Where, prior to the commencement of preliminary review of an environmental document, a project proponent agrees to mitigation measures or project modifications that would avoid any significant effect on the environment specified by subsection (a) or would mitigate the significant effect to a point where clearly no significant effect on the environment would occur, a lead agency need not prepare an environmental impact report solely because, without mitigation, the environmental effects at issue would have been significant.
- (2) Furthermore, where a proposed project has the potential to substantially reduce the number or restrict the range of an endangered, rare or threatened species, the lead agency need not prepare an EIR solely because of such an effect, if:
- (A) The project proponent is bound to implement mitigation requirements relating to such species and habitat pursuant to an approved habitat conservation plan or natural community conservation plan;
 - (B) The state or federal agency approved the habitat conservation plan or natural community conservation plan in reliance on an environmental impact report or environmental impact statement; and
 - (C)
 - 1. Such requirements avoid any net loss of habitat and net reduction in number of the affected species, or
 - 2. Such requirements preserve, restore, or enhance sufficient habitat to mitigate the reduction in habitat and number of the affected species to below a level of significance.

The mitigation for potentially significant impacts to Swainson's hawk foraging habitat and nesting burrowing owls and other birds, as described in Section 4, clearly reduces the impact to these resources to a level less than significant. Consequently, preparation of an EIR is unnecessary.

- b. **Less Than Significant Impact.** The project will not have environmental effects that are individually limited but cumulatively considerable. The project will development the vacant parcel with a less intensive use that is permitted by zoning/land use designation.
- c. **Less Than Significant Impact With Mitigation.** As evaluated in this Initial Study, the proposed project would either have no impact or less-than-significant impacts (with mitigation) on human beings, either directly or indirectly. Short-term construction-related impacts will be minimized or avoided with implementation of the BMPs and mitigation incorporated into the project.

Summary of Mitigation Measures

Mitigation Measure #1

The City's Habitat mitigation Program addresses impacts to Swainson's hawk by requiring habitat compensation according to California Department of Fish and Game guidelines. Because the nearest known nest site is between 1 and 5 miles from the project site, a 0.75:1 replacement ratio is used, and thus compensation under the Habitat Mitigation Program would be approximately 1.5 acres.

The applicant shall provide a fee payment to the Yolo County Habitat Joint Powers Authority for the loss of 1.5 acres of Swainson's hawk foraging habitat. The payment shall be provided based on the current fee schedule at the time work will begin. Evidence of fee payment shall be provided to the City prior to issuance of a grading permit or other project-related disturbance of the site.

Mitigation Measure #2

A preconstruction survey should be conducted if construction does not proceed before February 15. If no active nests are found, no further mitigation is necessary. If nesting burrowing owls are found onsite, they are protected through the establishment of a no-disturbance buffer that remains until young are fledged. This would result in postponing or curtailing construction activities until after the breeding season. If nesting burrowing owls are present, compensatory mitigation may also be required. Compensatory mitigation as described in the Habitat Mitigation Program includes habitat replacement of 6.5 acres per nesting pair of burrowing owls and the possible installation of artificial nesting structures on the mitigation site.

Mitigation Measure #3

A preconstruction survey should be conducted if construction does not proceed before March 15. If an active nest is found, a no-disturbance buffer should be established around the nest and maintained until young are fledged.

Mitigation Measure #4

If cultural resources (historic, archeological, paleontological, and/or human remains) are encountered during construction, workers shall not alter the materials or their context until an appropriately trained cultural resource consultant has evaluated the situation. Project personnel shall not collect cultural resources. Prehistoric resources include chert or obsidian flakes, projectile points, mortars, pestles, dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources may include stone or adobe foundations or walls, structures and remains with square nails, and refuse deposits often found in old wells and privies.

Appendices

- 1) Appendix A – Urbemis Report dated January 16, 2009
- 2) Appendix B – Letter from Estep Environmental Consulting dated December 11, 2008
- 3) Appendix C – Storm Water Pollution Prevention Plan dated September 29, 2008

APPENDIX A

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1/16/2009 11:28:10 AM

Urbemis 2007 Version 9.2.4

Combined Winter Emissions Reports (Pounds/Day)

File Name:

Project Name: Solar Array

Project Location: Yolo-Solano AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

1/16/2009 11:28:10 AM

Summary Report

CONSTRUCTION EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
2007 TOTALS (lbs/day unmitigated)	2.60	14.67	9.94	0.00	0.01	1.24	1.25	0.00	1.14	1.14	1,212.08
2007 TOTALS (lbs/day mitigated)	2.60	14.67	9.94	0.00	0.01	1.24	1.25	0.00	1.14	1.14	1,212.08
2008 TOTALS (lbs/day unmitigated)	13.34	13.88	9.68	0.00	0.01	1.18	1.19	0.00	1.08	1.08	1,212.03
2008 TOTALS (lbs/day mitigated)	13.34	13.88	9.68	0.00	0.01	1.18	1.19	0.00	1.08	1.08	1,212.03
2009 TOTALS (lbs/day unmitigated)	3.22	26.52	14.21	0.00	10.00	1.34	11.34	2.09	1.23	3.32	2,349.58
2009 TOTALS (lbs/day mitigated)	3.22	26.52	14.21	0.00	10.00	1.34	11.34	2.09	1.23	3.32	2,349.58

AREA SOURCE EMISSION ESTIMATES

TOTALS (lbs/day, unmitigated)	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

TOTALS (lbs/day, unmitigated)	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
	0.01	0.03	0.16	0.00	0.02	0.00	9.85

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

TOTALS (lbs/day, unmitigated)	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
	0.01	0.03	0.16	0.00	0.02	0.00	9.85

Page: 1

1/16/2009 11:28:27 AM

Urbemis 2007 Version 9.2.4

Combined Summer Emissions Reports (Pounds/Day)

File Name:

Project Name: Solar Array

Project Location: Yolo-Solano AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
2007 TOTALS (lbs/day unmitigated)	2.60	14.67	9.94	0.00	0.01	1.24	1.25	0.00	1.14	1.14	1,212.08
2007 TOTALS (lbs/day mitigated)	2.60	14.67	9.94	0.00	0.01	1.24	1.25	0.00	1.14	1.14	1,212.08
2008 TOTALS (lbs/day unmitigated)	13.34	13.88	9.68	0.00	0.01	1.18	1.19	0.00	1.08	1.08	1,212.03
2008 TOTALS (lbs/day mitigated)	13.34	13.88	9.68	0.00	0.01	1.18	1.19	0.00	1.08	1.08	1,212.03
2009 TOTALS (lbs/day unmitigated)	3.22	26.52	14.21	0.00	10.00	1.34	11.34	2.09	1.23	3.32	2,349.58
2009 TOTALS (lbs/day mitigated)	3.22	26.52	14.21	0.00	10.00	1.34	11.34	2.09	1.23	3.32	2,349.58

AREA SOURCE EMISSION ESTIMATES

TOTALS (lbs/day, unmitigated)	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

TOTALS (lbs/day, unmitigated)	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
	0.02	0.02	0.15	0.00	0.02	0.00	11.24

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

TOTALS (lbs/day, unmitigated)	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
	0.02	0.02	0.15	0.00	0.02	0.00	11.24

APPENDIX B

ESTEP



December 11, 2008

Nelia "Nellie" Dyer
Community Development Director
City of Winters
318 First Street
Winters, CA 95694

Subject: Assessment of Biological Resources Issues at the City of Winters Wastewater Treatment Plant Solar Array Project Site.

Dear Nellie:

At your request I conducted a reconnaissance-level site assessment of the City of Winters' (City) Wastewater Treatment Plant (WWTP) solar array project site to determine potential biological resources issues that could be relevant in your analysis of the project site pursuant to the California Environmental Quality Act (CEQA). The following briefly describes the project and project location; characterizes land use, vegetation, and habitat conditions; assesses the potential for special-status species occurrences; and provides a brief summary of conclusions and recommendations.

Project Description

The project includes installation of two adjacent 40-foot x 800-foot solar panel arrays on an approximately 2-acre site immediately north of the City's wastewater treatment facility. The solar array would provide solar-generated electricity to power the WWTP facility. The project will include site grading and installation of the solar panels and associated electrical infrastructure. The facility will be automated and require minimal on-site activity and maintenance.

Location

The project site is in the northwestern corner of the WWTP property, which is located north and south of County Road 32A and immediately west of County Road 88. Currently used by the WWTP as a spray field, the site is immediately north of Pond 1 and

3202 Spinning Rod Way, Sacramento, CA 95833
916-921-2515 Office – 916-607-8695 Cell
jim.estep@comcast.net

))

extends approximately 400 feet north of the perimeter fence surrounding the treatment ponds.

Methods

I conducted the field visit on December 10, 2008 and documented vegetation, topographical, and drainage characteristics; wildlife habitats and occurrences; and evaluated the potential for special-status species occurrence. Binoculars were used to document wildlife species occurrences and digital photos were taken of the site and surrounding area.

Findings

Other than the WWTP facility, the project site is within an open annual grassland landscape. Most of the surrounding lands are uncultivated grasslands used for cattle grazing; however, there are cultivated fields nearby. The landscape is gently rolling with elevations ranging from 150 to 250 feet above sea level, and topographically complex with a network of hills and hummocks separated by numerous small seasonal drainages and swales typical of the Interior Coast Range foothills along the western edge of the Central Valley.

The site consists entirely of annual grassland, much of which has been disturbed by vehicle use, past grading, and grazing. There are no trees or shrubs on or in the immediate vicinity of the project site. A swale extends generally northwest to southeast through the northern portion of the project site and opens to small shallow basin just east of the array field. While these features support seasonal runoff, they do not support wetland features or habitat used by wetland-dependent species and are likely not jurisdictional. There are no other biologically unique features or habitats on the project site.

Wildlife use of the site includes grassland-associated birds, mammals, and reptiles typical of the surrounding area. Several raptor species (e.g., red-tailed hawk, northern harrier, white-tailed kite) likely forage on the site. Black-tailed jackrabbits were observed and evidence of pocket gophers, meadow voles, and California ground squirrel was noted.

Because of the small size of the project site, the degraded conditions, its close proximity to the existing facility, and the minimal ground disturbance required for installation of the solar array, the project would have negligible impacts on biological resources.

Special-status Wildlife. Several special-status wildlife species have potential to occur in the vicinity of the project site. Each is briefly addressed below.

- Swainson's hawk. This species is listed as state-threatened and is known to occur near the project site and throughout the low-lying areas of Yolo County. The nearest reported nest site is approximately 2.5 miles east of the project site. Swainson's hawks nest in trees and forage in grasslands and agricultural habitats.

There is no potential for this species to nest on or in the immediate vicinity of the project site due to the lack of trees; however, the site is considered suitable foraging habitat for Swainson's hawks.

- Western burrowing owl. This species is state species of special concern and is known to occur in the vicinity of the project site. Burrowing owls nest and overwinter in underground burrows, typically those created by ground squirrels, and forage in grassland and pastureland habitats. There are no active winter burrows on the project site and only two ground squirrel burrows were noted during the site visit. The species is known to nest nearby just south of Moody Slough Road and likely nests elsewhere in the surrounding grassland landscape. While the species may occasionally use the project for foraging, the site visit confirmed that there are no active winter burrows and limited potential for nesting burrowing owls.
- White-tailed kite. This species is a state fully protected species and is also known to occur in the vicinity of the project site. It nests in trees and forages in grassland and agricultural habitats. There are no nesting opportunities for this species on or near the project site, but it could occasionally use the project site for foraging.
- Northern harrier. This species is a state species of special concern and is known to nest in the vicinity of the project site. Northern harriers nest on the ground and could potentially nest in the grassland habitats on the site. This species also forages in grasslands and likely uses the project site for foraging.
- Loggerhead Shrike. This species is a state species of special concern and is known to nest in the vicinity of the project site. It nests in small trees or shrubs and forages in grassland and agricultural habitats. There is no available nesting habitat for this species on the project site, but the species may occasionally use the project site for foraging.

There is no habitat available for other species that potentially occur in the area, including the federally listed valley elderberry longhorn beetle and federally listed aquatic invertebrates.

Special-status Plants. Several special-status plant species have potential to occur in grassland habitats in the vicinity of the project site, including:

- Dwarf downingia (CNPS List 2)
- Round-leaved filaree (CNPS List 2)
- Fragrant fritillary (CNPS List 1B)
- Adobe lily (CNPS List 1B)
- Brewer's western flax (CNPS List 1B)

Presence or absence of these species can be confirmed through surveys conducted during their spring/summer flowering periods; however, each of these species has low potential to occur on the project site due to the disturbed conditions.

Wetlands. An initial wetland survey was conducted on the site earlier this year by Joel Butterworth of Valley Environmental Consulting. His report was submitted to Phillippi Engineering. As noted above, there is a swale that extends through a portion of the site that connects with a shallow basin just east of the site. While this feature collects storm water runoff, it does not support wetland characteristics that would provide habitat for wetland-associated wildlife, nor does it appear to be a jurisdictional feature. Mr. Butterworth's report should be reviewed for a more detailed assessment of potential wetlands and particularly with respect to conclusions regarding U.S. Army Corps of Engineers (Corps) jurisdiction.

Conclusions and Recommendations

The approximately two-acre project site is contiguous with the existing WWTP facility and would provide solar-generated electricity to power the facility. The site consists entirely of disturbed annual grasslands and has been used as a spray field by the WWTP. The site supports no unique biological features, no trees or shrubs, and is degraded from prior grading activities, vehicle use, and grazing. Overall impacts to biological resources are considered negligible. However, there is potential for minor impacts to several special-status species. The following are recommendations for avoidance/minimization of impacts and possible compensatory mitigation as described in the City's Habitat Mitigation Program.

- Swainson's hawk. The site represents suitable foraging habitat for this species. The City's Habitat Mitigation Program addresses impacts to Swainson's hawk by requiring habitat compensation according to California Department of Fish and Game guidelines. Because the nearest known nest site is between 1 and 5 miles from the project site, a 0.75:1 replacement ratio is used, and thus compensation under the Habitat Mitigation Program would be approximately 1.5 acres.
- Western burrowing owl. The project site represents suitable foraging habitat for this species, and limited potential for nesting. The City's Habitat Mitigation Program also relies on the California Department of Fish and Games standard guidelines to mitigate impacts on this species. To avoid potential for impacting a nest site, a preconstruction survey should be conducted if construction does not proceed before February 15. If no active nests are found, no further mitigation is necessary. If nesting burrowing owls are found onsite, they are protected through the establishment of a no-disturbance buffer that remains until young are fledged. This would result in postponing or curtailing construction activities until after the breeding season. If nesting burrowing owls are present, compensatory mitigation may also be required. Compensatory mitigation as described in the Habitat Mitigation Program includes habitat replacement of 6.5 acres per nesting pair of

burrowing owls and the possible installation of artificial nesting structures on the mitigation site.

- Northern harrier. The project site supports foraging habitat and limited nesting habitat for this species. The City's Habitat Mitigation Program prohibits the destruction of active raptor nests according to California Fish and Game Code 3503.5. To avoid impacts to active nests, a pre-construction survey should be conducted if construction does not proceed before March 15. If an active nest is found, a no-disturbance buffer should be established around the nest and maintained until young are fledged.

Please call (916-921-2515) if you have any questions regarding the results of the reconnaissance site visit or this initial assessment.

Sincerely,

James A. Estep

APPENDIX C



PHILLIPPI ENGINEERING

CIVIL ENGINEERING - LAND SURVEYING
425 MERCHANT STREET VACAVILLE, CA 95688
P.O. BOX 6556 VACAVILLE, CA 95696
OFFICE (707) 451-6556 FAX (707) 451-6555

**STORM WATER POLLUTION PREVENTION PLAN
(SWPPP)**

**WINTERS WASTEWATER TREATMENT PLANT SOLAR ARRAY
COUNTY OF YOLO, WINTERS, CA**

For Compliance With The
National Pollutant Discharge Elimination System (NPDES)
General Permit for Storm Water Discharges Associated
With Construction Activity

OWNER:
City of Winters
318 First Street
Winters, CA 95654
Contact: Elliot Landes
Office: (530) 304-0207

September 29, 2008

Revised

WDID#

PREPARED BY: Alex J. Tat

280660

SWPPP
WINTERS WWTP SOLAR ARRAY
COUNTY OF YOLO, WINTERS, CALIFORNIA

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APPENDICES

APPENDIX I - BEST MANAGEMENT PRACTICE FOR CONSTRUCTION ACTIVITIES
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CONTROL
APPENDIX III- EROSION CONTROL PLAN

A. SITE INFORMATION AND CERTIFICATION

OWNERS	PERSONS RESPONSIBLE FOR SWPPP
City of Winters	NAME: Elliot Landes
318 First Street	TITLE: Associate
Winters, CA 95654	PHONE: (530) 304-0207

SITE LOCATION	PERMIT INFORMATION
North of Road 32A near the intersection of Road 32A and Road 88. Just north of the existing Winters wastewater treatment plant.	SIZE OF SITE:
	2 Acres
	PERCENT OF IMPERVIOUS:
	SURFACE: 85%

24-HOUR EMERGENCY CONTACT
Dale Junker
(530) 277-4648



State Water Resources Control Board
NOTICE OF INTENT
 TO COMPLY WITH THE TERMS OF THE
 GENERAL PERMIT TO DISCHARGE STORM WATER
 ASSOCIATED WITH CONSTRUCTION ACTIVITY (WQ ORDER No. 99-08-DWQ)



I. NOI STATUS (SEE INSTRUCTIONS)

MARK ONLY ONE ITEM 1. New Construction 2. Change of Information for WDID#

II. PROPERTY OWNER

Name City of Winters		Contact Person Elliot Landes	
Mailing Address 318 First Street		Title Associate	
City Winters	State CA	Zip 95654	Phone (530) 304-0207
Owner Type (check one) 1. <input type="checkbox"/> Private Individual 2. <input type="checkbox"/> Business 3. <input checked="" type="checkbox"/> Municipal 4. <input type="checkbox"/> State 5. <input type="checkbox"/> Federal 6. <input type="checkbox"/> Other			

III. DEVELOPER/CONTRACTOR INFORMATION

Developer/Contractor MP2 Capital, LLC		Contact Person Brad Bauer	
Mailing Address 1101 Fifth Ave., Suite 360		Title Managing Director	
City San Rafael	State CA	Zip 94901	Phone (415) 457-5900

IV. CONSTRUCTION PROJECT INFORMATION

Site/Project Name Winters WWTP Solar Array		Site Contact Person Dale Junker, Superintendent, groSolar M: 530-277-4648	
Physical Address/Location		Latitude 38	Longitude 121
City (or nearest City) Winters		County Solano Yolo	Emergency Phone Number (530) 277-4648
A. Total size of construction site area: 2 Acres	C. Percent of site imperviousness (including rooftops): Before Construction: 0% After Construction: 85%		D. Tract Number(s):
B. Total area to be disturbed: 2 Acres (% of total 100)	E. Mile Post Marker:		F. Is the construction site part of a larger common plan of development or sale? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
G. Name of plan or development:		H. Construction commencement date: 10 / 15 / 08	
I. % of site to be mass graded: 100		J. Projected construction dates: Complete grading: 10 / 29 / 08 Complete project: 12 / 29 / 08	
K. Type of Construction (Check all that apply): 1. <input type="checkbox"/> Residential 2. <input type="checkbox"/> Commercial 3. <input type="checkbox"/> Industrial 4. <input type="checkbox"/> Reconstruction 5. <input type="checkbox"/> Transportation 6. <input type="checkbox"/> Utility Description: _____ 7. <input checked="" type="checkbox"/> Other (Please List): SOLAR ARRAY			

V. BILLING INFORMATION

SEND BILL TO: <input type="checkbox"/> OWNER (as in II. above)	Name	Contact Person
<input checked="" type="checkbox"/> DEVELOPER (as in III. above)	Mailing Address	Phone/Fax
<input type="checkbox"/> OTHER (enter information at right)	City	State Zip

VI. REGULATORY STATUS

A. Has a local agency approved a required erosion/sediment control plan?..... YES NO
 Does the erosion/sediment control plan address construction activities such as infrastructure and structures?..... YES NO
 Name of local agency: City of Winters Phone: (530) 795-4910

B. Is this project or any part thereof, subject to conditions imposed under a CWA Section 404 permit of 401 Water Quality Certification?..... YES No
 If yes, provide details: _____

VII. RECEIVING WATER INFORMATION

A. Does the storm water runoff from the construction site discharge to (Check all that apply):

- Indirectly to waters of the U.S.
- Storm drain system - Enter owner's name: _____
- Directly to waters of U.S. (e.g. , river, lake, creek, stream, bay, ocean, etc.)

B. Name of receiving water: (river, lake, creek, stream, bay, ocean): DELTA

VIII. IMPLEMENTATION OF NPDES PERMIT REQUIREMENTS

A. STORM WATER POLLUTION PREVENTION PLAN (SWPPP) (check one)

A SWPPP has been prepared for this facility and is available for review: Date Prepared: 9 / 29 / 08 Date Amended: / /
 A SWPPP will be prepared and ready for review by (enter date): / /
 A tentative schedule has been included in the SWPPP for activities such as grading, street construction, home construction, etc.

B. MONITORING PROGRAM

A monitoring and maintenance schedule has been developed that includes inspection of the construction BMPs before anticipated storm events and after actual storm events and is available for review.

If checked above: A qualified person has been assigned responsibility for pre-storm and post-storm BMP inspections to identify effectiveness and necessary repairs or design changes..... YES NO
 Name: DALE JUNKER Phone: 530-277-4648

C. PERMIT COMPLIANCE RESPONSIBILITY

A qualified person has been assigned responsibility to ensure full compliance with the Permit, and to implement all elements of the Storm Water Pollution Prevention Plan including:

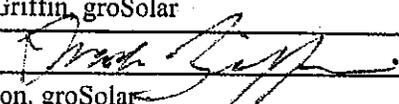
- Preparing an annual compliance evaluation..... YES NO
 Name: DALE JUNKER Phone: 530-277-4648
- Eliminating all unauthorized discharges..... YES NO

IX. VICINITY MAP AND FEE (must show site location in relation to nearest named streets, intersections, etc.)

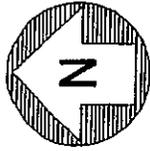
Have you included a vicinity map with this submittal?..... YES NO
 Have you included payment of the annual fee with this submittal?..... YES NO

X. CERTIFICATIONS

"I certify under penalty of law that this document and all attachments were prepared under my direction and supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine or imprisonment. In addition, I certify that I have read the entire General Permit, including all attachments, and agree to comply with and be bound by all of the provisions, requirements, and prohibitions of the permit, including the development and implementation of a Storm Water Pollution Prevention Plan and a Monitoring Program Plan will be complied with."

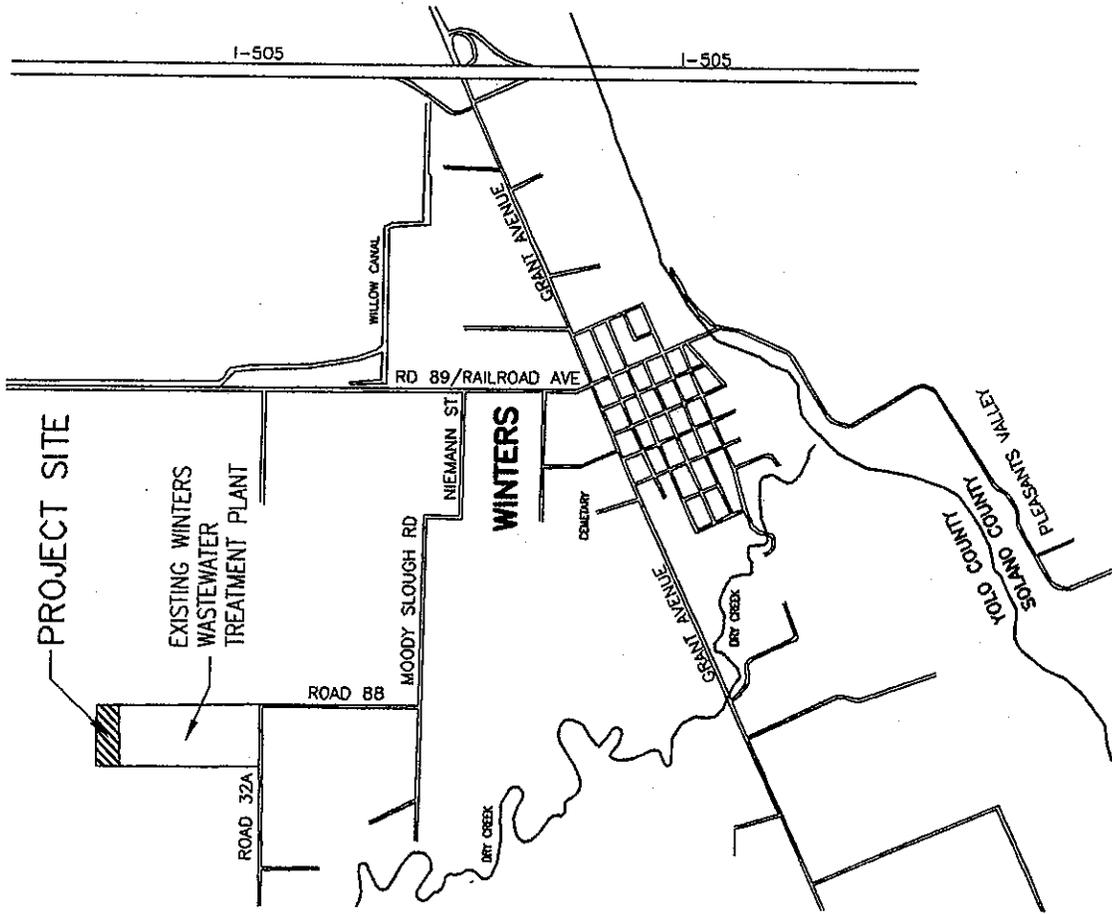
Printed Name: Frank Griffin, groSolar
 Signature:  Date: 9/30/08
 Title: VP Construction, groSolar

VICINITY MAP



SCALE: NOT TO SCALE

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PROJECT NAME/LOCATION:

**groSolar SOLAR ARRAY
WINTERS, CA**

DESIGNED BY:	AJT	ISSUE DATE:	9/29/08
DRAFTED BY:	AJT	PROJECT NO.:	280660
CHECKED BY:	TAP	DWG FILENAME:	280660VicinityMap

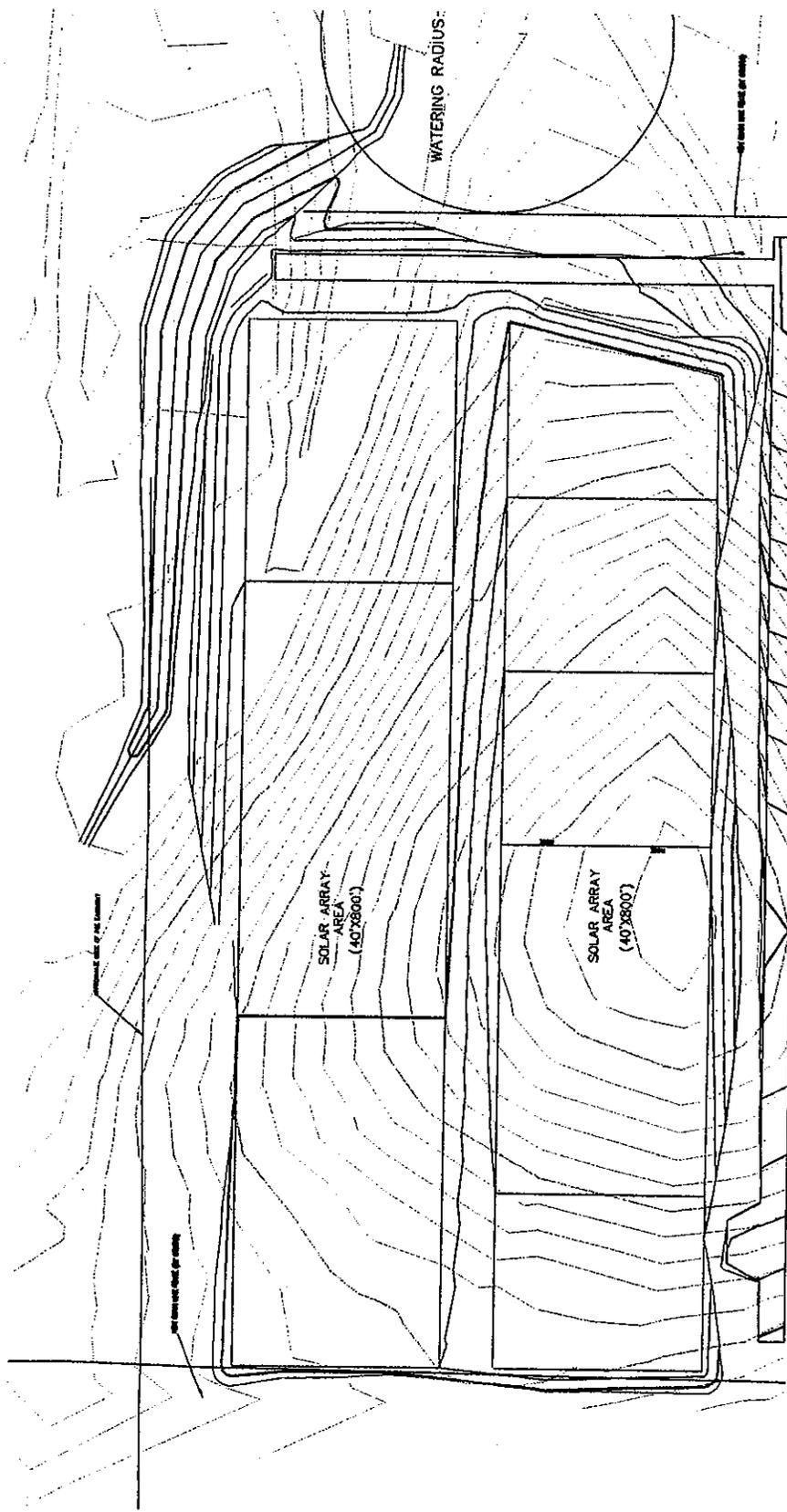


PHILLIPPI ENGINEERING
CIVIL ENGINEERING - LAND SURVEYING
 425 MERCHANT STREET VACAVILLE, CA 95688
 P.O. BOX 6556 VACAVILLE, CA 95686
 OFFICE (707) 451-6556 FAX (707) 451-6555



SCALE: NOT TO SCALE

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SITE MAP

PHILLIPPI ENGINEERING
 CIVIL ENGINEERING - LAND SURVEYING
 425 MERCHANT STREET
 P.O. BOX 6556
 VACAVILLE, CA 95688
 OFFICE (707) 451-6556 FAX (707) 451-6555



DESIGNED BY:	AJT	ISSUE DATE:	9/29/08
DRAFTED BY:	AJT	PROJECT NO.:	280660
CHECKED BY:	TAP	DWG. FILENAME:	280660SitePlan

PROJECT NAME/LOCATION:
groSolar SOLAR ARRAY
WINTERS, CA

**STORM WATER POLLUTION PREVENTION PLAN
(SWPPP)**

For

**WINTERS WWTP SOLAR ARRAY
COUNTY OF YOLO, WINTERS, CALIFORNIA**

September 2008

B. INTRODUCTION AND BACKGROUND

1. Statement of Purpose:

The purpose of this Storm Water Pollution Prevention Plan, hereinafter referred to as the "SWPPP", is to identify potential sources of storm water pollution, to develop and implement management practices and to install and maintain appropriate facilities to minimize pollution in storm water discharges from the site. The pollution spoken of in this plan is broadly defined and includes toxic and hazardous contaminants as well as sediment and debris from soil erosion. See Table 1 and Section D.

This SWPPP has been prepared in accordance with sound engineering practices. City of Winters has developed it for the management of storm water discharges in conformance with Sections 301 and 402 of the Federal Water Pollution Control Act (the Clean Water Act) and State Water Resources Control Board WQ order No. 92-08-DWQ. The SWPPP will be maintained and updated on-site, and is available to Regional Water Quality Control Board on request.

2. Project Description:

The Winters wastewater treatment plant solar array project will be approximately 2 acres. Construction of the project is estimated to take place over approximately 3 months. The Vicinity Map shows the project location.

Construction of the improvements involves the following activities, which could affect storm water runoff: site grading and use of heavy equipment.

3. Organization of the SWPPP:

This SWPPP is intended to present a pollution control plan applicable to the project. The SWPPP exhibits will be amended and revised as construction of the site progresses. Certain details or requirements may become superseded or new ones may be added. Such revisions are expected to occur and be added as needed during construction.

C. SITE DESCRIPTION

1. General:

The Winters wastewater treatment plant solar array is located north of Road 32A near the intersection of Road 32A and Road 88 and just north of the existing Winters wastewater treatment plant. The property is currently vacant with vegetation consisting of wild grasses.

2. Existing Site Data:

The existing surface drains from the south to the north with a mound at the southern edge of the project with grades going up to 202 at the top of the mound down to 183 at the northeastern portion of the project.

3. Site Drainage:

The site will be split up into super-pads for the placement of the solar array and foundation. The drainage of the southern pad will drain from the center toward the east and west into existing swales. The drainage of the northern pad will drain from west to east into existing swales.

D. POTENTIAL SOURCES OF POLLUTION IN STORM WATER DISCHARGES

1. General: Potential sources of pollutants in storm water discharges are associated primarily with grading activities, erosion due to storm runoff, and the unauthorized dumping of waste materials (concrete, asphalt, household trash, etc.) by trespassers. No dry weather (non-storm) related discharges from the site are anticipated.

2. List of Pollutants Likely to be Present in Storm Water Discharge:

Table 1 lists potential pollutants that will be used during construction and which could potentially show up in storm water discharges from the site. Table 2 lists major source areas and activities associated with potential pollutants as well as control measures and Best Management Practices to be followed, which are discussed further in the next section.

TABLE 1. SWPPP Construction Site Pollutant Checklist

Category	Product	Pollutants	Checklist
Adhesives	Adhesives, glues Resins and epoxy synthetics Caulks, sealers, putty, sealing agents Coal tars (naphth, pitch)	Phenolic, formaldehyde Phenolic, formaldehyde Asbestos, phenolic, formaldehyde Benzene, phenol, naphthalene	_____ _____ _____ _____
Cleaners	Polishes, (metal, ceramic, tile) Etching agents Cleaners, ammonia, lye, caustic sodas Bleaching agents Chromatic salts	Metal Metal Acidity/alkalinity Acidity/alkalinity Chromium	_____ _____ _____ _____ _____
Plumbing	Solder (lead, tin), flux (zinc chloride) Pipe fitting (cut shavings) Galvanized metals (nails, fences) Electrical wiring	Lead, copper, zinc, tin Copper Zinc Copper, lead	_____ _____ _____ _____
Painting	Paint thinner, acetone, MEK, stripper Paints, lacquers, varnish, enamels Turpentine, gum spirit, solvents Sanding, stripping Paints (pigments), dyes	VOC'S Metal, Phenolic, mineral spirits VOC'S Metal Metal	_____ _____ _____ _____ _____
Wood	Sawdust Particle board dusts (formaldehyde) Treated woods	BOD Formaldehyde Copper, creosote	_____ _____ _____
Masonry and concrete	Dusts (brick, cement) Colored chalks (pigments) Concrete curing compounds Glazing compounds Cleaning surfaces	Acidity, sediment Metal Asbestos Acidity	_____ _____ _____ _____ _____ _____ _____
Floors and walls	Flashing Drywall Tile cutting (ceramic dusts) Adhesives*	Copper, aluminum Dust Mineral	_____ _____ _____ _____
Remodeling and demolition*	Insulation Venting systems Dusts (brick, cement, saw, drywall)	Asbestos Aluminum, zinc	_____ _____ _____
Air conditioning and heating	Insulating Coolant reservoirs Adhesives*	Asbestos Freon	_____ _____ _____
Yard Operation and maintenance	Vehicle and machinery maintenance Gasoline, oils, additives Marking paints (sprays) Grading, earth moving Portable toilets Fire hazard control (herbicides) Health and Safety Wash waters* (herbicides, concrete, oils and greases)	Oil and grease, coolant Benzene & derivatives, oil and grease Vinyl chloride, metal Erosion (sediments) BOD, disinfectant (spills) Sodium arsenite, dinitro compounds Rodenticides, insecticides	_____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____
Landscaping and earthmoving	Planting, plant maintenance Excavation, tilling Masonry and concrete* Solid wastes (trees, shrubs) Exposing natural lime or other mineral deposits Soil Additives Revegetation of graded areas	Pesticides, herbicides, nutrients Erosion (sediments) BOD Acidity/alkalinity, metals Aluminum sulfate, sulphur Fertilizers	_____ _____ _____ _____ _____ _____ _____ _____ _____
Materials storage	Waste storage (used oils, solvents, etc.) Hazardous waste containment Raw material piles	Spills, leaks Spills, leaks Dusts, sediments	_____ _____ _____ _____

*See above categories

Note VOC = Volatile organic compounds. BOD = Biological oxygen demand due to the use of oxygen by decomposing materials.

References: Usepa. 1973. Processes, Procedures and methods to Control Pollution Resulting From Construction Activity. Office of Air and Water Programs. EPA 43019-73-007. October 1973.

Meech, Mark L. and Margaret Lattin Bazany. 1991. Construction Creates Own Set of Hazardous Wastes. Harmal World August 1991.

Gosselin, R.E. Ph.D., R.P. Smith Ph.D., and H.C. Hodge. Ph.D., 1984. Clinical Toxicology of Commercial Products. Fifth Ed. Williams and Wilkins, Baltimore/London

TABLE 2
POLLUTANT SOURCES, CONTROL MEASURES, AND BMP'S**

NO.	SOURCE OR ACTIVITY	POTENTIAL* POLLUTANT	CONTROL MEASURES	BMP
1	Construction Materials, Unloading, Loading & Storage	All	Waterproof coverings; covered storage for hazardous materials; proper disposal of waste materials	WM-1 WM-4
2	Stabilized Construction Entrance	Sediment	Stabilized Rock Base Entrance Area	TC-1 TC-2
3	Waste Storage Area Sanitary/Sewer Waste Management	All Contain Waste	Covered dumpsters and drop boxes; earth berm all around temporary septic and sanitary facilities on site disposal	WM-5 WM-6 WM-9
4	Site Grading	Sediment	Berms, silt traps, sediment basin Control site perimeter, provide hydro-seeding per erosion control plan.	EC-3 EC-9 SE-2 SE-3 SE-6 SE-10 TC-1 WE-1
5	Vehicle/Equipment Storage and Maintenance Area	Oil, grease, coolants, sediment, fuels	Drip pans, containment w/earth berms, and absorbent materials. Fuel off-site when feasible	NS-8 NS-9 NS-10
6	Concrete Truck Washout Area	Acidity/Sediment	Washout pit, periodically cleaned	WM-8
7	Landscaping	Fertilizer Sediment	Remove excess to prevent washoff. Slope protection	EC-04
8	Paving	Toxic Materials, oil and grease	Drip pans, spill clean-up, good housekeeping	NS-03
9	Home Construction	Toxic Materials, waste materials, and floatables	Waste control, good housekeeping, minimize use of hazardous materials	CA-03 WM-2
10	Unauthorized Dumping	Toxic Materials, sediment	Containment, proper removal and disposal	WM-7
11	Dewatering Operation	Sediment	Protect slopes, control site perimeter, control internal erosion	NS-2
12	Training	All	Integrate training regarding Storm Water Quality Management from On-site trailer	CA-40

* See Table 1. **BMP = Best Management Practice. See Fact Sheets in the Appendices

E. CONTROL PRACTICES TO REDUCE POLLUTANTS IN STORM WATER DISCHARGES:

1. General: The following management controls and structural erosion and sedimentation controls describe the Best Management Practices (BMP) employed to control pollutants and prevent the contamination of storm water. These are summarized in Table 2. Contractor Activities (CA), Appendix I-Erosion Stabilization Controls (ESC) Appendix II.
2. Management Controls: Management controls are essentially good personnel management and good housekeeping practices to minimize contact of storm water with pollutants. Particular attention should be given to "training" CA40.
 - a. Housekeeping: Good housekeeping shall be practiced regarding neat and orderly storage, sweeping up of debris and spills, disposal of debris and waste in proper covered containers and removal for permanent disposal in a timely and sanitary fashion. Portable toilets must be located off of paved areas and 20 feet away from drain inlets.
 - b. Vehicle and Equipment Maintenance: Leaks shall be repaired promptly. Fueling shall be accomplished off-site or in one designated area. Spills shall be immediately cleaned up and waste materials properly disposed of. Drip pans shall be used to catch leaks.
 - c. Hazardous Materials: Hazardous construction materials shall be stored in designated areas in covered containers (trailer or shed) away from storm runoff. Stored hazardous materials will not be mixed. Hazardous wastes will be disposed of in separate containers from other wastes and be disposed of in accordance with state and local codes. See BMP WM-7. Solid waste containers must be covered.
 - d. Landscaping: Only the minimum required amounts of fertilizer would be mixed and applied. Over-watering will be avoided to eliminate washoff. (EC-4) All landscaping supplies must be covered including bark, sand, rock, gravel, etc.
 - e. Security: Security plays a role in assuring potential pollutants are not spread due to break-ins, thefts and vandalism. Spills and potential distribution of pollutants shall be immediately reported.
 - f. Inspections: Routine visual inspections shall be conducted at all designated areas for storage, waste disposal, vehicle and equipment service areas to assist in detecting spills and leaks, corroded pipes and tanks, equipment deterioration, stains, windblown materials and other signs of potential contaminant problems.
 - g. Spill Response: Response to spills of potential pollutants shall be prompt. Employees shall be trained to recognize potential spill situations and respond to them appropriately. (WM-1)

Spills shall be cleaned up with approved methods that will absorb and remove the pollutant rather than spread and dilute it. Absorbent materials

shall be kept available. Sand and earth and absorbent materials used to absorb spills shall be removed and disposed of off-site in accordance with applicable regulations.

Paint and texture shall be clean up immediately with rag for small spills, a damp rag for general spills, and absorbent materials for larger spills. If spilled material is hazardous, then used cleanup material and rags need to be sent disposed of as a hazardous material.

- j. Training: Employee training programs are developed to inform personnel of the components and goals of this SWPPP. Key personnel and inspectors are designated. Training shall consist of on-site training workshops provided to employees based on training videos and CDs or shall be provided by a certified trainer for storm water erosion and sediment control. The training covers practices and procedures (at minimum) for implementing the SWPPP and responding to contamination and spills, and applying control procedures. (CA40)

3. Erosion and Sediment Controls:

- A. General: Erosion and sediment controls are a significant part of the effort to prevent storm water pollution. In applying these controls, the precision of using the right material and the right size and the right dimension from the details provided herein is not as important as how effective the control is in doing its job, i.e., stopping erosion and preventing sediment from getting into the storm drain system. The detailed drawings can be modified, varied, or features from one combined with another. Changes should be made in the field to make the controls work and to accomplish the objective.

The site will be mostly graded. Cuts and fills have been proposed. BMP's for construction activities and erosion and sediment controls are shown on the site erosion control plan. Copies for the Fact Sheets are in Appendices.

- B. Special Areas of Concern: The following discussion is intended to provide guidance to the personnel in the field in charge with installing and maintaining the pollution control facilities and materials to prevent contamination of storm waters and soil erosion.

- 2. Hydroseeding: The graded slopes shall be hydro-seeded as shown on the erosion control plans. If there are not hydro-seeded by October 1st, they must be seeded and covered with blankets.

- 3. Dewatering Plan: Refer to Appendix I: NS-2 for general dewatering options and contact the County of Solano before dewatering to coordinate adequate and appropriate dewatering procedures specific to the site and current conditions.

4. Employee-Training Program: Employee training shall be provided by groSolar or a representative who is certified and qualified to train and inspect for compliance with State Water Resources Board requirements for sediment and erosion control for the project duration. Videos and CDs are available from the Friends of the San Francisco Estuary if training material is needed.

The training provided shall include topics of:

- The location and type of control measures
- The construction requirements for the control measures
- Maintenance procedures for each of the control measures
- Spill prevention and clean-up measures
- Planning and management for compliance with NPDES requirements

F. MAINTENANCE, INSPECTION AND REPAIR:

1. General: The erosion and sediment controls and the management practices described above must be inspected and monitored, and maintained and repaired, to remain effective in preventing pollution. The following table summarized the inspections to be performed and the maintenance and repair measures expected to be necessary. The BMP Fact Sheets in the Appendices further discuss maintenance, inspection, and repair requirements. An inspection form to be completed and signed by the assigned employee is attached.

2. Inspection Log: Inspections are to be made on a regular basis and 24 hours after each rain storm and an inspection report completed for each inspection. The following log should be completed to assist in managing the inspection program.

<u>No.</u>	<u>Purpose</u>	<u>Date of Inspection</u>	<u>Work Performed</u>	<u>Inspector's Signature</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

TABLE 3

MAINTENANCE, INSPECTION AND REPAIR OF CONTROLS AND ACTIVITY AREAS

NO.	CONTROL OR ACTIVITY AREA	INSPECTION FREQUENCY	MAINTENANCE/REPAIR MEASURE	INITIAL OF REVIEWER
1	Stabilized Construction Entrance	Before and After Storm	Add additional rock and/or remove and replace clogged sections	
2	Waste Collection and Storage Area	Weekly (See also 4, below)	Collect and dispose of trash regularly. Practice good housekeeping, restore berms, lids and coverings	
3	Vehicle and Equipment storage and maintenance area	Before and After Storm	Cleanup spills, fix leaks, restore berm, restock cleanup materials	
4	Import Grading Operation	Weekly and Before and After Storm	Check graded areas for proper hydro-seed mix and installation.	

SWPPP SITE INSPECTION REPORT

Project: _____

Date of Inspection: _____

Organization/Contractor: _____

Inspector's Name: _____

NOTE: The object of the inspections is to detect if sediment or any other pollutants listed on Table 1 in the SWPPP are being washed into the storm drain system and leaving the site, and to insure the control measures called for in the SWPPP are in place and operating effectively to prevent that from occurring.

1. Check the type of inspection that applies:

Before Anticipated Storm	Periodic
After Actual Storm	Annual Compliance
	Certification Inspection

2. Check items or activity areas inspected. Line out those that do not apply to this project.

Item #	Item or Activity Area	OK	Has Problem See Sec. 3 Below		Item #	Item or Activity Area	OK	Has Problem See Sec. 3 Below
1	Sediment Trap/Basins (SE-3)				19	Equip/Veh Stor.Maint Area (NS-10)		
2	Berms and Dikes (EC-9)				20	Solid Waste WM-5)		
3	Storm Drain Inlet Protect. (SE-10)				21	Material Del. Storage Area (WM-1)		
4	Stbilzed Const. Entrance Rd (TC-2)				22	Hazardous Mat'l Stor. Area (WM-6)		
5	Const. Rd. Stabilization (TC-1)				23	Bulk Stockpiles		
6	Ditches & Swales (EC-9)				24	Material Use (WM-2)		
7	Seeded/Landscaped Areas (EC-4)				25	Spills (WM-4)		
8	Cut/Fill Terr. Slopes (ESC42)				26	Contaminated Area (WM-7)		
9	Retention/Detention Ponds				27	Veh. /Equipment Cleaning (NS-8)		
10	Erosion Control Mats/Blankets (EC-7)				28	Paving Operation (NS-3)		
11	Riprap-Inlet/Outlet Protect. (SE-10)				29	Struct. Const. & Painting (CA3)		
12	Check Dams (SE-4)				30	Sanitary Septic Waste (WM-9)		
13	Gravel or Brush Filter Dikes (ESC53)				31	_____		
14	Sand Bag Barrier (SE-6)				32	_____		
15	Mulching (EC-3)				33	_____		
16	Dust Control (WE-1)				34	_____		
17	Pumps and Sumps				35	_____		
18	Conc. Truck Washout Pit (WM-8)				36	_____		

Describe problems noted, action, cleanout, or repair required and correction made (use more if necessary):

Item#	Problem	Action, Cleanout, or Repair Required	Date

G. CONSTRUCTION AND BMP INSTALLATION SCHEDULES

The following is a tentative schedule of construction and BMP installation that coincide:

<u>Status of Project</u>	<u>BMP</u>	<u>Date</u>
Start of Project	Construct Stabilized Entrance	10-15-08
Grading	Install and maintain BMP's	10-15-08
End of Construction	Hydroseed disturbed areas	10-29-08

*Maintaining BMP's refers to replacing any gravel bags when they are ripped and ensuring site discharge and pollutants is reduced. Silt wattles shall be installed if there is a 40% probability or greater of rainfall per erosion control notes.

I. CONTINUING ACTION:

1. *Amendments and Revisions: When revisions are made to the SWPPP text or maps, a number should be assigned to each change and the information entered below to keep track and insure inspectors and others are using the up-to-date SWPPP.

<u>No.</u>	<u>Amendment/Revision</u>	<u>Date</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

2. *Notice of Completion Construction: Upon completion of construction, coverage under the NPDES permit program is no longer required, and to avoid payment of the annual renewal fee, a notice of the completion of construction Form No. 201 must be sent to the Water Resources Control Board.

State Water Resources Control Board
Division of Water Quality
Attn: Storm Water Permit Unit
P.O. Box 1977
Sacramento, CA 95812-1977

Construction Completed: _____
Date

Completion of Construction Notice Sent to WRCB: _____
Date

Name of Responsible Person: _____
Signature

3. *Annual Certification of Permit Compliance: In the event construction is still underway on July of each year, certification must be made annually by that date, based on an inspection that the project is in compliance with the SWPPP. (Use B&K Form 600).

Annual Inspection was conducted: _____
Date

Name of Responsible Person: _____

4. *Change of Ownership Notice: In the event ownership in the project is transferred during construction, notice of this permit, and a copy of this SWPPP, must be given to the new owner. The new owner must file a new NOI.

Change of Ownership: _____
Effective Date

Notice & Copy of SWPPP Sent to New Owner: _____
Date

5. *Change of Contractor Notice: In the event a change is made in the contractor who is Co-Permittee and responsible for implementing the SWPPP, notice of this permit and a copy of this SWPPP must be given to the new contractor. The new contractor must sign the Contractor Acknowledgment on page 1.

Change of Contractor: _____
Effective Date

Notice & Copy of SWPPP Sent to New Contractor: _____

6. Post BMP List:

- This solar array project site uses the majority of the disturbed area as a foundation for the solar arrays. There will be no areas for post BMP's.

*File copy in SWPPP Binder, and mail or fax copy to:

Tom Phillippi, RCE
Phillippi Engineering Inc.

425 Merchant Street
Vacaville, CA 95688

Phone (707) 451-6556
Fax (707) 451-6555

J. SAMPLING & ANALYSIS:

COMPLIANCE WITH REVISIONS OF GENERAL STATE NPDES
PERMIT FOR CONSTRUCTION ACTIVITY
ORDER 99-08-DWQ (RESOLUTION NO. 2001-046)

GENERAL INFORMATION:

On April 26, 2001, the State Water Resources Control Board revised provisions of the General Permit to require permittees in certain cases, to implement specific sampling and analytical procedures to determine whether Best Management Practices implemented on the construction sites are: 1) preventing further impact by sediment in the storm water runoff which discharged directly into certain waters listed in the General Permit as impaired for sediment or silt; 2) preventing other potential non-visible pollutants that are known to exist on site from coming into with storm water runoff which may exceed the standard of water quality.

SEDIMENTATION/SILTATION

The storm water runoff from the Winters WWTP solar array, **DOES NOT** discharge directly into a water body listed in Attachment 3 of the General Construction Permit.

NON-VISIBLE POLLUTANTS

A. Source Identification

The following is the contingency sampling and analysis program for Winters WWTP solar array construction Site in the event, potential pollutants, which are not visually detectable in storm water runoff, are ever encountered. Pursuant to sections A.5.b (2), (3) and (4) and section A.5.c. (1) and (2), potential pollutants that could come in contact with the runoff and could affect or exceed a water quality objective are:

Contaminated runoff (excluding sediment/turbidity) such as:

- a) runoff with elevated pH from contact with soil amendments such as lime or gypsum;
- b) washing of exposed aggregate concrete;
- c) concrete rinse water;
- d) equipment washing operations;

- e) fuel and construction material storage areas spillage;
- f) spillage from potable toilet,
- g) spillage from concrete saw cutting operation, sealing, and paving activities, etc.

Samples could be required when:

Samples should be taken when visual inspection indicates that there has been: a breach; malfunction; leakage or spill from installed BMP's; on-site storage materials areas which result in discharge with runoff; and when storm water runoff comes in contact with exposed stored pollutants materials or spilled materials and is allowed to be discharged.

Based on these potential pollutants of concern, a trained staff or a contractor will analyze after a pollutant discharge, storm water samples during field inspections(s) by using field analyses (field meter) for the following parameters: pH, Conductivity, Turbidity, Total Nitrogen or Nitrate, and Dissolved Oxygen. These parameters will provide an indication whether non – visible pollutants are present in the storm water discharges.

In the event of observed spillage of known pollutants, (that has come in contact with the storm runoff), sample will be collected for laboratory analyses for pollutants that cannot be successfully tested in the field.

Miscellaneous sampling:

The following parameters will also be collected for laboratory analysis if observed in the storm water runoff during the above inspection(s):

- a) Total Suspended Solids (TSS)/Turbidity
- b) Oil and Grease (O&G)
- c) Total Petroleum Hydrocarbons (TPH) as a result of sheen noted in the runoff
- d) Total Organic Carbon (TOC)
- e) Total Coliform due leakage/washing or spillage of potable toilet

Sampling locations:

Based on the pollutants of concern identified above, the trained staff or a contractor will test in the event of a pollutant discharge, near a storm drain, down-gradient from the area that was identified by visual observation where potential pollutants were present or detected in the storm water. In

addition, a sample (control sample) will also be collected in an undisturbed area or an area where storm water has not come in contact with any stored construction materials for comparison with the potential pollutant sample. The samples will be analyzed both in the field for indicator parameters and throughout laboratory analysis if warranted. The sampling locations (excluding control point) could change as each plan or area is completed, stabilized and sold to individual homeowners.

Sampling Procedures and Analysis:

All samples shall be taken in the receiving waters and shall be representative of the prevailing conditions of the water bodies. Samples shall be collected from safely accessible locations upstream of the construction site discharge and immediately downstream from the last point of discharge. Samples will be taken during the first two hours in the event of a pollutant discharge when the discharge occurs in daylight business hours.

For laboratory analysis, all sampling, sample preservation, and analyses will be conducted according to test procedures per 40 CFR Part 136 and/or in accordance with Method 1060 of Standard Methods for the Examination of Water and Waste Water 20th Ed. Field samples will consist of grab samples with appropriate sampling devices obtained from local certified laboratory, such as clean sample bottles. The grab samples will be analyzed according to the specifications of the manufacturer of the sampling meter used on the field. All Field /portable meters will be calibrated according to manufacturer specifications prior to sampling.

Staff assigned to sampling will be trained to collect samples both for field and laboratory analyses, and to perform field tests. Contractors that perform sampling will be certified for laboratory and field tests.

Storage of Sampling Equipment's:

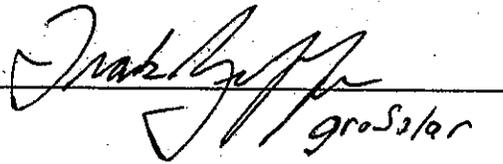
All field and /or laboratory analytical data, if taken for this project, will be kept with the SWPPP, at the site at all times until completion of the project. An example of a reporting document for field and laboratory analysis results is shown in Table 1.

Corrective Measures And Notification:

Per general NPDES permit for construction, should above sampling program indicate presence of pollutants that may affect or exceed the water quality objectives, the Winters WWTP Solar array superintendent or a designated staffs will immediately initiate corrective measures to find the source, eliminate and/or control it. In addition, the Regional Board will be notified by telephone as soon as possible, but no later than 48 hours.

This notification will be followed by written report within 14 calendar days, unless or otherwise directed by the Regional Board, describing source of pollutants, and action taken to correct or reduce pollutants to extent feasible with time schedule, if necessary.

In summary, the Winters WWTP solar array site superintendent will make every effort to abate or minimize contact of any pollutant materials stored or spilled at the site.


_____ *Grossler*

10-1-08
Date

STORM WATER DISCHARGE ANALYSIS AND RESULTS:

In the event of a non-visible pollutant discharge sampling reports will be prepared and documented as shown in Table 1 below. The report will also include storm event information, record of any corrective actions, follow up activities and laboratory QA/QC.

Table 1

Project Name: Winters WWTP solar array

SAMPLING STATION(#)	CONTROL STATION(C-1)	S-1	S-2	S-3	S-4
DATE					
PH,units					
Conductivity, Umhos/cm					
Turbidity,ntu					
Dissolved Oxygen,mg/l					
Oil and Grease, mg/l					
Total Suspended Solids,mg/l					
Total Organic Carbon,mg/l					
Total Petroleum Hydrocarbons, Mg/l					

Comments:
