NOTICE OF PREPARATION (NOP)

FOR THE DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (Draft SEIR)

FOR THE City of Woodland GENERAL PLAN Amendment to Policy 2.A.1

Date: August 12, 2025

To: Responsible Agencies, Interested Parties and Organizations

Subject: **Notice of Preparation of a Draft Supplemental Environmental Impact Report for the City of Woodland General Plan Amendment to Policy 2.A.1**

Project Title: City of Woodland General Plan Amendment: Policy 2.A.1

Location: The project area encompasses the portion of the adjoining Yolo County unincorporated area that falls within a distance of one mile of the City's voter-adopted Urban Limit Line, and existing commercial facilities that are located within one mile from the voter-adopted Urban Limit Line (see Figure 1).

In discharging its duties under Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the City of Woodland (as lead agency, hereinafter "City") intends to prepare a supplemental environmental impact report (SEIR), consistent with Section 15163 of the CEQA Guidelines (Title 14 of the California Code of Regulations, hereinafter the "CEQA Guidelines"), for the City of Woodland General Plan Amendment to Policy 2.A.1 (the "proposed project," described later in this document). This environmental document will supplement the City's 2035 General Plan and Climate Action Plan Final Environmental Impact Report (2035 General Plan and CAP EIR; State Clearinghouse #2013032015).

In accordance with Section 15082 of the CEQA Guidelines, the City has prepared this notice of preparation (NOP) to provide the State Clearinghouse division of the Governor's Office of Land Use and Climate Innovation, responsible and trustee agencies, and other interested parties with sufficient information describing the proposed project and its potential environmental effects.

CEQA Guidelines Section 15163 states that a lead agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if proposed changes meet the conditions described in CEQA Guidelines Section 15162 and if only minor additions and changes would be necessary to make the previous EIR adequate. Because the City has determined that a SEIR will be prepared for the proposed project, an Initial Study has not been prepared (CEQA Guidelines Section 15063[a]).

PROJECT OVERVIEW: The City is considering an amendment to Policy 2.A.1 in the General Plan ("the proposed project"). The amendment would allow the City to provide utilities (i.e., potable water, wastewater or recycled water) up to one mile beyond the Urban Limit Line (ULL) to existing commercial facilities in operation on or prior to November 3, 2026. The City's current boundaries are circumscribed by a permanent ULL established by a vote of the people in 2006. The approved initiative placed restrictions on the provision of utility services outside the ULL. The ULL boundary and provisions of utility services outside the ULL may only be modified by another

vote by the people. Amendment to Policy 2.A.1 would be subject to voter approval of an amendment to the ULL. The City is considering including a measure on the November 2026 ballot that would amend the ULL to allow the expansion of existing City utilities to commercial facilities located on parcels with a boundary that falls wholly or partially within one mile of the ULL and in operation on or prior to November 3, 2026. The SEIR will be prepared to provide additional information needed to address the proposed project, in addition to that which was provided in the City's 2035 General Plan and CAP EIR (State Clearinghouse #2013032015 and adopted and certified on May 16th, 2017).

The City received applications to extend utilities beyond the current ULL, and it is anticipated at this time that two existing commercial facilities located within unincorporated Yolo County, would make use of the utility extension, if the ballot measure passes. These two existing commercial facilities are Bayer U.S. Crop Science, LLC (located at 37437 CA-16, Woodland, CA 95695) and Clark Pacific (located at 40600 County Road 18C, Woodland, CA 95776) (see Figures 1, 2 and 3). The ballot measure would not require either Bayer or Clark Pacific to extend utility facilities and services.

SCOPING PERIOD: As specified by the CEQA Guidelines, the NOP will be circulated for a 30-day review period. The comment period runs from August 12, 2025 to September 12, 2025 The City welcomes input on the scope of the SEIR analysis during the review period. If the City has not received either a response or a well-justified request for additional time by a responsible agency by the end of the review period, the City will presume that the responsible agency has no response (CEQA Guidelines Section 15082[b][2]). All scoping comments received during this period will be considered in determining the appropriate scope and content of the Draft SEIR.

Comments during the review period shall be directed to

Erika Bumgardner, AICP, Deputy Community Development Director, Community Development Department; 300 First Street, Woodland, CA 95695.

Comments may also be submitted electronically by 4:00pm on September 12, 2025 to erika.bumgardner@cityofwoodland.gov. Erika may be reached by phone at (530) 661-5886.

SCOPING WEBINAR: A virtual scoping meeting for the SEIR will be conducted on Tuesday, August 19, 2025 at 4:00 PM. To register for the webinar, please visit: bit.ly/woodlandSEIR.

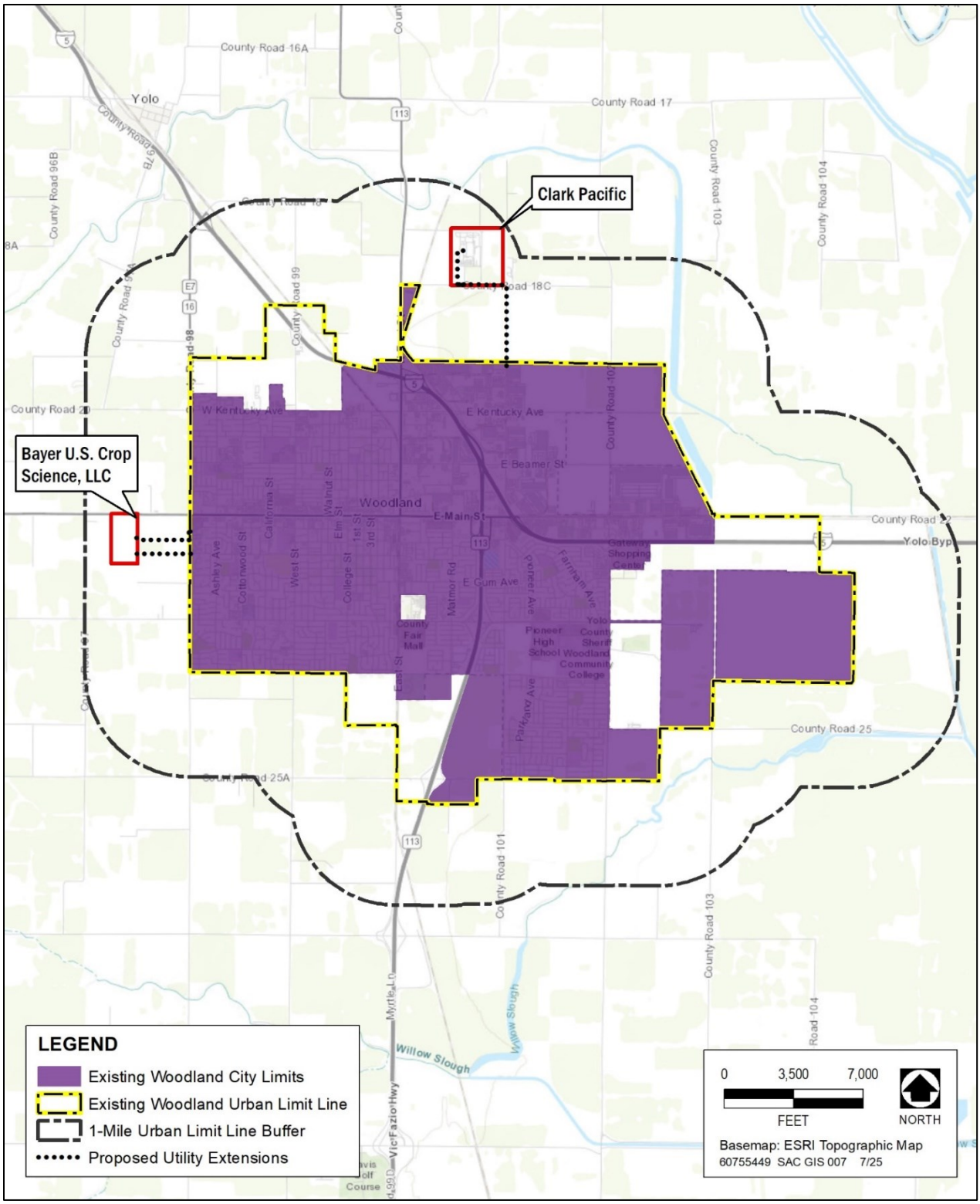

Figure 1: Proposed Project Vicinity Map

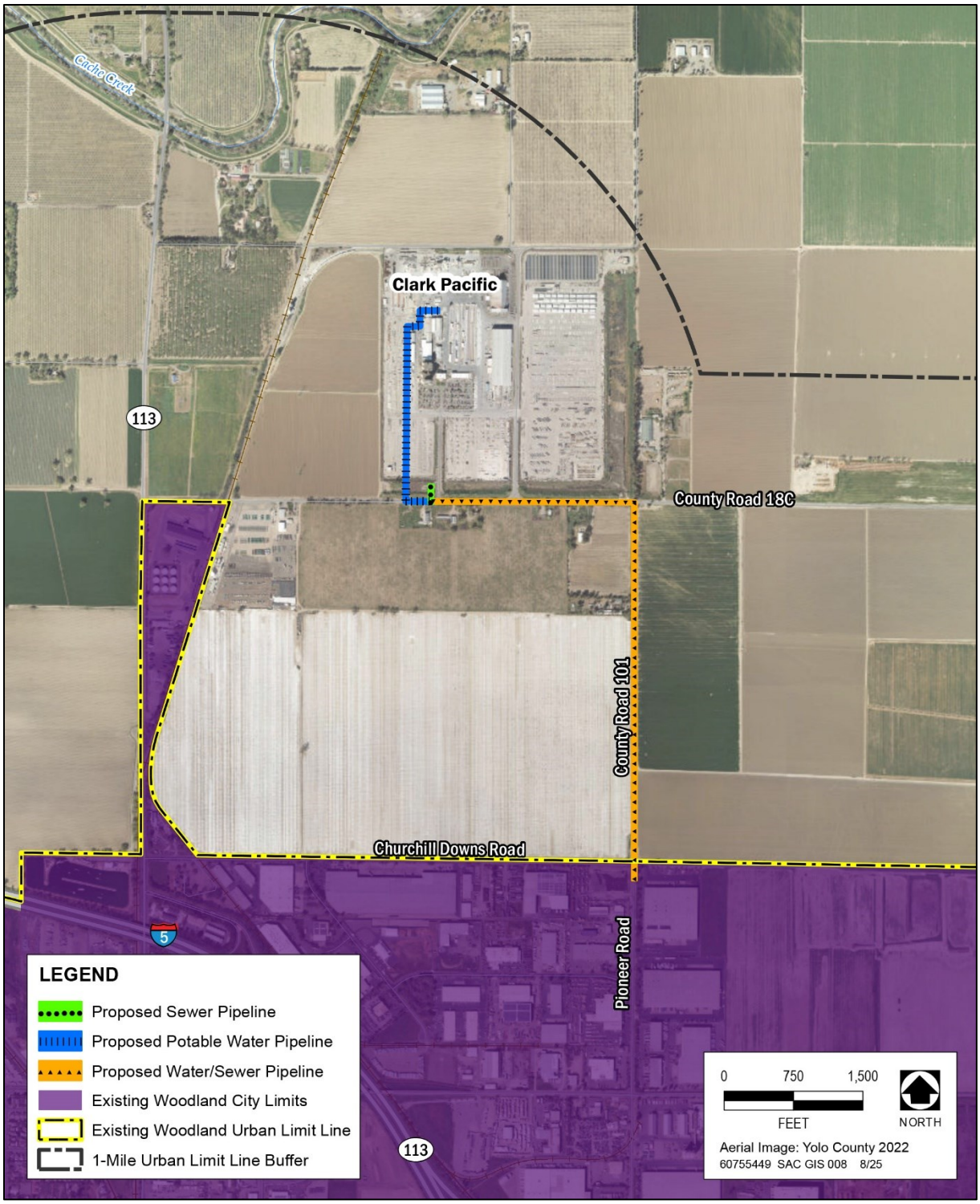

Figure 2: Proposed Project Clark Pacific Utility Extension Alignments

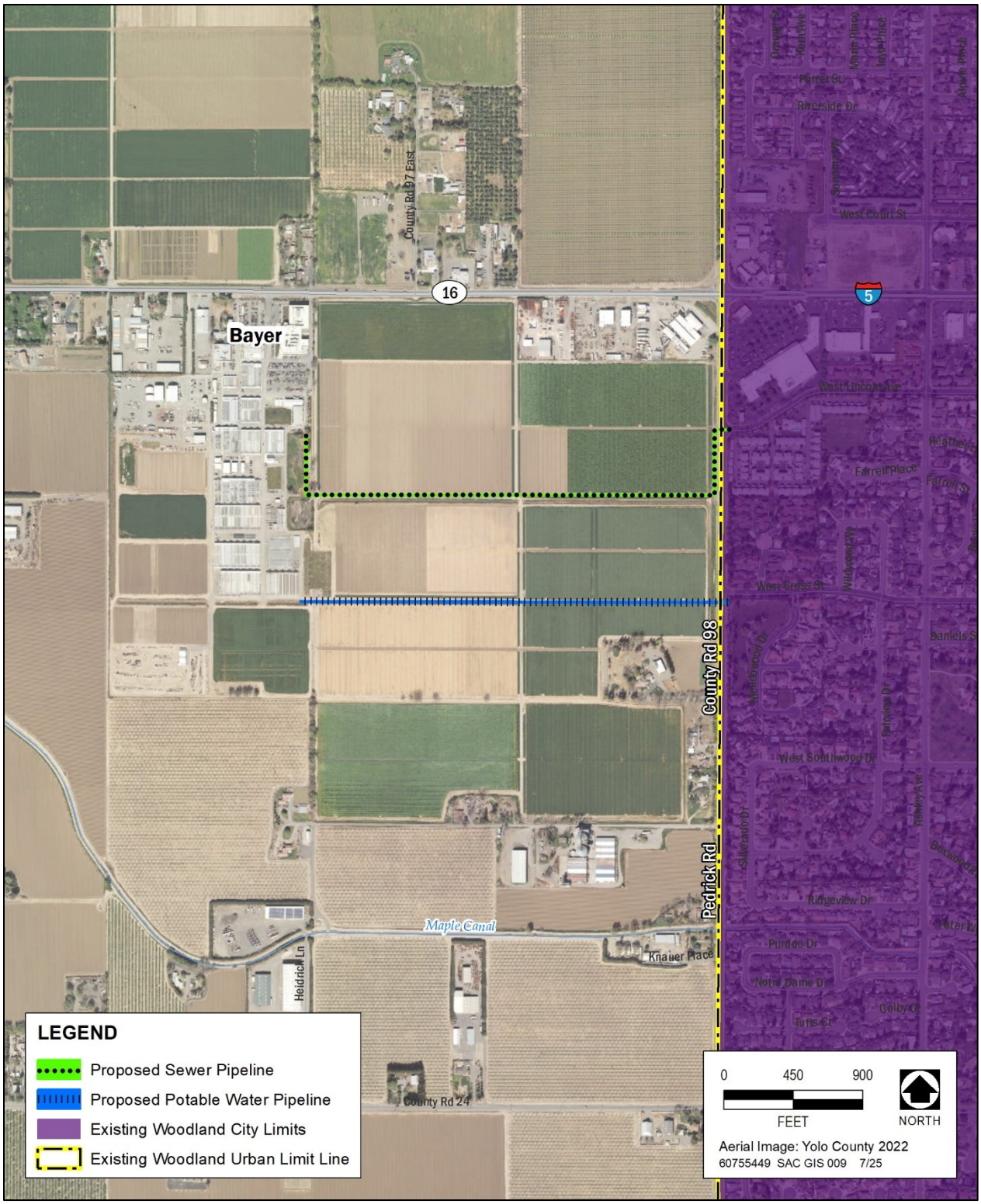

Figure 3: Proposed Project Bayer U.S. Crop Science, LLC Utility Extension Alignments