

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT
AND NOTICE OF PUBLIC SCOPING MEETING
NEW YOLO BRANCH LIBRARY BUILDING PROJECT

Date: November 13, 2017

To: California State Clearinghouse, California Environmental Quality Act (CEQA) responsible and trustee agencies, federal agencies, Yolo County Clerk, and interested individuals and organizations

Subject: **Notice of Preparation of an Environmental Impact Report (EIR) / Notice of Public Scoping Meeting for the New Yolo Branch Library Building Project**

Lead Agency: Yolo County Library – 226 Buckeye Street, Woodland, CA 95695

Applicant: Same as Lead Agency

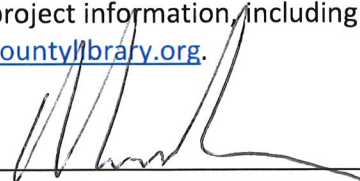
Project Location: 37750 Sacramento Street, Yolo, CA 95697

Project Description: A brief description of the proposed project, including its location and probable environmental effects, is attached. An Initial Study (IS) was not prepared for the project because the Yolo County Library has determined that an EIR will be prepared for the project.

The purpose of this Notice of Preparation (NOP) and Notice of Public Scoping Meeting is to request comments on the scope and content of the environmental review the Yolo County Library will conduct on its New Yolo Branch Library Building Project from state agencies, federal agencies, and any other interested individuals and organizations concerned with the environmental effects of the of the proposed project. Pursuant to CEQA Guidelines §15082 (b), the Yolo County Library is providing a 30-day period to respond to this NOP. **Please send your written response by the earliest possible date, but no later than 5 PM on Friday, December 15, 2017 to Mr. Mark Fink, County Librarian, Yolo County Library, 226 Buckeye Street, Woodland, CA 95695 or to mark.fink@yolocounty.org (enter “New Yolo Branch Library Building Project NOP” in the ‘Subject’ line).** Agency responses should include the name of a contact person at the agency. The Yolo County Library encourages all interested agency representatives, organizations, and individuals to attend the public scoping meeting for the project’s Draft EIR on:

Thursday, November 30, 2017
Yolo Branch Library
37750 Sacramento Street, Yolo, CA 95697
6:30 PM – 8 PM

Additional project information, including this NOP, is available on the following website:
www.yolocountylibrary.org.

Signature:  _____

Date: 11/9/17 _____

Title: County Librarian _____

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NEW YOLO BRANCH LIBRARY BUILDING PROJECT

PROJECT DESCRIPTION

The Yolo County Library strives to bring diverse and dynamic programs and services to its many communities and residents through innovation, communication, engagement, collaboration and diversity, providing opportunities for everyone to read, grow, discover and interact with one another and the world at large. The County's library system serves seven communities and the rural areas of Yolo County, providing public library services to nearly all areas of the County. The County's library system includes branch libraries in Clarksburg, Davis, Esparto, Knights Landing, West Sacramento, Winters, and Yolo. The Yolo Branch Library, located near the center of the County (see Figure 1), was originally constructed in 1918. Recent inspections of the Yolo Branch Library have identified structural and other concerns that necessitate discontinuing long-term use of the Yolo Branch Library. Given the Yolo Branch Library's existing condition, the Yolo County Library is proposing to demolish and replace the existing Yolo Branch Library with a new library facility.

Project Location and Site Description

The Yolo Branch Library is located at 37750 Sacramento Street, in the Town of Yolo, in unincorporated Yolo County (38°43'60" north latitude and 121°48'27" west longitude). The Town of Yolo is located adjacent to Interstate 5 (I-5), in the center of the County, and is surrounded by agricultural lands. The Yolo Branch Library property is an approximately 0.27-acre parcel of developed land (Assessor's Parcel Number 025-401-013) located at the northwest corner of 2nd Street and Sacramento Street, near the center of town. The property consists of the approximately 1,000 square-foot, one-story library building, a gravel parking area, and a small grassy area; an approximately 1,350 square-foot modular building is also on-site to provide interim library services once the Yolo Branch Library building is closed to the public (anticipated to occur by January 2018). In general, the property is bordered by a single family residential property on the north (owned by the County), 2nd Street and residential land uses on the east, Sacramento Street and residential and commercial land uses on the south, and the Yolo Fire Station on the west (see Figure 2).

The Yolo Branch Library is listed on the National Register of Historic Places (NRHP), as well as the California Register of Historical Resources (CRHR). The library was listed on the NRHP in 1990 based on its social history and architectural significance. The NRHP filing includes a detailed description of the history and architectural characteristics of the library. The library was designed by noted architect William H. Weeks and is an example of a California Carnegie building constructed of wood that incorporates some elements of the "Craftsman" style. The NRHP registration forms indicated the exterior of the library was mostly unaltered at the time of its NRHP listing (1990); however, the County has since added solar panels to the library roof. The NRHP registration forms note the library is an important visual and social contributor to the downtown area of Yolo.

Key Project Components

The proposed New Yolo Branch Library Building Project is intended to address substantial structural and safety issues with the existing library building, upgrade and improve

existing Yolo Branch library services, expand the existing book and media collections, and provide community meeting space. The proposed project would involve the following key characteristics:

- Demolition of the existing Yolo Branch Library and existing structures on the residential property adjacent to the Yolo Branch Library (at 14184 Second Street);
- Construction of a new library building spanning both the library and adjacent residential parcels (a total project area equal to 0.65 acres);
- Merger and rezoning of the library and residential use parcels to a Public / Quasi Public land use designation; and
- Operation of the new library.

The new library building would be a 3,800 square-foot, wood-framed structure designed to incorporate the look and feel of the existing library building. Similar to the existing library, the new building would be built approximately 18-24 inches above grade to comply with flood zone requirements. The proposed project's conceptual site plan is shown in Figure 3. The key features of the conceptual site plan include:

- Expanded book and media collections to meet current and anticipated needs of patrons living in the service area, which is generally located along the I-5 corridor between Woodland and Dunnigan;
- Expanded computer stations for public use;
- Enhanced staffing resources;
- Large community room for joint use by library programs and the community;
- Covered outdoor activity area;
- Full accessibility to all public areas for individuals with disabilities;
- Efficient use of daylight, lighting, natural ventilation and HVAC systems; and
- Opportunity for outdoor gardens, seating and picnic areas, and activity lawn.

The County anticipates beginning potential construction of the project in Spring 2019, with the target date for opening the new library set for Winter 2019.

Probable Environmental Effects

The Yolo County Library is preparing an EIR for its proposed New Yolo Branch Library Building Project because the project may have the potential to result in one or more significant environmental effects. Specifically, due to its listing on both the NRHP and the CRHR, the existing Yolo Branch Library is considered a historical resource pursuant to CEQA Guidelines Section 15064.5. As such, the proposed project may have a significant effect on the environment because it may result in a substantial adverse change to the significance of the historical library building from building demolition or modification.

The EIR will present the findings of a historical resources evaluation prepared for the proposed project by a qualified historical resources consulting firm. The EIR would fully evaluate and present information regarding the historical status of the Yolo Branch Library, assess the significance of the potential demolition of the library, and consider and discuss feasible mitigation measures that could avoid or substantially lessen all potentially significant adverse changes to the historical significance of the library. Such mitigation may include, but is

not limited to, avoiding demolition of the existing library, modifying and expanding the library in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and/or the physical relocation of the library.

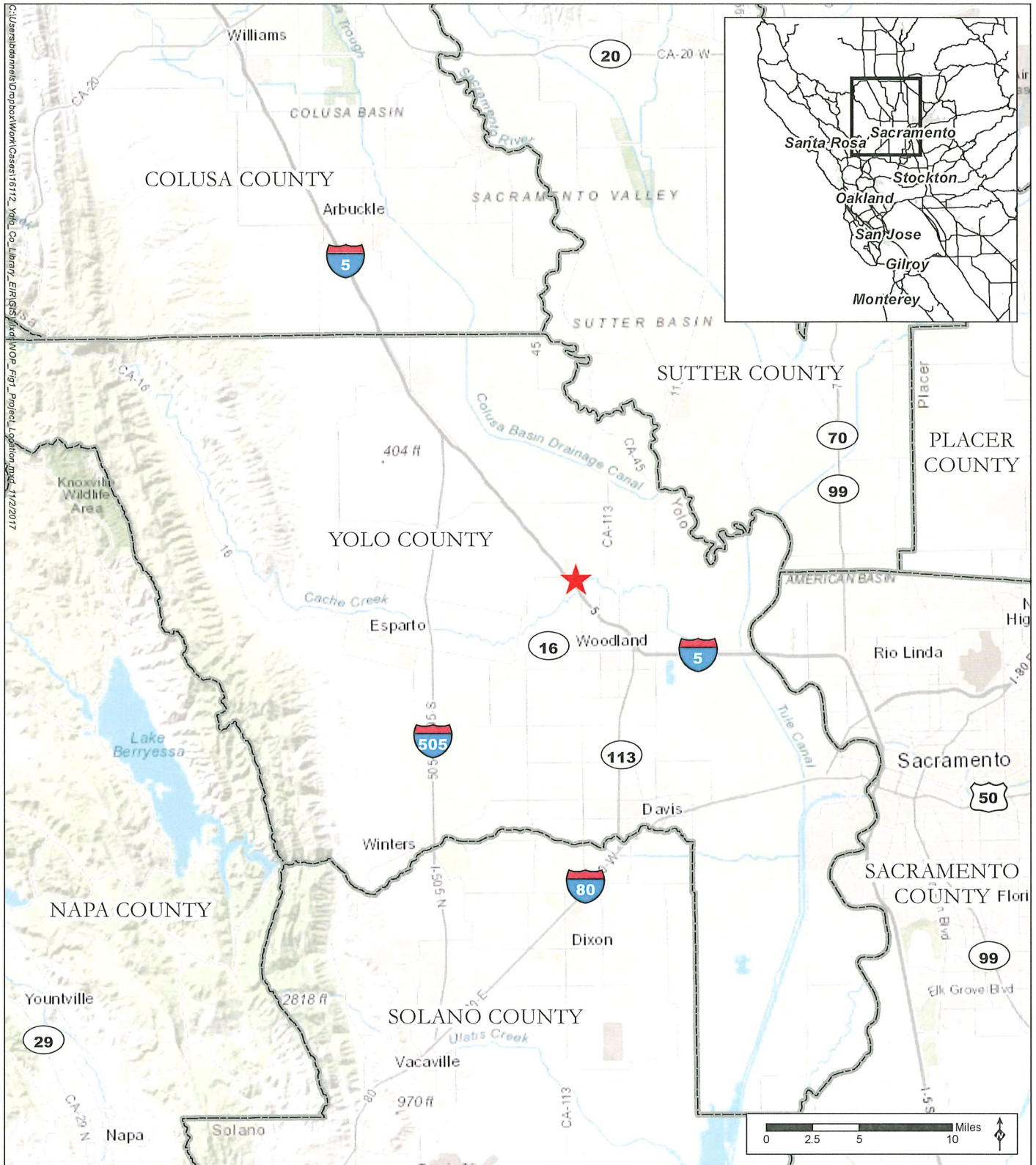
In addition to historical resources, the EIR would also evaluate the following topics in detail: Aesthetics / Visual Resources, Air Quality / Greenhouse Gases, Biological Resources, Cultural and Tribal Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use, Noise, and Public Services.

Finally, the EIR would identify and discuss alternatives to the proposed project that would: 1) obtain most of the objectives the County has set for the proposed project, and 2) avoid or substantially lessen any significant impacts of the project identified in the EIR.

Less Than Significant Effects

The proposed project would result in the replacement and minor expansion (from approximately 1,000 square feet to approximately 3,800 square feet) of an existing library land use. The proposed project is also anticipated to increase the Yolo Branch Library's hours of operation from approximately 15 hours to 25 hours in total. The proposed project would clearly result in a less than significant or no impact on or from Agricultural and Forestry Resources, , Mineral Resources, Population and Housing, Recreation Resources, Traffic, and Utilities and Service Systems because these resources are not present at or in the immediate vicinity of the Yolo Branch Library and/or the proposed project would not affect existing facilities that provide these resources. Accordingly, these topics are not anticipated to be addressed in detail in the EIR.

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Source: County of Yolo, 2007; ESRI, 2016; MIG, 2017



-  Project location
-  County boundary

Figure 1 Project Location

New Yolo Branch Library Building Project



- Project area
- Parcel boundary**
- 025-401-12 Juarez Property
- 025-401-13 Yolo Branch Library

Figure 3 – New Yolo Branch Library Building Project Conceptual Site Plan



Figure 4 – New Yolo Branch Library Building Project Conceptual Visual Rendering



Source: WMB Architects, 2017.

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