



Image Sources: NPS, 1990; MIG, 2017; WMB, 2017

Yolo County Library

New Yolo Branch Library Building Project

CEQA Public Scoping Meeting – November 30, 2017

Introduction - Scoping Meeting Goals

Tonight's meeting is a Public Scoping Meeting. The goals for tonight are:

- Inform / promote understanding of the Yolo County Library's proposed New Yolo Branch Library Building Project
- Receive input on the scope and content of the Environmental Impact Report (EIR) the County is preparing for the project

Introduction - Scoping Meeting Agenda

To accomplish tonight's goals, we will:

- Provide an overview of the proposed New Yolo Branch Library Building Project
- Review the California Environmental Quality Act (CEQA) process for the proposed project
- Receive public comments and questions

New Yolo Branch Library Building Project Overview

The proposed project involves:

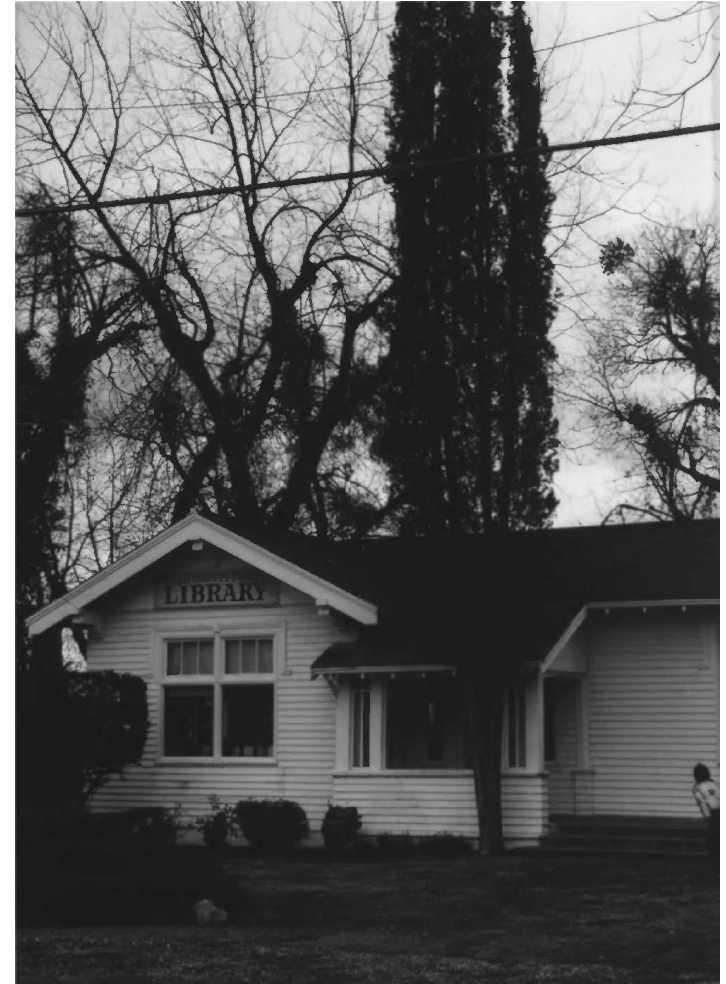
- Demolition of the existing library building (approx. 1,000 sq. ft.) and existing residence on adjacent lot at 14184 Second St.
- Construction of the new library building (approx. 3,800 sq. ft.)
- Lot merger and rezone to Public/Quasi Public use
- Operation of the new library



Historical Status of Existing Yolo Branch Library

The existing Yolo Branch Library:

- Is the oldest (almost 100 years) and smallest library building in the County
- Was built in 1918 by architect William H. Weeks
- Is a California Carnegie building of wood construction incorporating a Craftsman style
- Is a historical resource listed on the National Register of Historic Places and California Register of Historical Resources



Yolo Branch Carnegie Library in 1989
Source: NPS, 1990

Existing Yolo Branch Library Building Structural Issues

A 2016 review of the existing building's structural integrity by Buehler and Buehler found:

- Significant foundation settlement (several inches due to clay soils)
- Significant wood decay in the form of dry rot
- Deterioration of siding which has exposed structural elements to dry-rot
- The entry way and main roof are at risk of collapse during an earthquake or strong wind storm



June 9, 2016
Mr. Terry Vernon
County of Yolo Administrator's Office
625 Court Street, Room 202
Woodland, CA 95693
Re: Yolo Branch Library – Structural Review
37750 Sacramento St., Yolo, CA

Terry:

This letter is meant to document our structural review of the Yolo Branch Library, in Yolo, CA. On May 2, 2016 we conducted a walk through visual review of the existing structure. No construction documentation for the structure was available. Our review was strictly for structural safety and competence based on our visual review.

The structure is a single story, wood framed building of approximately 1500 square feet. It was constructed under a Carnegie Grant in 1917. It does not appear to have had any significant modifications since it was constructed.

Originally, the building was well constructed of quality materials and craftsmanship. Currently, the building shows significant signs of foundation settlement and wood decay.

The north end of the building appears to have settled several inches over time. Given the high clay content of the native soils, this is to be expected.

The west side of the building and the support for the covered entry show considerable signs of dry-rot. The siding on the walls has split, cracked and fallen away exposing the structure beneath to the elements resulting in dry-rot of the underlying structural walls.

In my opinion, the dry-rot on the west side and the entry in particular creates a risk of collapse of the entry way roof which could precipitate a collapse of the larger roof beyond. The risk would be most pronounced in the event of an earthquake or strong wind storm. Compounding this risk is the fact that the main entry is the primary, but not only, exit-way from the building.

While I cannot say that collapse is imminent based on the time the damage has taken to accumulate, the risk is real and consideration should be given to discontinuing use of the building.

I have attached several pictures of the wood decay for illustration.

BUEHLER & BUEHLER structural engineers



Excerpts from 2016 Buehler and Buehler Structural Review

Changes to Historical Resources

A project that demolishes or materially alters the physical characteristics of a historical resource is a significant impact under CEQA and requires the preparation of an EIR.

The County is obligated to consider feasible measures to avoid this significant impact, such as:

- Preservation, rehabilitation/restoration, or reconstruction of building elements according to Secretary of Interior Guidelines
- Documentation (photos, plaques, etc.)
- Relocation of the library to another site

NPS Form 10-900
(Rev. 8-98)

OMB No. 1024-0118

United States Department of the Interior
National Park Service

**National Register of Historic Places
Registration Form**

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "X" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property
historic name Yolo Branch Library
other names/site number Yolo Carnegie Library

2. Location
street & number 200 Sacramento St. n/a not for publication
city, town Yolo n/a vicinity
state California code CA county Yolo code 113 zip code 95697

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)		_____ buildings
<input checked="" type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	_____ sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ objects
	<input type="checkbox"/> object	<u>1</u>	<u>0</u> Total

Name of related multiple property listing: California Carnegie Libraries Number of contributing resources previously listed in the National Register: 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, this property meets does not meet the National Register criteria. See continuation sheet.

Stephen Hueltgen Signature of certifying official Date 10/22/90

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. added to the National Register
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain): _____

Alma Byers Signature of the Keeper Date of Action 12/10/90

Excerpt from Yolo Branch Library
NRHR Registration form

Proposed New Library Building

The new library building would be designed to:

- Incorporate the look and feel of the existing building
- Address structural, safety, and accessibility issues
- Allow the County to meet other objectives for expanding and providing library services to County residents
- Current target for construction is Spring 2019, with operation of the new building beginning in Winter 2019



Figure 4 from November 13, 2017 NOP

What is the Project CEQA Process?

The County has determined an EIR should be prepared for the project. The EIR process will involve:

1) November 13, 2017 Notice of Preparation

- 31 day review and comment period
- Public Scoping Meeting (tonight)

2) Publish a Draft EIR

- 45 day review and comment period
- Present Draft EIR to Board of Supervisors

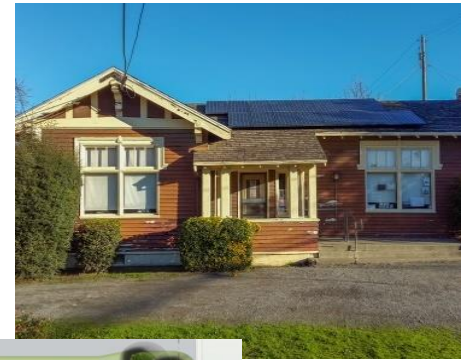
3) Publish a Final EIR

- Responds to comments on Draft EIR
- Identifies project revisions

4) Certify Final EIR / Approve Project

- Occurs at Board of Supervisors hearing

5) File Notice of Determination



Top: Photo of existing library (MIG, 2017);
Middle: NOP Figure 3; Bottom: NOP Figure 4

What Environmental Issues Will Be Addressed in the Draft EIR?

The issues that are expected to be addressed in detail in the Draft EIR:

- Aesthetics / Visual Resources
- Air Quality
- Biological Resources
- Cultural/Historical Resources
- Geology and Soils
- Greenhouse Gases / Energy
- Hazards/Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Public Services
- Tribal Cultural Resources
- Utilities

The issues that are not expected to be addressed in detail in the Draft EIR:

- Agriculture and Forestry Resources
- Mineral Resources
- Population and Housing
- Recreation
- Traffic

What Other Topics Will Be Addressed in the Draft EIR?

The Draft EIR will also consider:

- A reasonable range of alternatives to the proposed project. The alternatives will be defined based on the EIR analysis and responses to this scoping effort. Tentatively, these may include:
 - 1) No Project Alternative: the County takes no action
 - 2) Reduced Project Alternative: the County builds a smaller project
 - 3) Different Site: the County builds a library at a different site
 - 4) Refurbish/Renovate: the County does not demolish the library

CEQA Scoping Comments

- Three ways to comment:

- 1) Provide oral and written comments tonight

- 2) Mail written comments to the County Librarian:

Mr. Mark Fink, County Librarian

226 Buckeye Street

Woodland, CA 95695

- 3) E-mail comments to the County Librarian:

mark.fink@yolocounty.org

(Subject: “New Yolo Branch Library Building Project NOP”)

- **Submit written comments by Friday, December 15, 2017**

CEQA Scoping Comments (continued)

- Please limit comments to the scope and content of the information in the EIR. For example:
 - The EIR should provide pictures of the new library building.
 - The EIR should discuss community/public use of the building.
 - The EIR should discuss why a specific feature of the existing library can or can't be retained and incorporated into the new design.
 - The EIR should consider a specific alternative to the project . . .
- Comments not related to the EIR do not inform the EIR process. For example:
 - The Library should not have romance novels.

Additional Information

- The NOP is available on the Yolo Branch Library Website:

<http://www.yolocounty.org/general-government/general-government-departments/library/hours-and-locations/yolo-branch/construction-project/>

- The Draft EIR will be available on the same website.
- Thank you!