



City of Woodland

300 First Street
Woodland, CA 95695

Meeting Agenda City Council

Tuesday, October 21, 2014

6:00 PM

Council Chambers

A. CALL TO ORDER

B. CLOSED SESSION

**JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY
OCTOBER 21, 2014
6:00 P.M.**

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. COMMUNICATIONS-PUBLIC COMMENT

This is an opportunity for the public to speak to the Council on any item other than those listed for public hearing on this agenda. Speakers are requested to use the microphone in front of the Council and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Mayor may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

This is an opportunity for the Council Members and Staff to make comments and announcements, to express concerns, or to request Council's consideration of any items a Council Member would like to have discussed at a future Council meeting.

[14-429](#)

SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

Attachments: [Council Long Range Calendar](#)

F. COMMITTEE REPORTS

[14-412](#)

SUBJECT: Planning Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Woodland Planning Commission meetings of August 21, 2014.

Attachments: [8_21_14 Meeting Minutes](#)

G. PRESENTATIONS

1. [14-404](#) SUBJECT: Certificate of Appreciation Recognizing Police Service Dog Uran

Recommendation for Action: Staff recommends that the City Council recognize Police Service Dog Uran for his eight years of loyal service to the community of Woodland.

Attachments: [Cert of Appreciation Dog Uran](#)

H. CONSENT CALENDAR

2. [14-357](#) SUBJECT: Final Acceptance and Notice of Completion for the Oak Avenue Sewer Rehabilitation, CIP 14-21

Recommendation for Action: Staff recommends that the City Council accept the Oak Avenue Sewer Rehabilitation, CIP 14-21 construction contract as complete and authorize the City Clerk to file a Notice of Completion.

3. [14-394](#) SUBJECT: Approve the Purchase and Installation of Playground Equipment for Crawford Park

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____ authorizing the City Manager to execute a contract with Miracle Playsystems, Inc. for the purchase of playground equipment for Crawford Park utilizing California Multiple Award Schedules (CMAS) pricing not to exceed one hundred twenty-five thousand dollars.

Attachments: [Crawford Park Playground Equipment Resolution](#)

4. [14-426](#) SUBJECT: Consider approval of an Agreement between the City of Woodland and the Woodland-Davis Clean Water Agency for Treasurer/Auditor Services

Recommendation for Action: Staff recommends that the Council approve the proposed Agreement for Treasurer/Auditor Services between Woodland-Davis Clean Water Agency and City of Woodland and authorize the City Manager to execute the final agreement.

Attachments: [JPA Treasurer Agreement](#)
[JPA Treasurer Reso](#)

5. [14-431](#) SUBJECT: Adopt Resolution to Approve and Implement a Labor

Agreement with the Confidential Employees of the City of Woodland, through June 30, 2017.

Recommendation for Action: Staff recommends that the City Council Adopt Resolution No. _____ implementing a new labor agreement with the Confidential Employees of the City of Woodland through June 30, 2017, which supersedes the prior agreement which expired on June 30, 2011.

Attachments: [Final Confidential Resoulution](#)

I. REPORTS OF THE CITY MANAGER

6. [14-427](#) SUBJECT: PG&E and Empower Efficiency Partnership Agreement

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ and enter into the partnership agreement with PG&E and Empower Efficiency to support a residential energy efficiency marketing program in Woodland.

Attachments: [Resolution to enter into PG&E and Empower Efficiency partnership agreement](#)
[2014Oct14 PG&E Empower Woodland Partnership Agreement Final](#)

7. [14-417](#) SUBJECT: Kentucky Avenue Widening and Complete Streets Improvement Project, CIP 04-07, Approve Environmental Document

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ approving the Mitigated Negative Declaration, directing that a Notice of Determination be filed, adopting the Mitigation Monitoring Reporting Program; and approving the proposed Kentucky Avenue Widening and Complete Streets Improvement Project, CIP 04-07...body

Attachments: [10-21-14 Resolution Kentucky Widening Environmental Approval](#)
[Final MND](#)
[IS-MND](#)

8. [14-339](#) SUBJECT: Approval of \$165,597 Loan for Mutual Housing California's Spring Lake Multi-Family Affordable Housing Project

Recommendation for Action: Staff recommends that the City Council:

1. Adopt Resolution No. _____ approving a \$165,597 non-interest bearing loan with a 55-year term funded through the Spring Lake Affordable Housing Fund for Mutual Housing California's Spring Lake affordable multi-family project; and
2. Authorize the City Manager to execute any and all documents needed for the City to carry out the project.

Attachments: [CC Reso 2nd Loan 7Oct14](#)
[Sound Wall Loan Request 19Aug14](#)
[Loan Agreement 2Sep14](#)
[Promissory Note 19Sep14](#)

9. [14-432](#) SUBJECT: Measure J Spending Plan -
Authorizing Initial FY2014/15 Program Implementation

Recommendation for Action: Staff recommends that the City Council approve specific FY2014/15 Measure J funding allocations and related actions for initial program implementation to support:

- 1) Expanded Library Hours of Operation and Youth Programming (\$300,000)
- 2) Afterschool Programming and Youth Sports Player Fees (\$320,000)
- 3) Neighborhood Crime Prevention and Police Volunteer Initiatives (\$50,000)

10. [14-430](#) SUBJECT: Follow-up from Retreat/Study Session:
City Council Priority Goals (2014-2016)

Recommendation for Action: Staff recommends that the City Council receive this informational staff report summarizing the City Council's Priority Goals for 2014-16, as discussed and refined through the Council Retreat and follow-up with selected Council Subcommittees.

Attachments: [Council Goals Summary Oct 2014](#)
[2014 Update to Council Goals](#)

J. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority Regular Meeting of the City of Woodland scheduled for October 21, 2014 was posted on October 17, 2014 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

Ana B. Gonzalez, City Clerk

Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such request must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st. Persons needing disability-related modifications or accommodations in order to participate in public meetings, including persons requiring auxiliary aids or services, may request such modifications or accommodations by calling the Office of the City Clerk (530-661-5806) at least 48 hours prior to the meeting.

Legislation Details (With Text)

File #: 14-429 **Version:** 1 **Name:** Long Range Calendar
Type: Report of the City Manager **Status:** Agenda Ready
File created: 10/16/2014 **In control:** City Council
On agenda: 10/21/2014 **Final action:**
Title: SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

Sponsors:

Indexes:

Code sections:

Attachments: [Council Long Range Calendar](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 21, 2014

SUBJECT: Long Range Calendar

Recommendation for Action : Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

Staff Contact

Ana Gonzalez, City Clerk - (530) 661-5806, ana.gonzalez@cityofwoodland.org

Background

This calendar is being provided for planning purposes only and is intended to keep the Council apprised of upcoming agenda items and better plan for upcoming Council items.

Prepared by: Ana Gonzalez, City Clerk



Paul Navazio, City Manager

Attachment

COUNCIL LONG RANGE CALENDAR
Items subject to removal and/or rescheduling

NOVEMBER 4TH	REGULAR MEETING	REPORTS DUE 10/21
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Minutes

Council Minutes for October 7th and October 21st

Consent

Approval of agreement with Browns Corner LLC
Final Acceptance and Notice of Completion for Safe Routes to School, CIP 13-06
Final Acceptance and Notice of Completion for 2014 Road Maintenance Project, CIP #14-14
Award Construction Contract for East Kentucky Ave. Sewer Rehabilitation Project
Cal West
Final Acceptance and Notice of Completion for 2014 E Kentucky Rehabilitation Project, CIP 10-07
Conflict of Interest Code
CDD Quarterly Status Report 3rd Quarter 2014
Internal Audit of COW's Sewer System Management Plan (14-418)
Resolution to Accept Housing Related Parks Prog Grant in amount of \$137,775 to State of CA (14-422)
Waste Management Rate Adjustment

Public Hearing

TEFRA Public Hearing for Issuance of Bonds by CMFA for the benefit of Goodwill Industries

Regular

Award Purchase and Installment of Playground Equipment – City Park (14-372)
FY 2014/15 – First Quarter Budget Update
Purchase Contract – Police Patrol Vehicle Replacement

NOVEMBER 18th	REGULAR MEETING	REPORTS DUE 11/4
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Final Acceptance and Notice of Completion for Southwest Tank acceptance, CIP 08-33

DECEMBER 2nd	REGULAR MEETING	REPORTS DUE 11/18
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Presentation – Yolo County HCP/NCCP Plan Update
Award Construction Contract for West Transmission Main, CIP 12-05
Authorize to bid Water Main Replacement Project, CIP 09-23
Approve Design Contract for new ASR Wells #29 and #30, CIP 15-02
Solar Project Power Purchase Agreement
Local Tobacco License Ordinance – *City Council Referral*

FUTURE AGENDA ITEMS – DATE TO BE DETERMINED:

County food waste composting proposal

Purchase Contract – Recycled Water

Council Direction on Preferred General Plan Land Use Scenario

FUTURE STUDY SESSIONS (TBD):

Lower Cache Creek Flood Control Feasibility Study

Update Economic Development Strategic Plan

Budget Workshop – Long-range Planning (Spring)

Updated 10/14/14

Legislation Details (With Text)

File #: 14-412 Version: 1 Name:
Type: Committee Report Status: Agenda Ready
File created: 10/3/2014 In control: City Council
On agenda: 10/21/2014 Final action:
Title: SUBJECT: Planning Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Woodland Planning Commission meetings of August 21, 2014.

Sponsors:

Indexes:

Code sections:

Attachments: [8 21 14 Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 21, 2014

SUBJECT: Planning Commission Meeting Minutes

Recommendation for Action : Staff recommends that the City Council adopt the minutes of the Woodland Planning Commission meetings of August 21, 2014.

Staff Contact

Angela Weeks, Administrative Secretary - 530-661-5960,
angela.weeks@cityofwoodland.org

Prepared by: Angela Weeks, Administrative Secretary, Community Development



Paul Navazio, City Manager

Attachments: August 21, 2014



City of Woodland

Meeting Minutes

Planning Commission

City of Woodland Planning
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695
530-661-5820

Thursday, August 21, 2014

6:30 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:30 pm
Staff present:
Paul Hanson, Senior Planner
Erika Bumgardner, Associate Planner
James Beggs, Planning Intern

B. Roll Call

Present 6:
Chris Holt, Marco Lizarraga, Fred Lopez, Seth Wurzel, Patricia Murray, and John
Murphy

Absent 1:
Kirby Wells

C. Approval of Minutes

14-284 SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of May 15, 2014 and June 5, 2014.

Attachments: [5 15 14 Meeting Minutes.pdf](#)
 [6 5 14 Meeting Minutes.pdf](#)

A motion was made by Murphy, seconded by Lopez, that they be approved. The motion carried by the following vote:
Ayes: Chris Holt, Marco Lizarraga, Fred Lopez, John Murphy, Patricia Murray and Seth Wurzel

14-304 SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of July 17, 2014.

Attachments: [7 17 14 Meeting Minutes.pdf](#)

A motion was made by Murphy, seconded by Lopez, that they be approved. The motion carried by the following vote:
Ayes: Chris Holt, Marco Lizarraga, Fred Lopez, John Murphy, Patricia Murray and

Seth Wurzel

D. Directors Report

E. Public Comment

F. Communications

G. Subcommittee Reports

H. Public Hearing

14-277 Zoning Amendment for Home Occupation to Allow Cottage Food Operations in Residential Areas

Attachments: [Attachment 1 Planning Commission Resolution and Exhibit A Ordinance Amendment](#)
[Attachment 2 Cottage Food Operations Fact Sheet.docx](#)

A motion was made by Lopez, seconded by Murphy, that the Public Hearing be adopted. The motion carried by the following vote:

Ayes: Chris Holt, Marco Lizarraga, Fred Lopez, John Murphy, Patricia Murray and Seth Wurzel

I. New Business

14-258 Bruce Dumars Public Art Proposal

Attachments: [Attachment A - Dumars Public Art Proposal.pdf](#)

A motion to approve was made by Holt, seconded by Lizarraga. The motion carried by the following vote:

Ayes: Chris Holt, Marco Lizarraga, Fred Lopez, John Murphy, Patricia Murray and Seth Wurzel

J. Old Business

K. Adjournment

The meeting was adjourned at 7:15 pm

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.

Legislation Details (With Text)

1.

File #:	14-404	Version:	1	Name:	
Type:	Presentation	Status:	Agenda Ready		
File created:	9/29/2014	In control:	City Council		
On agenda:	10/21/2014	Final action:			
Title:	SUBJECT: Certificate of Appreciation Recognizing Police Service Dog Uran				
Recommendation for Action: Staff recommends that the City Council recognize Police Service Dog Uran for his eight years of loyal service to the community of Woodland.					
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Cert of Appreciation Dog Uran				

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 21, 2014

SUBJECT: Certificate of Appreciation Recognizing Police Service Dog Uran

Recommendation for Action : Staff recommends that the City Council recognize Police Service Dog Uran for his eight years of loyal service to the community of Woodland.

Staff Contact

Dan Bellini, Public Safety Chief - (530) 661-7800, dan.bellini@cityofwoodland.org

Fiscal Impact

There is no fiscal impact.

Background

On February 24, 2006, the City of Woodland purchased Police Service Dog Uran from Witmer-Tyson Imports as one of the City's two Police K-9's. Uran was born May 20, 2004 in the Czech Republic and was imported into the United States in February 2006. Together, Uran and his handler, Officer Richard Rayls, completed a four week Police Service Dog training at Witmer-Tyson. Officer Richard Rayls and Uran worked their first police shift together April 1, 2006. Uran is a dual purpose K-9 trained in the apprehension of suspects as well as the detection of controlled substances.

Discussion

During his career with the Woodland Police Department, Uran was responsible for apprehending approximately 48 fleeing or fighting felons and was involved in thousands of arrests. Uran located over 100 pounds of Methamphetamine, 300 pounds of Marijuana as well as other controlled substances. Uran competed in the Western States Police Canine Associations trials and took home trophies for his narcotics work.

When Officer Rayls was a DARE Officer, Uran went with him to the schools and interacted with the students. Uran is always a big hit at community events where he loves to be pet by children and to have his picture taken.

Uran was retired from service with the Police Department in September 2014. He will continue to reside with Officer Rayls and his family.

Conclusion

Staff recommends that the City Council recognize Police Service Dog Uran for his eight years of loyal service to the community of Woodland.

Prepared by: Dan Bellini, Public Safety Chief



Paul Navazio, City Manager

Attachment

City of Woodland

CERTIFICATE OF APPRECIATION PRESENTED TO

POLICE SERVICE DOG URAN

WHEREAS, Police Service Dog Uran began his service to the citizens of Woodland with his handler, Officer Richard Rayls, on April 1, 2006; and,

WHEREAS, Uran is a dual purpose K-9 trained in the apprehension of suspects as well as the detection of controlled substances; and,

WHEREAS, Uran was responsible for the apprehension of approximately 48 fleeing or fighting felons and involved in thousands of arrests during his career; and,

WHEREAS, Uran located over 100 pounds of Methamphetamine and 300 pounds of Marijuana as well as other controlled substances during his career; and,

WHEREAS, Uran assisted the Police Department in positive interactions with the community during outreach events; and,

WHEREAS, Uran was retired from service in September 2014 after 8 years of service to the community,

NOW THEREFORE, the City Council of the City of Woodland does hereby thank and commend Uran for his loyal and dedicated service to Woodland. The City of Woodland is forever grateful for your service.

Signed this 21st day of October 2014

Tom Stallard, Mayor

William L. Marble, Mayor Pro Tem
Sean Denny, Council Member

Jim Hilliard, Council Member
Angel Barajas, Council Member

Legislation Details (With Text)

2.

File #: 14-357 Version: 1 Name:
Type: Consent Item(s) Status: Agenda Ready
File created: 9/2/2014 In control: City Council
On agenda: 10/21/2014 Final action:
Title: SUBJECT: Final Acceptance and Notice of Completion for the Oak Avenue Sewer Rehabilitation, CIP 14-21

Recommendation for Action: Staff recommends that the City Council accept the Oak Avenue Sewer Rehabilitation, CIP 14-21 construction contract as complete and authorize the City Clerk to file a Notice of Completion.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 7, 2014

SUBJECT: Final Acceptance and Notice of Completion for the Oak Avenue Sewer Rehabilitation, CIP 14-21

Recommendation for Action : Staff recommends that the City Council accept the Oak Avenue Sewer Rehabilitation, CIP 14-21 construction contract as complete and authorize the City Clerk to file a Notice of Completion.

Fiscal Impact

This project was funded by \$220,000 from the Sewer Enterprise fund. The project was completed on time and under budget with total expenditures approximately equal to \$167,000. Of that total, \$122,636.28 was the construction contract (including change order) and the remainder was the cost of design, construction management, and inspection.

Background

On May 20, 2014 the City Council awarded the construction contract for the Oak Avenue Sewer Rehabilitation project, CIP 14-21, to C.E. Cox in the amount of \$129,860. The contractor began construction in July 2014, and finished the work in August 2014.

Change orders were issued to the contractor to revise alignment of the pipe and for unforeseen field conditions. Total change orders equaled a credit to the project of \$7,224, substantially due to a credit associated with the change in pipe alignment.

This project replaced 647 feet of failing non-reinforced concrete pipe with new PVC pipe. The replacement of this pipe reduces the risk of future pipe failure and resulting sanitary sewer overflows which would pollute the streets and the storm water collection system.

Conclusion

Staff recommends that the City Council accept the Oak Avenue Sewer Rehabilitation, CIP 14-21 construction contract as complete and authorize the City Clerk to file a Notice of Completion.

Prepared by: James Heath, Associate Civil Engineer

Reviewed by: Brent Meyer, City Engineer
Ken Hiatt, Community Development Director

A handwritten signature in dark ink, appearing to read "Paul Navazio", with a long horizontal flourish extending to the right.

Paul Navazio, City Manager

Legislation Details (With Text)

3.

File #:

14-394

Version:

1

Name:

Type:

Report of the City Manager

Status:

Agenda Ready

File created:

9/22/2014

In control:

City Council

On agenda:

10/21/2014

Final action:

Title:

SUBJECT: Approve the Purchase and Installation of Playground Equipment for Crawford Park

Recommendation for Action:

Staff recommends that the City Council approve Resolution No. _____ authorizing the City Manager to execute a contract with Miracle Playsystems, Inc. for the purchase of playground equipment for Crawford Park utilizing California Multiple Award Schedules (CMAS) pricing not to exceed one hundred twenty-five thousand dollars.

Sponsors:

Indexes:

Code sections:

Attachments:

[Crawford Park Playground Equipment Resolution](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 21, 2014

SUBJECT: Approve the Purchase and Installation of Playground Equipment for Crawford Park

Recommendation for Action : Staff recommends that the City Council approve Resolution No. _____ authorizing the City Manager to execute a contract with Miracle Playsystems, Inc. for the purchase of playground equipment for Crawford Park utilizing California Multiple Award Schedules (CMAS) pricing not to exceed one hundred twenty-five thousand dollars.

Staff Contact

Robert Sanders, Public Works Deputy Director, 661-5959, robert.sanders@cityofwoodland.org

Council Goal

To maintain our parks in a manner that promotes safety and enhances quality of life.

Fiscal Impact

This will be funded by Council approved FY15 Measure E spending (CIP #15-06) and not to exceed one hundred twenty-five thousand dollars.

Background

Crawford Park is located on the very southern end of College St. It is medium volume facility that hosts two separate play areas: one for tots, the other for youths ages 5-12. The tot playground equipment was installed approximately 17 years ago, is in very poor condition, and doesn't meet current ADA requirements. Being that the equipment was in such dire straits, staff asked Council for funding to replace the tot area playground equipment. This request was approved in our FY15 budget.

Discussion

Measure E was passed by the voters to help supplement current programs, and fund new projects related to streets, parks, recreation, safety and other various programs.

Staying true to this directive, Council approved Measure E funding in FY15 in the amount of one hundred twenty-five thousand dollars for the replacement of the tot area playground equipment at Crawford Park. The scope of work includes replacement of the tot area play structures, providing improved access to the new play structure, and improving the surface material at the site. If funds are sufficient, staff will also address issues in the youth play area.

Staff is requesting that the procurement of the equipment be done through CMAS. This program offers a wide variety of commodities and services at prices which have been assessed to be fair, reasonable and competitive. The use of these contracts is available to state and local government agencies. By utilizing CMAS, the City will not only receive competitive pricing, it will also reduce staff time associated with the project and speed up procurement and the installation process as well.

About the vendor: Miracle Playsystems, Inc. is a well-established provider of high quality playground equipment that our organization has used confidently in the past and is a longtime participant of CMAS. By utilizing Miracle Playsystems, Inc. as our selected vendor, we not only benefit from their competitive pricing, but also their commitment to quality and customer service that we have received in previous interactions.

Furthermore, this will be a community outreach project that will involve input from families who frequent the park. Residents will have the opportunity vote on the final selection of the playground equipment; this has been done very successfully in the past at other locations. Staff and Miracle Playsystems, Inc. will hold a Community Day at Crawford Park where park users (young and old) will be able to vote on their favorite configuration from a selection of structures that have been preapproved by the City.

Commission/Committee Recommendation

Not applicable.

Conclusion

Staff recommends that the City Council approve Resolution No. ____ authorizing the City Manager to execute a contract with Miracle Playsystems, Inc. for the purchase of playground equipment for Crawford Park utilizing California Multiple Award Schedules (CMAS) pricing not to exceed one hundred twenty-five thousand dollars.

Prepared by: Robert Sanders, Public Works Deputy Director

Reviewed by: Greg Meyer, Public Works Director

A handwritten signature in dark ink, appearing to read "Paul Navazio", with a long, sweeping horizontal stroke extending to the right.

Paul Navazio, City Manager

Attachment

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH MIRACLE
PLAYSYSTEMS, INC. UTILIZING CALIFORNIA MUNICIPAL AWARD SCHEDULE
(CMAS) PRICING IN THE AMOUNT NOT TO EXCEED ONE HUNDRED TWENTY-FIVE
THOUSAND DOLLARS**

WHEREAS, the City of Woodland strives to maintain our parks in a manner that promotes safety and enhances quality of life;

WHEREAS, Miracle Playsystems, Inc.; a playground equipment company, provides quality playground equipment to municipalities throughout the State;

WHEREAS, the proposed contract results in a onetime cost of one hundred twenty-five thousand dollars for the purchase of playground equipment for Crawford Park;

WHEREAS, Utilizing California Municipal Award Schedule (CMAS) insures a competitively bid pricing;

WHEREAS, funding in support of this contract is provided in the FY2014/15 Measure E spending plan previously approved by the Council.

NOW, THEREFORE, BE IT RESOLVED

SECTION 1. That the City Council hereby authorizes the City Manager to execute a contract with Miracle Playsystems, Inc. utilizing CMAS pricing in the amount not to exceed one hundred twenty-five thousand dollars.

PASSED AND ADOPTED by the City Council this 21st day of October 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

APPROVED AS TO FORM:

Kara K. Ueda, City Attorney

ATTEST:

Ana Gonzalez, City Clerk

Legislation Details (With Text)

4.

File #: 14-426 Version: 1 Name:

Type: Report of the City Manager Status: Agenda Ready

File created: 10/15/2014 In control: City Council

On agenda: 10/21/2014 Final action:

Title: SUBJECT: Consider approval of an Agreement between the City of Woodland and the Woodland-Davis Clean Water Agency for Treasurer/Auditor Services

Recommendation for Action: Staff recommends that the Council approve the proposed Agreement for Treasurer/Auditor Services between Woodland-Davis Clean Water Agency and City of Woodland and authorize the City Manager to execute the final agreement.

Sponsors:

Indexes:

Code sections:

Attachments: [JPA Treasurer Agreement](#)
[JPA Treasurer Reso](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 21, 2014

SUBJECT: Consider approval of an Agreement between the City of Woodland and the Woodland-Davis Clean Water Agency for Treasurer/Auditor Services

Recommendation for Action : Staff recommends that the Council approve the proposed Agreement for Treasurer/Auditor Services between Woodland-Davis Clean Water Agency and City of Woodland and authorize the City Manager to execute the final agreement.

Staff Contact

Paul Navazio, City Manager - (530) 661-5800; paul.navazio@cityofwoodland.org

Fiscal Impact

Approval of the agreements would obligate the Agency to continue to pay the City of Woodland for Treasurer/Auditor services, with amounts to be determined on an annual basis as part of the Woodland-Davis Clean Water Agency budget approval process. The agreement also contemplates reimbursement for services rendered by the Agency Treasurer retroactive to the FY2012/13 fiscal year, in the amount of approximately \$20,000 per year.

Background

In 2010, the WDCWA entered into an agreement with the City of Davis for Treasurer/Auditor, bookkeeping

and depository services, with Davis Assistant City Manager Paul Navazio serving as Treasurer/Auditor. In April 2012, Mr. Navazio became the Woodland City Manager. Since then, Mr. Navazio has continued to serve as Agency Treasurer/Auditor and the City of Davis has continued to provide bookkeeping and depository services for the Agency. The original 2010 agreement is presently being updated and amended to reflect the current support being provided to the WDCWA by the Woodland City Manager in his capacity as Agency Treasurer/Auditor.

Discussion

Staff, working with the General Manager of the WDCWA has drafted the enclosed agreement between the WDCWA and the City of Woodland for ongoing Treasurer/Auditor (Paul Navazio) services. The agreement is structured as full cost reimbursement/payment arrangements with the payments to be determined on an annual basis as part of the Agency budget approval process (which is undertaken in coordination with the City). Additional services would be compensated on an hourly rate basis based on the employee's payroll, benefits and insurance costs. The WDCWA Board is scheduled to take action on the proposed agreement at its October 16th meeting.

Conclusion

Staff recommends that the City Council approve the proposed agreement between the WDCWA and City of Woodland for Treasurer/Auditor Services (in substantially the form as presented) and the delegation of authority to the City Manager to finalize and execute the agreement.



Paul Navazio, City Manager

Enclosures: Agreement for Treasurer/Auditor services between the Woodland-Davis Clean Water Agency and the City of Woodland

**AGREEMENT FOR TREASURER/AUDITOR SERVICES
BETWEEN WOODLAND-DAVIS CLEAN WATER AGENCY
AND CITY OF WOODLAND**

THIS AGREEMENT is made this ____ day of _____ 2014 by and between the City of Woodland, a municipal corporation (the “City”), and the Woodland-Davis Clean Water Agency, a joint powers Agency (the “Agency”), who agree as follows:

1. Recitals. This Agreement is made with reference to the following background recitals:

1.1. Section 4.10.1 of the Agency Joint Powers Agreement requires the Agency to appoint a Treasurer/Auditor. The Agency Board has appointed Paul Navazio as Treasurer/Auditor. Mr. Navazio is employed as the City Manager of City.

1.2. City is willing to support the Agency by providing the services of Mr. Navazio as the Agency’s Treasurer/Auditor, on and subject to the terms of this Agreement.

2. Assumption of Treasurer/Auditor Position. City agrees to provide the services of its City Manager, Paul Navazio, to serve as Treasurer/Auditor of the Agency on a part-time, as needed basis, but not at the expense of critical City Manager priorities. The City Manager may enlist the assistance of City staff to support him in his functions of Treasurer/Auditor for the Agency.

3. Term of Agreement. The term of this Agreement shall be retroactive to April 23, 2012, and shall terminate when terminated by one of the parties under Section 10.

4. Scope of Regular Duties. During the term of this Agreement, Mr. Navazio shall be the Treasurer/Auditor of the Agency and shall, with the support of City staff and subject to the Agency Board’s direction, be responsible for the following (the “Regular Duties”):

4.1. Coordinate with the Agency and City of Davis regarding the deposit of Agency money and funds into a separate special fund and confirm that accurate accounting and bookkeeping records are being maintained relating to the Agency special fund, including all deposits into the fund, interest earnings on the fund, and all Agency costs and expenses paid or reimbursed from the fund;

4.2. Review and approve Agency invoices, bills, and other demands for payment by the Agency or otherwise approved pursuant to Board resolution;

4.3. Review and monitor all Agency money and deposits into the Agency special fund and monitor disbursements of Agency money so deposited;

4.4. Confirm that Agency’s system of auditing, bookkeeping and accounting of Agency funds, receipts, deposits, and expenditures accurately depicts the Agency’s financial condition;

4.5. Report in writing to the Board, on at least a quarterly basis, on the condition of Agency funds and the receipts, deposits, and expenditures for the quarter; and

4.6. Assist and support Agency and its outside auditor in connection with the auditor's annual preparation of audited financial statements, including responding to inquiries and requests for information and responding to and addressing any recommendations or findings included in a final audit.

5. Additional Assignments. In addition to the regular duties of the Treasurer/Auditor as described in Section 4, the Board and General Manager may enlist the assistance of the Treasurer/Auditor for additional assignments or projects, such as, but not limited to, preparing materials in support of regular and periodic independent audits of the Agency's accounts and records and facilitating the issuance and administration of bonds ("Additional Assignments").

6. Costs for Independent Audit. Costs associated with undertaking an independent financial audit of the Agency are specifically excluded from the terms of this Agreement.

7. Compensation. In consideration of the provision of services by City, Agency agrees to pay and reimburse City for its actual, direct and reasonable costs and expenses incurred in connection with the work, including all payroll, benefits, workers' compensation and other insurance costs, as provided in this section.

7.1. For the Regular Duties, the amount, timing and method of the payment will be determined and approved through the annual approval of the Agency budget in consultation with City. For the remainder of the 2014-15 fiscal year, Agency will compensate City for services rendered based on the funding provided in the 2014-15 Agency budget. The Agency budget also may include adjustments for a prior fiscal year in which the parties determine that City was underpaid or overpaid.

7.2. For the Additional Assignments, Agency will pay City on a per hour worked basis in accordance with a City-prepared hourly rate schedule that includes the staff payroll, benefits, workers compensation and other insurance costs. City will keep and maintain a daily time report showing the number of hours worked on Additional Assignments, including any travel time. At the end of each month in which City performed Additional Assignments, City will prepare and submit to Agency an invoice showing the number of hours worked and total fee due for the month. Agency will pay the invoice within 30 days of its receipt.

8. Employer/Agency. Mr. Navazio and City staff shall remain at all times employees of the City and limited agents of the Agency only for performing those services specifically provided for by this Agreement and as otherwise directed by Agency. City will be solely responsible for paying all City staff salaries, benefits, taxes, insurance, and any other required or discretionary compensation. Agency's sole financial liability to City for the services provided under this Agreement shall be payment of the compensation described in Section 7.

9. Workers' Compensation Insurance. City, at its sole cost and expense, shall continue to procure and maintain for the duration of this Agreement workers' compensation insurance or self-insurance covering City staff, in accordance with the requirements of California law. In accordance with Labor Code Section 3602(d), the parties intend that this obligation constitute a valid and enforceable agreement by which City agrees to obtain, and shall

obtain, workers' compensation coverage for City staff working for the Agency pursuant to this Agreement. Agency therefore shall not be subject to civil, criminal or other penalties for failure to provide workers' compensation coverage or tort liability in the event of an injury to or illness of City staff suffered in the course of providing services to the Agency under this Agreement.

10. Documents. All correspondence, other documents, e-mail, and other communications prepared and made by City staff in connection with the services provided to the Agency under this Agreement shall be the property of the Agency and subject to its document retention, management and other applicable policies and regulations.

11. Termination. This Agreement may be terminated for any reason by either party upon 30 days written notice to the other party. In the event of termination, Agency will compensate City for services rendered and costs incurred up to the effective date of termination in accordance with Section 7.

12. Conflict of Interest. Agency believes that no conflict of interest will arise as a result of using the services of Mr. Navazio and City staff under this Agreement. In the event that Mr. Navazio or City staff has reason to believe that providing services under this Agreement would be in direct violation of this section, Mr. Navazio or City staff shall notify the Agency General Manager in writing immediately. Upon giving such notice, Mr. Navazio or City staff shall not perform the requested services until the Agency determines whether a conflict of interest exists and informs the City of its determination. After Agency notifies City of its determination, if a dispute about the existence of a conflict of interest continues to exist, the sole remedy shall be termination of this Agreement.

13. Indemnification.

13.1. Agency shall indemnify, defend, protect and hold harmless City, and its officers, employees, volunteers and agents, from and against any and all liability, losses, claims, damages, expenses, demands, and costs (including, but not limited to, attorney, expert witness and consultant fees, and litigation costs) of every nature arising out of a breach of the Agency's obligations under this Agreement or an act or omission of City staff in performing services for Agency under this Agreement, except (i) where caused by the sole negligence or willful misconduct of City, (ii) for an injury to or illness of City staff suffered in the course of providing services under this Agreement (reference Section 9), or (iii) as otherwise provided or limited by law.

13.2. City shall indemnify, defend, protect and hold harmless Agency, and its officers, employees, volunteers and agents, from and against any and all liability, losses, claims, damages, expenses, demands, and costs (including, but not limited to, attorney, expert witness and consultant fees, and litigation costs) of every nature arising out of City's failure to perform its obligations under Sections 8 and 9, except where caused by the sole negligence or willful misconduct of Agency or as otherwise provided or limited by law.

13.3. The parties' obligations under these indemnification provisions shall survive the termination of this Agreement.

14. Notices. All notices, bills, and payments shall be made in writing and may be given by personal delivery or by mail. Notices, bills, and payments sent by mail shall be addressed as follows:

To the Agency: Woodland-Davis Clean Water Agency
 1717 Fifth Street
 Davis, CA 95616

To the City: City of Woodland
 City Hall
 300 First Street
 Woodland, CA 95695

and when so addressed, shall be deemed given upon deposit in the United States mail, postage prepaid. In all other instances, notices, bills, and payments shall be deemed given at the time of actual delivery. Changes may be made in the names and addresses of the person to whom notices, bills, and payments are to be given by giving notice in the manner set forth herein.

15. Assignment. This Agreement shall not be assigned by either party in whole or in part without the written consent of both parties.

16. Entire Agreement. This Agreement shall constitute the entire agreement between the parties and shall supersede any previous agreements, whether verbal or written, concerning the same subject matter. No modification of this Agreement shall be effective unless such modification is in writing and signed by both parties.

WOODLAND-DAVIS CLEAN
WATER AGENCY

CITY OF WOODLAND

By: _____
Dennis M. Diemer
General Manager

By: _____
Paul Navazio
City Manager

Approved as to form:

Approved as to form:

Richard P. Shanahan
General Counsel

Kara Ueda
City Attorney

RESOLUTION NO. _____

**A RESOLUTION OF THE COUNCIL OF THE CITY OF WOODLAND
APPROVING REIMBURSEMENT AGREEMENT WITH THE
WOODLAND-DAVIS CLEAN WATER AGENCY FOR
TREASURER/AUDITOR SERVICES**

WHEREAS, section 4.10.1 of the Woodland-Davis Clean Water Agency Joint Powers Agreement requires the Agency to appoint a Treasurer/Auditor, and

WHEREAS, the Agency Board has appointed Paul Navazio as Treasurer/Auditor, and Mr. Navazio is employed as the City Manager of the City of Woodland, and

WHEREAS, The City is willing to support the Agency by providing the services of its City Manager, Paul Navazio, to serve as Treasurer/Auditor of the Agency on a part-time, as needed basis, but not at the expense of critical City Manager priorities, and

WHEREAS, the term of this Agreement shall be retroactive to April 23, 2012, and shall terminate when terminated by one of the parties (under Section 10 of the Agreement);

NOW, THEREFORE, the City Council of the City of Woodland resolves as follows:

SECTION 1. The City Council of the City of Woodland by the adoption of this resolution approves the Agreement for Treasurer/Auditor Services between the City and Woodland-Davis Clean Water Agency, and authorizes the City Manager to finalize and execute the Agreement.

PASSED AND ADOPTED by the City Council this 21st day of October, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Legislation Details (With Text)

5.

File #: 14-431 Version: 1 Name:
Type: Consent Item(s) Status: Agenda Ready
File created: 10/16/2014 In control: City Council
On agenda: 10/21/2014 Final action:
Title: SUBJECT: Adopt Resolution to Approve and Implement a Labor Agreement with the Confidential Employees of the City of Woodland, through June 30, 2017.

Recommendation for Action: Staff recommends that the City Council Adopt Resolution No. _____ implementing a new labor agreement with the Confidential Employees of the City of Woodland through June 30, 2017, which supersedes the prior agreement which expired on June 30, 2011.

Sponsors:

Indexes:

Code sections:

Attachments: [Final Confidential Resolution](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 21, 2014

SUBJECT: Adopt Resolution to Approve and Implement a Labor Agreement with the Confidential Employees of the City of Woodland, through June 30, 2017.

Recommendation for Action: Staff recommends that the City Council Adopt Resolution No. _____ implementing a new labor agreement with the Confidential Employees of the City of Woodland through June 30, 2017, which supersedes the prior agreement which expired on June 30, 2011.

Staff Contact

Sheila McShane, Human Resources Manager, sheila.mcshane@cityofwoodland.org, (530) 661-5807

Fiscal Impact

The current Memorandum of Understanding between the City and the Confidential Employees expired on June 30, 2011. The terms of this new agreement are in line with other agreements the City has reached with other units. This level of savings equates to a reduction of approximately 8.2% in annual cost of total compensation for this bargaining group. In addition to the budgetary savings, there is additional savings recognized by restricting vacation cash out to employees who have more than three years of service with the City of Woodland. Nearly 100% of the budgetary savings will be realized in the General Fund.

Discussion

The City entered into negotiations seeking structural changes in how health insurance and pension costs are funded. The City articulated the need to achieve both ongoing budgetary savings as well as increased predictable long-term costs of personnel benefit. This is the last group that the City was seeking to obtain concessions. The major terms of the contract are as follows:

Pension Contributions:

Effective upon ratification employee contributes 5%

Effective July 1, 2015 employee contributes an additional 3%

COLA's:

Effective January 1, 2015: 2%

Effective July 1, 2015: 2%

Effective July 1, 2016: 2%

Medical:

Effective First full pay period upon ratification

Eliminate Medical cash back program

Reduce opt out payment from \$565 to \$405

City pays 85% of third highest CalPERS Medical Plan

Effective January 1, 2015:

The City pays up to 85% of the third highest CalPERS premium; future premium increases capped at 12%

Effective January 1, 2016:

The City pays up to 85% of the third highest CalPERS premium; future premium increases capped at 12%

Effective January 1, 2017:

The City pays up to 80% of the third highest CalPERS premium; future premium increases capped at 12%

Other Changes include:

Retirement Medical:

Only Employees hired prior to July 1, 2006, and who have ten (10) years of consecutive service with the City of Woodland are eligible for retiree medical.

Parties agree to meet and confer to impasse and imposition on restructuring the retiree medical program.

Vacation Cash Out:

Employees must have at least three years of service before the employee is able to cash out vacation hours.

Education/Professional Reimbursement:

Employees who voluntarily terminate or retire prior to January 1 of the Fiscal Year, and have received an Education/Professional Reimbursement, must to pay back a prorated portion of the Education/Professional Reimbursement benefit received.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____ to implement a new labor agreement with the Confidential Employees, through June 30, 2017.

Prepared by: Sheila McShane
Human Resources Manager

A handwritten signature in dark ink, appearing to read "Paul Navazio", with a long, sweeping horizontal stroke extending to the right.

Paul Navazio
City Manager

Attachment: Confidential Employees Resolution

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF WOODLAND APPROVING CERTAIN TERMS AND CONDITIONS
FOR
CONFIDENTIAL EMPLOYEES**

1	GENERAL PROVISIONS	1
1.1	Application	1
1.2	Term	1
2	COMPENSATION.....	2
2.1	Salary.....	2
2.2	Longevity Pay	2
2.3	Administrative Leave	2
2.4	Overtime	3
2.5	Bilingual Pay	3
2.6	Deferred Compensation.....	3
2.7	Out of Class Work	4
3	PROFESSIONAL GROWTH INCENTIVE	5
3.1	Professional Growth Incentive	5
4	MEDICAL AND RELATED BENEFITS	6
4.1	Medical Insurance.....	6
4.2	Medical Insurance Upon Retirement	8
4.3	Dental Insurance.....	10
4.4	Long Term Disability Insurance	10
4.5	Vision Insurance	10
4.6	Life Insurance	10
4.7	Flexible Spending Account	10
5	LEAVES.....	11
5.1	Holidays.....	11
5.2	Vacation Leave	11
5.3	Sick Leave	12
5.4	Catastrophic Illness or Injury	12
6	RETIREMENT	13
6.1	Retirement	13
7	OTHER COMPENSABLE ITEMS NOT SET FORTH HEREIN.....	15
7.1	Other Compensable Items Not Set Forth Herein	15

ARTICLE I

1 GENERAL PROVISIONS

1.1 Application

1.1.1 This Resolution applies to confidential employees in the following classifications:

HUMAN RESOURCES CLERK
HUMAN RESOURCES TECHNICIAN I/II
HUMAN RESOURCES ANALYST I/II
HUMAN RESOURCES MANAGER
SECRETARY TO THE CITY MANAGER

1.2 Term

- 1.2.1 Except where the context otherwise determines or otherwise provides, the provisions of this Resolution shall cover the period from ratification through June 30, 2017, and – where applicable – supersede the provisions of the prior agreement that expired on June 30, 2011.
- 1.2.2 During the term of this Resolution, upon mutual agreement of the City and employees covered by this Resolution, any provisions contained in this Resolution may be reopened to discussions. The primary purpose to reopen discussions would stem from the conclusion of negotiations with the Woodland Mid-Management Association and the Woodland City Employees Association.

ARTICLE II

2 COMPENSATION

2.1 Salary

During the term of this agreement, represented unit employees shall receive the following increase:

- Effective January 1, 2015 2% increase (Exhibit A)
- Effective July 1, 2015, 2 % increase (Exhibit A)
- Effective July 1, 2016, 2 % increase (Exhibit A)

2.2 Longevity Pay

The City shall pay longevity pay according to the following schedule on the last payday before Christmas each year:

<u>Length of Service</u>	<u>Amount</u>
10 years	\$300 per year
15 years	\$350 per year
20 years	\$400 per year

2.3 Administrative Leave

- 2.3.1 The Human Resources Manager, Human Resources Analyst, and the Secretary to the City Manager shall receive an annual bank of ninety-six (96) hours administrative leave on July 1 each year. This administrative leave shall be in addition to accrued vacation leave and other leaves provided by the City. Administrative leave shall be subject to the same rules for usage and accounting as vacation leave with the following exceptions:

Each employee may, at his/her request, have up to forty (40) unused hours of the bank paid directly to him/her at their regular hourly rate of pay at the time of the request.

No employee may carry over any administrative leave bank balance past June 30 each year.

Employees terminating prior to January 1 of any fiscal year shall be responsible for repaying a prorated share of administrative leave. For example, an employee working 25% of the year would be responsible for repaying the City 75% of their administrative leave upon termination.

2.4 Overtime

- 2.4.1 The Human Resources Technician and Clerk shall receive overtime compensation at the rate of time and one-half for all hours worked in excess of forty hours per work week. Paid time off shall be counted as time worked for overtime calculation purposes. Employees handling City business at home on the telephone shall be eligible for overtime compensation in accordance with the Fair Labor Standards Act (time paid to the nearest 12-minute increment).
- 2.4.2 These employees shall have the option of choosing either paid overtime or compensatory time off. Paid time shall be calculated using the FLSA rate of pay. Compensatory time off may be accrued to a maximum of sixty (60) hours of any one time. Compensatory time off maximums may be waived for employees working alternative work schedules by mutual consent. Upon termination, employees shall be paid for any accrued compensatory time. Compensatory time accrued after sixty (60) hours will be paid in accordance with Section 2.4.1.

2.5 Bilingual Pay

- 2.5.1 Bilingual employees designated by the City Manager to perform such services on a regular basis shall receive additional compensation above their regular salary at a rate of One Hundred Fifty Dollars (\$150) per month.

2.6 Deferred Compensation

- 2.6.1 Effective July 1, 2001, the City of Woodland will match an individual's deferred compensation contribution up to two percent (2%) of the individual's base salary as reflected in Exhibit A. Only plans approved by the City in its deferred compensation program will be eligible for City contribution. At the time of this contract ratification, the City offers three deferred compensation providers from which employees may select. Individual employees will be responsible to ensure their contribution and the City's matching contribution meet Internal Revenue Code Section 457 deferred compensation program requirements. In addition, as their salary is adjusted, individual employees will be responsible to make periodic changes to the amounts of compensation deferred.

2.7 Out of Class Work

2.7.1 Assignment to perform work of a higher level classification: Employees assigned by their supervisors to perform the essential duties of a higher level classification shall receive an additional five percent (5%) of base pay as out of class compensation. Payment shall continue for the term of the assignment to the higher level classification duties. Assignments shall be limited to six (6) months, which may be extended on approval of the City Manager.

2.7.2 Assignment as Acting Department Head: In the case of assignment as an acting department head, the minimum period of time to be eligible for acting pay must be twenty-four (24) consecutive work hours (3 days). The compensation shall be an additional ten percent (10%) of the base pay. Payment shall continue for the term of the assignment to the higher level classification duties. Acting assignments shall be limited to six (6) months, which may be extended on approval of the City Manager.

2.7.3 Assignment of duties beyond the scope of employee's classification: Employees assigned to perform significant and additional duties outside the scope of their job description shall receive an additional five percent (5%) of base pay as special assignment pay.

2.7.4 It is recognized that in some instances unit employees may be required to work extraordinarily long hours on special projects or unique circumstances. Should such an extraordinary occasion arise, the Human Resources Manager may recommend to the City Manager that the employee be granted additional Administrative Leave in addition to the 96 hours already provided subject to the following provisions:

Additional Administrative Leave hours granted cannot exceed 24 hours in any Fiscal Year.

Additional Administrative Leave hours must be approved by the Personnel Officer and specifically authorized by the City Manager.

Additional Administrative Leave shall not be construed to constitute overtime compensation nor be applied on an hour for hour basis.

ARTICLE III

3 PROFESSIONAL GROWTH INCENTIVE

3.1 Professional Growth Incentive

- 3.1.1 Employees covered by this Resolution are eligible to participate in the Professional Growth Incentive Program. Employees may receive a reimbursement for professional memberships (including licenses, applications and renewal fees), subscriptions, professional training, attainment of academic degrees, and equipment limited to desktop computers or components (memory, hard drives, video cards, power supplies, mother boards), keyboards, monitors, computer mouse(s)/pointing devices, laptop/notebook/tablet computers, printers, City standard suite of office productivity software (currently Microsoft Office Suite), Security Software programs and personal digital assistants (PDA), cell phones and accessories, unless used mostly for personal entertainment. All such requests require advance approval by the City.
- 3.1.2 Additionally with prior approval employees may be reimbursed for applicable technology that is directly related to the employee's job and/or professional growth.
- 3.1.3 Maximum reimbursement per fiscal year per employee shall be \$625.00.
- 3.1.4 Employees terminating prior to January 1 of any fiscal year shall be responsible for repaying a prorated share of Professional Reimbursement they have spent. For example, an employee working 25% of the year would be entitled to a Professional Reimbursement not to exceed, \$156.25. If employee received a reimbursement of greater than \$156.25, at the time of termination, the employee would be responsible for payment of the difference. This will be taken out of the employee's final check. If there is not enough funds to cover this amount, the City will invoice the employee for the difference.

ARTICLE IV

4 MEDICAL AND RELATED BENEFITS

4.1 Medical Insurance

4.1.1 The City shall make available to all unit employees, the CalPERS medical insurance program. Employees shall have the option of enrolling in any of the plans provided by CalPERS.

4.1.2 For Employees hired before July 1, 2006, the City provides a two tier medical benefits program:

- Tier One: Employee Only and Employee plus One
- Tier Two: Employee plus Family

4.1.3 Employees hired before July 1, 2006 who provide proof of dual coverage under PERS or other medical insurance programs may decline to accept medical coverage. These employees shall be eligible for a payment of \$405 per month.

Effective the first full pay period after ratification, the City shall pay an amount equal to 85% of the third highest CalPERS health plan available in the region Woodland is located in, excluding PERSCare. Additionally, the City's total contribution toward health plan premiums shall be capped at the agreed upon percentage applied to a 12% increase in the base premium from year to year.

Effective January 1, 2015 the City shall pay an amount equal to 85% of the third highest CalPERS health plan available in the region Woodland is located in, excluding PERSCare. Additionally, the City's total contribution toward health plan premiums shall be capped at the agreed upon percentage applied to a 12% increase in the base premium from year to year.

Effective January 1, 2016 the City shall pay an amount equal to 85% of the third highest CalPERS health plan available in the region Woodland is located in, excluding PERSCare. Additionally, the City's total contribution toward health plan premiums shall be capped at the agreed upon percentage applied to a 12% increase in the base premium from year to year.

Effective January 1, 2017 the City shall pay an amount equal to 80% of the third highest CalPERS health plan available in the region Woodland is located in, excluding PERSCare. Additionally, the City's total contribution toward health plan premiums shall be capped at the agreed upon percentage applied to a 12% increase in the base premium from year to year.

4.1.4 For Employees **hired on or after July 1, 2006**, the City provides a **three tier** medical benefits program:

- Tier One: Employee Only
- Tier Two: Employee plus One
- Tier Three: Employee plus Family

4.1.5 Employees hired after July 1, 2006 who provide proof of dual coverage under PERS or other medical insurance programs may decline to accept medical coverage. These employees shall be eligible for a payment of \$405 per month.

Effective the first full pay period after ratification, the City shall pay an amount equal to 85% of the third highest CalPERS health plan available in the region Woodland is located in, excluding PERSCare. Additionally, the City's total contribution toward health plan premiums shall be capped at the agreed upon percentage applied to a 12% increase in the base premium from year to year.

Effective January 1, 2015 the City shall pay an amount equal to 85% of the third highest CalPERS health plan available in the region Woodland is located in, excluding PERSCare. Additionally, the City's total contribution toward health plan premiums shall be capped at the agreed upon percentage applied to a 12% increase in the base premium from year to year.

Effective January 1, 2016 the City shall pay an amount equal to 85% of the third highest CalPERS health plan available in the region Woodland is located in, excluding PERSCare. Additionally, the City's total contribution toward health plan premiums shall be capped at the agreed upon percentage applied to a 12% increase in the base premium from year to year.

Effective January 1, 2017 the City shall pay an amount equal to 80% of the third highest CalPERS health plan available in the region Woodland is located in, excluding PERSCare. Additionally, the City's total contribution toward health plan premiums shall be capped at the agreed upon percentage applied to a 12% increase in the base premium from year to year.

4.1.6 The City shall contribute up to the following amounts towards employee medical insurance coverage and cafeteria plan benefit:

Effective January 1, 2015, the City shall contribute the following amounts towards employee medical insurance coverage and cafeteria plan benefit:

Tier	Medical Benefit	Cafeteria Plan Benefit	Total Benefit
Employee only	\$122.00	Note 3	\$687.84
Employee plus one	\$122.00	Note 3	\$1,375.67
Employee plus family	\$122.00	Note 3	\$1,788.37

- Note 1: Per paragraph 4.1.2 above, employees hired before July 1, 2006 who qualify for the "Employee only" tier shall receive medical insurance coverage and cafeteria plan benefit equal to the "Employee plus one" tier.
- Note 2: The Medical Benefit will be equal to the minimum established by the CalPERS Board (\$122.00 from the January 2015 table). It is anticipated that this amount will be adjusted annually based on changes to the medical component of the CPI.
- Note 3: Cafeteria Plan benefit will be equal to the difference between the Medical Benefit and the Total Benefit.

4.2 Medical Insurance Upon Retirement

- 4.2.1 Employees who retire from the City may be eligible for Medical Insurance in accordance with the CalPERS Medical Plan. Dental, Vision and Long Term Disability Insurance is not provided to retirees.
- 4.2.2 The parties agree to meet and confer to impasse and imposition on restructuring the retiree medical program.
- 4.2.3 For employees who were **hired before July 1, 2006**, with ten (10) or more years of service who either retire and are eligible to receive benefits under the City's PERS plan or retire for disability under PERS shall be eligible for continued health and life insurance coverage subject to the following terms and conditions:

Employees 50 years old or older who separate from City service but postpone application to receive PERS retirement benefits must pay the premiums for any continued insurance coverage until the application for benefits is approved;

Insurance benefits levels to retirees will be equal to the schedule reflected in paragraph 4.1.3 above. Retirees who were hired before July 1, 2006, will receive a benefit equal to the "Total Benefit" reflected in 4.1.3 above.

Retirees who were hired prior to July 1, 2006 have a vested right to receive full medical insurance benefits in retirement equal to the total medical benefit provided to active employees. In the immediate

case, such retirees shall receive the combined value of the medical benefit and the cafeteria plan benefit to equal the total benefit. In future cases, should the City again restructure its health care benefits, such retirees shall continue to receive the full value provided to active employees for health benefits irrespective of how they may subsequently be structured.

- 4.2.4 Life Insurance will be continued with the same benefit level and conditions as active employees except as adjusted according to the schedule outlined in the City's "Life Insurance Outline of Benefits" or in any modifications or other plans that replace the current plan.
- 4.2.5 Health Insurance coverage will be coordinated with Medicare when retirees become eligible.
- 4.2.6 Dental, Vision and Long Term Disability Benefits will not be offered or provided to retirees.
- 4.2.7 Employees who were **hired on or after July 1, 2006**, will receive medical insurance benefits in retirement as follows:

Insurance benefits levels to retirees who were hired after July 1, 2006, will receive a benefit equal only to the "Medical Benefit" reflected in 4.1.3 above.

Retirement Health Savings Plan: The City of Woodland has established a program in which employees participate to save, on a tax deferred basis, money to help pay the cost of healthcare once an individual retires. The Retirement Health Savings Plan (RHSP) may be used for medical, dental and vision care as well as other healthcare expenses.

For employees hired on or after July 1, 2006, participation in the City's RHSP is mandatory.

Contributions: The City shall contribute \$50 per month to the employee's RHSP account; likewise, the employee shall contribute \$50 per month to their RHSP account. These contributions shall start after an employee has successfully completed their initial probationary period.

Initial Probationary Period: During an employee's initial probationary period with the City, neither the employee nor the City shall contribute to the employee's RHSP account. The initial probationary period is that probationary period when an employee is first hired. A probationary period is also in effect when an individual changes classification or is promoted to a higher classification; City and employee contributions to

RHSP accounts will continue during such promotional probationary periods.

Conversion of Sick Leave: Once an employee has accrued 500 hours of sick leave, the City shall convert 50% of additional sick leave earned to a cash contribution to an employee's RHSP account. This results in all sick leave earned above 500 hours being changed to 4 hours per month (versus 8 hours) with the value of 4 hours of salary being contributed to the employee's RHSP account.

4.3 Dental Insurance

- 4.3.1 For all employees covered by this Resolution, the City shall provide coverage in the City's dental insurance program for the employee and any eligible dependents. The benefit shall be paid by the City except when the plan requires the employee to pay a deductible or co-pay.

4.4 Long Term Disability Insurance

- 4.4.1 The City shall provide to all active employees covered by this Resolution coverage in the long term disability insurance plan.

4.5 Vision Insurance

- 4.5.1 The City shall provide to all employees covered by this Resolution vision insurance.

4.6 Life Insurance

- 4.6.1 The City shall maintain in effect a \$50,000 life insurance policy for all employees covered by this Resolution.

4.7 Flexible Spending Account

- 4.7.1 The City shall establish a provision allowed by Section 125 of the Internal Revenue Code. Such account shall provide for pre-tax treatment of employee obligations for medical and dependent care costs.

ARTICLE V

5 LEAVES

5.1 Holidays

5.1.1 City holidays to be observed by employees covered under this Resolution shall be:

January 1st
Third Monday in January (Martin Luther King's Birthday)
Third Monday in February (Presidents Day)
Fourth Monday in May (Memorial Day)
July 4th
First Monday in September (Labor Day)
November 11th (Veteran's Day)
Thanksgiving Day
The Day after Thanksgiving Day
Christmas Eve – ½ day (observed last work day before Christmas)
December 25th (Christmas Day)

In addition, each employee covered by this Resolution shall have 16 hours added to his/her vacation total as of July 1 of each year.

Employees in permanent part-time positions shall receive pay for City holidays on a pro-rata basis regardless of whether they are scheduled to work holiday or not. The pro-rata holiday benefit to be received shall be equal to the employee's average daily work hours, regardless of the time they would have otherwise been scheduled to work.

5.2 Vacation Leave

5.2.1 Each employee covered by this Resolution shall earn vacation leave at the rate noted below based on the employee's years of service with the City of Woodland:

<u>Years of Service</u>	<u>Vacation Leave Earned Per Month</u>
0 to 3 years	7.0 hours
4 to 5 years	9.0 hours
6 to 10 years	11.3 hours
11 to 15 years	13.3 hours
16 to 20 years	15.3 hours
Over 20 years	16.6 hours

5.2.2 Employees with less than ten (10) years of service with the City may carry an unused vacation leave balance of no more than thirty-four (34) days (272 hours) past January 1st of each year. Employees with ten (10) years of service or more may carry an unused vacation leave balance of no more than forty-four (44) days (352 hours) past January 1st of each year.

5.2.3 Employees may cash out accrued vacation leave once they have three or more years of service, based on the chart below. Eligible employees, may request to have up to eighty (80) accrued hours of vacation paid directly to him/her at their regular hourly rate of pay at the time of the request in lieu of time off providing the employee has previously taken at least one (1) week (40 hours) of vacation time off in the same year and has worked the required years of service.

<u>Years of Service</u>	<u>Annual Maximum Vacation Leave Cash out</u>
0 to 3 years	0 hours
3 to 5 years	40 hours
5 + years	80 hours

5.3 Sick Leave

5.3.1 Each employee covered by this Resolution shall accrue sick leave at the rate of one (1) day (8 hours) per month.

5.4 Catastrophic Illness or Injury

5.4.1 Each employee covered by this Resolution may donate portions of their accrued but unused vacation or administrative leave balances to other City employees who have suffered catastrophic illness or injury. Employees receiving donations of time from other employees must first exhaust all available vacation, compensatory, administrative and sick leave.

ARTICLE VI

6 RETIREMENT

6.1 Retirement

6.1.1 The City will continue its participation in the Public Employee's Retirement System during the term of this agreement.

6.1.2 Permanent Employees of the City of Woodland fall under one of the three CalPERS Pension formulas as follows:

Tier 1: Employees hired by the City of Woodland on or before December 4, 2012 for the 2.7%@55 CalPERS retirement pension program calculated at the single highest year pensionable compensation formula.

Tier 2: Employees hired by the City of Woodland on or after December 5, 2012 and before January 1, 2013 or who are new hires to the City of Woodland but are legacy/classic members determined by CalPERS are eligible for the 2%@60 CalPERS retirement pension program calculated at the three-year average pensionable compensation formula.

Tier 3: Public Employees' Pension Reform Act (PEPRA) Employees hired on or after January 1, 2013 and who are not CalPERS legacy/classic members are eligible for the 2%@62 CalPERS retirement pension program calculated at the three-year average pensionable compensation formula.

6.1.3 PERS Employee Contribution towards Employee's Share of Retirement cost.

Tier 1 employees: Effective the first full pay period upon ratification, shall pay the 5% of pensionable salary of the employee share towards the 2.7%@55 CalPERS retirement pension program.

Effective July 1, 2015, the employee will pay an additional 3% of pensionable salary of the employee share towards the 2.7%@55 CalPERS retirement pension program for a total of 8%.

Tier 2 employees: Effective the first full pay period upon ratification shall continue to pay 5% of pensionable salary of the employee share towards the 2%@60 CalPERS retirement pension program.

Effective July 1, 2015 the employee will pay an additional 2% of pensionable salary of the employee share towards the 2%@60 CalPERS retirement pension program for a total of 7%.

Tier 3 (PEPRA): Employees shall pay 50% of the normal cost as determined by CalPERS towards the 2%@62 CalPERS retirement pension program.

- 6.1.4 The City shall report the employer's portion of the employees' retirement contribution as special compensation as follows:

Tier 1 employees: Effective first full pay period upon ratification 3%.
Effective July 1, 2015 0%

Tier 2 employees: Effective first full pay period upon ratification 2%.
Effective July 1, 2015 0%

- 6.1.5 Pursuant to Section 20023 (c)(4) of the Public Employees Retirement Law, this retirement contribution shall then be considered compensation for retirement purposes.
- 6.1.6 The City provides the 1959 Survivor's Security Benefit as specified in the Government Code, Section 20862.8.
- 6.1.7 The City provides the sick leave conversion benefit as specified in the Government Code, Section 20862.8.

ARTICLE VII

7 OTHER COMPENSABLE ITEMS NOT SET FORTH HEREIN

7.1 Other Compensable Items Not Set Forth Herein

- 7.1.1 Other items not set forth herein which are compensable as terms and conditions of employment of the employees covered by this Resolution shall continue to be compensated by the City of Woodland at the rate applicable on June 30, 2014, unless determined otherwise by the Woodland City Council in accordance with law or required otherwise by law.

PASSED this 21st day of October 2014, by the following votes:

AYES:

NOES:

ABSENT:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

Exhibit A
City of Woodland
CONFIDENTIAL EMPLOYEES
Salary Schedule

	Effective July 1, 2011				
Human Resources Clerk	\$2,874.07	\$3,017.78	\$3,168.67	\$3,327.10	\$3,493.46
Human Resources Technician I	\$3,416.36	\$3,587.18	\$3,766.53	\$3,954.86	\$4,152.60
Human Resources Technician II	\$3,809.19	\$3,999.65	\$4,199.63	\$4,409.61	\$4,630.09
Human Resources Analyst I	\$4,333.15	\$4,549.81	\$4,777.30	\$5,016.17	\$5,266.98
Human Resources Analyst II	\$4,902.56	\$5,147.69	\$5,405.07	\$5,675.32	\$5,959.09
Human Resources Manager	\$6,758.23	\$7,096.15	\$7,450.95	\$7,823.50	\$8,214.68
Secretary to the City Manager	\$3,837.48	\$4,029.36	\$4,230.83	\$4,442.37	\$4,664.49

	Effective January 1, 2015 (2% increase)				
Human Resources Clerk	\$2,931.55	\$3,078.14	\$3,232.04	\$3,393.64	\$3,563.33
Human Resources Technician I	\$3,484.69	\$3,658.92	\$3,841.86	\$4,033.96	\$4,235.65
Human Resources Technician II	\$3,885.37	\$4,079.64	\$4,283.62	\$4,497.80	\$4,722.69
Human Resources Analyst I	\$4,419.81	\$4,640.81	\$4,872.85	\$5,116.49	\$5,372.32
Human Resources Analyst II	\$5,000.61	\$5,250.64	\$5,513.17	\$5,788.83	\$6,078.27
Human Resources Manager	\$6,893.39	\$7,238.07	\$7,599.97	\$7,979.97	\$8,378.97
Secretary to the City Manager	\$3,914.23	\$4,109.95	\$4,315.45	\$4,531.22	\$4,757.78

	Effective July 1, 2015 (2% increase)				
Human Resources Clerk	\$2,990.18	\$3,139.70	\$3,296.68	\$3,461.51	\$3,634.60
Human Resources Technician I	\$3,554.38	\$3,732.10	\$3,918.70	\$4,114.64	\$4,320.37
Human Resources Technician II	\$3,963.08	\$4,161.24	\$4,369.30	\$4,587.76	\$4,817.15
Human Resources Analyst I	\$4,508.21	\$4,733.62	\$4,970.30	\$5,218.82	\$5,479.77
Human Resources Analyst II	\$5,100.62	\$5,355.66	\$5,623.43	\$5,904.60	\$6,199.84
Human Resources Manager	\$7,031.26	\$7,382.83	\$7,751.97	\$8,139.57	\$8,546.55
Secretary to the City Manager	\$3,992.51	\$4,192.15	\$4,401.76	\$4,621.84	\$4,852.94

	Effective July 1, 2016 (2% increase)				
Human Resources Clerk	\$3,049.99	\$3,202.49	\$3,362.62	\$3,530.75	\$3,707.29
Human Resources Technician I	\$3,625.47	\$3,806.74	\$3,997.07	\$4,196.93	\$4,406.77
Human Resources Technician II	\$4,042.34	\$4,244.46	\$4,456.68	\$4,679.51	\$4,913.49
Human Resources Analyst I	\$4,598.37	\$4,828.29	\$5,069.71	\$5,323.20	\$5,589.36
Human Resources Analyst II	\$5,202.64	\$5,462.77	\$5,735.90	\$6,022.69	\$6,323.83
Human Resources Manager	\$7,171.89	\$7,530.49	\$7,907.01	\$8,302.36	\$8,717.48
Secretary to the City Manager	\$4,072.36	\$4,275.99	\$4,489.79	\$4,714.28	\$4,949.99

Legislation Details (With Text)

6.

File #: 14-427 Version: 1 Name:
Type: Report of the City Manager Status: Agenda Ready
File created: 10/15/2014 In control: City Council
On agenda: 10/21/2014 Final action:
Title: SUBJECT: PG&E and Empower Efficiency Partnership Agreement

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ and enter into the partnership agreement with PG&E and Empower Efficiency to support a residential energy efficiency marketing program in Woodland.

Sponsors:

Indexes:

Code sections:

Attachments: [Resolution to enter into PG&E and Empower Efficiency partnership agreement](#)
[2014Oct14 PG&E Empower Woodland Partnership Agreement Final](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 21, 2014

SUBJECT: PG&E and Empower Efficiency Partnership Agreement

Recommendation for Action : Staff recommends that the City Council adopt Resolution No. _____ and enter into the partnership agreement with PG&E and Empower Efficiency to support a residential energy efficiency marketing program in Woodland.

Staff Contact

Roberta Childers, Environmental Resource Analyst
661-2060, roberta.childers@cityofwoodland.org

Council Goal

Support of the proposed program to lower residential energy use and enhance energy awareness is consistent with the City's goals for environmental sustainability.

Fiscal Impact

The energy efficiency program will have no fiscal impact on the City, as it will be funded by PG&E. Approximately 8 hours per week is estimated to be needed on the part of a City staff liaison in the first year of

the program, with the need dropping off in subsequent years.

Background

On July 15, 2014, the City Council adopted the City of Woodland Preliminary 2020 Climate Action Plan (CAP), which sets forth strategies to reduce community-wide greenhouse gas (GHG) emissions by 2020 to a level that is 15% below Woodland's 2005 level. Achieving this reduction will require actions to eliminate emissions of 60,000 metric tons of equivalent carbon dioxide (MTCO₂e). As shown in the CAP, most of the progress toward meeting this GHG reduction target will need to come from increases in energy efficiency and renewable energy use. The CAP also emphasizes the critical role of public involvement in ensuring CAP implementation success, for example through the establishment of self-motivated citizens groups to help initiate and lead community education and outreach efforts.

Discussion

PG&E has approached the City with a unique opportunity to address our CAP energy and public involvement goals: a long-term, Woodland-focused program aimed at increasing residential energy efficiency and generating lasting behavioral changes in energy use, which emphasizes the involvement of community networks in public engagement. The project would promote customer participation in the array of available PG&E rebates, incentives, and assistance programs; provide direct customer assistance in navigating PG&E programs as needed; and work to generate lasting energy conservation awareness. It would be implemented over at least a 2-year period by PG&E contractor Empower Efficiency, which specializes in developing and implementing programs that combine community-wide marketing efforts with behavior and social science approaches to increase energy conservation awareness and participation in energy savings programs. The company has successfully led several similar efforts on behalf of utilities and government organizations. The project would serve as a model for connecting Central Valley communities with PG&E programs for lowering energy consumption and customers' energy costs while providing a great impetus to implementation of Woodland's CAP.

Empower Efficiency's approach includes using diverse methods to motivate members of the public in all community sectors and economic groups to conserve energy, and adapting the methods as needed to improve effectiveness. Methods include a combination of high-visibility activities such as holding workshops and participating in community events, engaging in face-to-face contact through neighborhood canvassing and hands-on customer assistance provided at a storefront office; and use of social media.

Empower Efficiency would dedicate a full-time employee to the Woodland program and intends to hire three full-time outreach coordinators from the Woodland area, at least two of whom would be fluent in Spanish. Local community volunteers and organizations (e.g., Chamber of Commerce, service clubs, sports leagues) would be engaged as partners that receive incentives for energy-efficiency referrals. The project would also focus on encouraging more local contractors to obtain the necessary training in energy-efficiency upgrades to participate in PG&E incentive programs.

Woodland was chosen to be one of two potential demonstration project communities in the state (the second is in the Bay Area) on the basis of a number of criteria, which included our population diversity, age of housing

stock, residential energy use levels, distinct downtown, walkable community, and adopted climate action plan. PG&E would like the Woodland program to serve as a model for communities throughout the Central Valley.

The project is to be fully funded by PG&E. City contributions to the project would consist of expressing and demonstrating support through our public information outlets and in event marketing, helping to connect the program with community organizations, exemplifying efficient energy use in our own operations, and providing a staff liaison. The City staff commitment is expected to amount to 8 hours per week in the first year and to decline in subsequent years. This expected time commitment is much less than the amount of staff time we have anticipated would be needed to effectively address the CAP energy and public involvement goals on our own.

Commission/Committee Recommendation

Empower Efficiency and PG&E representatives presented and discussed the proposed program at the October 14 City Council Sustainability Committee meeting. The attendees were supportive of the City accepting this opportunity offered by PG&E.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____ and enter into the partnership agreement with PG&E and Empower Efficiency to support a residential energy efficiency marketing program in Woodland.

Prepared by: Roberta Childers, Environmental Resource Analyst

Reviewed by: Gregor G. Meyer, Public Works Director



Paul Navazio, City Manager

Attachments:

- (1) Resolution
- (2) Participation Agreement

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
TO ENTER INTO A PARTERSHIP AGREEMENT WITH
PG&E AND EMPOWER EFFICIENCY TO SUPPORT
A RESIDENTIAL ENERGY EFFICIENCY MARKETING PROGRAM IN WOODLAND**

WHEREAS, Assembly Bill 32 (2006), the Global Warming Solutions Act, established a statewide target for reducing greenhouse gas (GHG) emissions to 1990 levels by 2020; and

WHEREAS, State guidance encourages local governments to contribute to these GHG reduction efforts by reducing GHG emissions 15% from 2005 levels by 2020; and

WHEREAS, the City of Woodland on July 15, 2014, adopted the City of Woodland Preliminary 2020 Climate Action Plan (CAP), which sets forth a program of actions for reducing community-wide reduction of GHG emissions 15% from Woodland's 2005 levels by 2020; and

WHEREAS, PG&E is offering to sponsor a Woodland-focused residential energy efficiency marketing program that would be designed and implemented by Empower Efficiency that could substantially enhance the City's progress toward meeting the GHG reduction target identified in the CAP, assist residents in lowering their energy costs, and result in long-term community engagement in energy conservation efforts; and

WHEREAS, the City Council wishes to participate in and support the goals of the PG&E/Empower Efficiency program.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Woodland hereby agrees to support the program by entering into the agreement titled "A Partnership Agreement Between the City of Woodland, California, the Pacific Gas and Electric Company, and Empower Efficiency, LLC to Support Residential Energy Marketing Program in the City of Woodland."

PASSED AND ADOPTED this _____ day of _____ 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



A Partnership Agreement

Between the City of Woodland, California, the Pacific Gas and Electric Company,
and Empower Efficiency, LLC

To Support

Residential Energy Marketing Program in the City of Woodland

I. Declaration of Commitment

The City of Woodland (City), as well as the Pacific Gas and Electric Company (PG&E), and Empower Efficiency, LLC (together, Parties) are joining together to take actions to support the goal of reducing energy waste in Woodland. Together, we will cause a chain reaction that will:

- Foster energy efficiency behavior and actions;
- Promote economic development; and
- Protect the future of our planet by leading to sustainable energy for all.

By signing this Partnership Agreement (Agreement), the City of Woodland plans to:

- Lead by example. This means reducing the City's energy use by turning off unnecessary lights, unplugging unused office equipment and appliances, and finding other opportunities to reduce energy consumption.
- Engage City employees and residents to take action by supporting and passing on the message. This means the City will encourage its employees and residents to take action by promoting the program described in this agreement through existing communication channels and events and through new outreach avenues.

II. Purpose

Reducing residential energy waste benefits the City of Woodland and PG&E in numerous proven ways. The purpose of this Agreement is to establish a working arrangement between the Parties to promote increased energy efficiency across the city through a to-be-named Residential Energy Marketing Program (Program).

This *voluntary* Agreement represents a non-binding expression of intent between the Parties to work together to promote energy efficiency in the City through behavior-based changes, while concurrently increasing citizen engagement in, and awareness of, energy efficiency products and programs.

III. About the Program

The Program aims to increase participation in existing residential energy efficiency programs. It will offer customers in Woodland a tailored and seamless energy efficiency journey. PG&E is working closely with Empower Efficiency to implement a state of the art data tracking system, on the ground program support, and extensive contractor engagement. The Program will use community-based social marketing



and earned media to drive demand for products and services, as well as data tracking to ensure quality control and continuous improvement. On behalf of PG&E, Empower Efficiency will manage and implement the Program, working closely with the City of Woodland, Yolo Energy Watch, local volunteers, and PG&E staff. Empower Efficiency will have a full-time staff person based in Woodland and will also hire community organizers from the Woodland area to support program implementation.

IV. Expected Benefits to the City

Expected benefits to the City of Woodland through the program outlined in this Agreement include:

- ***Climate Action Plan (CAP) Implementation Support***

This Agreement supports a program focused on energy efficiency upgrades for existing homes which is consistent with the City's overall CAP strategy. Resulting emissions reductions will contribute to Woodland's GHG emissions reduction goal of 15% below Woodland's 2005 level by 2020.

- ***Stabilized Energy Costs***

Energy efficiency programs generally contribute to reducing the need for new power plants which helps keep power prices more stable for our citizens, since near-term (new) investments in energy infrastructure become less necessary.

- ***Meeting State Energy and Environmental Goals***

The home energy efficiency program supported through this Agreement is consistent with, and helps meet local government goals related to, numerous State energy initiatives, including the State of California's Long-Term Energy Efficiency Strategic Plan and Assembly Bill (AB) 32, the Global Warming Solutions Act.

- ***Increased Opportunities for Energy-Related Funding***

An increasing number of state and federal grant opportunities require that local government applicants have adopted climate action or energy-efficiency plans in place. The program implemented through this Agreement can help satisfy these requirements.

- ***Increased Energy Educational Benefits***

Participation in this Agreement will help our citizens become more aware of multiple ways to reduce energy use, while educating them about the economic and environmental benefits that accrue through more efficient energy use.

- ***Increased Recognition for our Citizens and the City***

Involvement in this Agreement offers potential public recognition of verified energy savings achieved by our citizens. The City can also expect to benefit from the positive attention directed to it while implementing this new program within the region, and the State.



V. City Responsibilities

Responsibilities of the City of Woodland through this Agreement include, providing:

- Active municipal leadership on energy efficiency
- A dedicated staff member to serve as a liaison to the project
- Co-branded and shared messages with related networks
- Support of the program through co-branded signage at key community events
- Connections to community organizations on behalf of the energy efficiency program
- Proactive engagement with residents on program activities
- Marketing support of the program through City channels, including its website, cable channel, newsletters, etc.

VI. PG&E and Empower Efficiency Responsibilities

Responsibilities of PG&E and Empower Efficiency through this Agreement include, providing:

- Implementation resources to ensure the Program is adequately supported from launch to wrap-up
- Active support and leadership for the Program within PG&E
- Active development of and participation in special City-sponsored and other Community events related to the Program
- Energy efficiency-related technical assistance for participants

VII. General

This Agreement is strictly for internal management purposes for each of the Parties. It is not legally enforceable and shall not be construed to create any legal obligation on the part of either Party.

This Agreement shall not be construed to provide a private right or cause of action for or by any person or entity.

This Agreement will be in effect for a minimum period of two years from the signature date and can be renewed by written agreement of all parties. It can be terminated by any Party at any time by providing notice in writing to the other Party(ies).

This Agreement in no way restricts either of the Parties from participating in any activity with other public or private agencies, organizations, or individuals.

Nothing in this Agreement authorizes or is intended to obligate the Parties to expend, exchange, or reimburse funds, services, or supplies, or transfer or receive anything of value.



All agreements herein are subject to, and will be carried out in compliance with, all applicable laws, regulations, and other legal requirements.

VIII. Signatures

Paul Navazio, City Manager, City of Woodland

Date



Vincent Davis, Senior Director, PG&E

10 | 14 | 14

Date



Kat Donnelly, CEO, Empower Efficiency

October 14, 2014

Date

Legislation Details (With Text)

7.

File #: 14-417 Version: 1 Name:
Type: Report of the City Manager Status: Agenda Ready
File created: 10/9/2014 In control: City Council
On agenda: 10/21/2014 Final action:
Title: SUBJECT: Kentucky Avenue Widening and Complete Streets Improvement Project, CIP 04-07,
Approve Environmental Document

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ approving the Mitigated Negative Declaration, directing that a Notice of Determination be filed, adopting the Mitigation Monitoring Reporting Program; and approving the proposed Kentucky Avenue Widening and Complete Streets Improvement Project, CIP 04-07...body

Sponsors:

Indexes:

Code sections:

Attachments: [10-21-14 Resolution_Kentucky Widening Environmental Approval](#)
[Final MND](#)
[IS-MND](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 21, 2014

SUBJECT: Kentucky Avenue Widening and Complete Streets Improvement Project, CIP 04-07, Approve Environmental Document

Recommendation for Action : Staff recommends that the City Council adopt Resolution No. _____ approving the Mitigated Negative Declaration, directing that a Notice of Determination be filed, adopting the Mitigation Monitoring Reporting Program; and approving the proposed Kentucky Avenue Widening and Complete Streets Improvement Project, CIP 04-07.

Staff Contact

Diana R. Ayón, Associate Civil Engineer, 530-661-5967, diana.ayon@cityofwoodland.org

Fiscal Impact

The recommended action will have no direct fiscal impact.

The approved Capital Budget includes funding for the Kentucky Avenue project - \$13 million grant funding, \$1.7 million Measure E, \$300,000 Water Enterprise and \$300,000 Sewer Enterprise. Of this funding, it is anticipated that the Measure E funding will be used entirely for right-of-way purposes. Grant funding has been

used for preparing and finalizing the environmental documents under the consultant agreement with PSOMAS.

Background

The Kentucky Avenue project will reconstruct the pavement and widen Kentucky Avenue to 4-lanes from East to College streets. The project will also reconstruct the roadway and make operational improvements from College to West streets. The project will transform this section of Kentucky Avenue into a complete street providing improved facilities for all modes of travel.

The design contract was authorized by the City Council on February 5, 2013 to PSOMAS including, among other tasks, obtaining environmental clearance and right-of-way acquisition. The project design is approximately 30% complete and is scheduled to be finalized by Fall of 2015. The project will require expansion of the right-of-way, impacting several parcels on Kentucky Avenue. While there will be right-of-way impacts regardless of any design alternative chosen, the full extent of the impact will be determined as part of the final design phase.

Staff and PSOMAS (the “project team”) have held initial meetings with property owners fronting Kentucky Avenue that may be significantly impacted by the project to discuss the project scope and impacts to their properties. The project team also sent notices to property owners, where acquisition of right-of-way may be needed, informing them of the City’s intent to appraise their properties for this purpose.

Once Council has approved the environmental document and the Notice of Determination is filed, staff can request that Caltrans prepare and file the federal environmental document for Federal Highway Administration (FHWA) approval. This approval is required before City staff can request authorization to spend funding for the right-of-way and final design phases of the project.

Discussion

Pursuant to Section 15063 of the CEQA Guidelines, the project team prepared an Initial Study to assess the potential adverse environmental effects of the proposed project. The project team concluded that potentially significant environmental effects could occur from project implementation in the areas of aesthetics, air quality, biological resources, cultural resources, hazardous materials, noise, and population & housing. However, mitigation measures were identified that would reduce these potential impacts to a less than significant level. A Draft Mitigated Negative Declaration (MND) was prepared and filed with the State Clearinghouse (SCH#2014092004). The Draft MND was circulated for public review September 2, 2014 through October 2, 2014. A public meeting was held during the review period (September 24, 2014) to discuss the project and receive comments on the Draft MND. Comments were received and responses to those comments have been addressed in the Final MND. The comments received did not result in alterations to the findings or conclusions of the MND. A Mitigation Monitoring Reporting Program has been prepared and incorporates all the mitigation measures presented in the Draft MND.

Public Notice

A Notice of Intent and Notice of Public Meeting was published in the Woodland Daily Democrat on September 2, 2014. The public notice was also mailed to the City’s CEQA distribution list and all property owners within 300-feet of the project site.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____ approving the Mitigated Negative

Declaration, directing that a Notice of Determination be filed, adopting the Mitigation Monitoring Reporting Program; and approving the proposed Kentucky Avenue Widening and Complete Streets Improvement Project, CIP 04-07.

Prepared by: Diana R. Ayón, Associate Civil Engineer

Reviewed by: Brent Meyer, City Engineer
Ken Hiatt, Community Development Director

A handwritten signature in dark ink, appearing to read "Paul Navazio", is positioned above the printed name of the City Manager.

Paul Navazio, City Manager

Attachments: Resolution
Initial Study/Mitigated Negative Declaration
Final Mitigated Negative Declaration

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING THE MITIGATED NEGATIVE DECLARATION FOR THE KENTUCKY
AVENUE WIDENING AND COMPLETE STREETS PROJECT, CIP 04-07**

WHEREAS, the City of Woodland wishes to approve the Mitigated Negative Declaration, direct that a Notice of Determination be filed, adopt the Mitigation Monitoring Reporting Program, and approve the proposed Kentucky Avenue Widening and Complete Streets Improvement Project, CIP 04-07 (the “Project”); and

WHEREAS, the City of Woodland has funding in the Capital Budget for the Project to improve the Kentucky Avenue corridor between East and West streets; and

WHEREAS, the City Council authorized the City Manager on February 5, 2013 to execute a Consultant Agreement with PSOMAS that includes, among other tasks, preparation of the environmental document for review and approval; and

WHEREAS, pursuant to Section 15070 of the CEQA Guidelines, a Draft Mitigation Negative Declaration (MND) was prepared and filed with the State Clearinghouse; and

WHEREAS, on September 2, 2014 the Draft MND was released for public review for a 30-day period; and

WHEREAS, on September 2, 2014 a Notice of Intent and Notice of Public Meeting was published in the Woodland Daily Democrat; and

WHEREAS, a public meeting was held on September 24, 2014 to discuss the project and the Draft MND; and

WHEREAS, a Mitigation Monitoring Reporting Program has been prepared and includes all the mitigation measures presented in the Draft MND; and

WHEREAS, public comments to the Draft MND were received and responses to those comments have been addressed in the Final MND; and

WHEREAS, comments to the Draft MND do not alter the conclusion of the MND.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF WOODLAND AS FOLLOWS:**

1. The City Council has considered the proposed Mitigated Negative Declaration (MND) before making a decision on the project.
2. The City Council has considered comments received on the MND during the public review process.

3. The City Council finds that the environmental checklist/initial study identified potentially significant effects, but: a) mitigation measures were identified to 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 MND reflects the independent judgment and analysis of the City of Woodland.
5. The MND 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 MND and Mitigation Monitoring Reporting Program are available on file with the City Clerk.
7. The City Council hereby confirms that the mitigation measures have been made conditions of approval and are incorporated into the Project approval.
8. A Notice of Determination (NOD) shall be filed with the County Clerk immediately following approval of the Project. Appropriate Department of Fish and Game fees shall be filed.

PASSED AND ADOPTED this _____ day of _____ 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

KENTUCKY AVENUE WIDENING AND COMPLETE STREETS PROJECT

FINAL MITIGATED NEGATIVE DECLARATION



PREPARED BY

CITY OF WOODLAND
COMMUNITY DEVELOPMENT DEPARTMENT
300 FIRST STREET
WOODLAND, CA 95695

OCTOBER 2014

KENTUCKY AVENUE WIDENING AND COMPLETE STREETS PROJECT

FINAL MITIGATED NEGATIVE DECLARATION

Prepared by:

CITY OF WOODLAND
COMMUNITY DEVELOPMENT DEPARTMENT
300 FIRST STREET
WOODLAND, CA 95695

OCTOBER 2014

1.0 INTRODUCTION

1.1	Introduction and Regulatory Guidance	1-1
1.2	Lead Agency	1-1
1.3	Purpose and Document Organization	1-2

2.0 RESPONSE TO COMMENTS

2.1	Introduction.....	2-1
2.2	Comments Received on the Mitigated Negative Declaration	2-1
2.3	Responses to Comments	2-2

3.0 MINOR CHANGES AND EDITS TO THE DRAFT IS/MND

3.1	Overview	3-1
3.2	Changes and Edits to the Draft IS/MND	3-1

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

4.1	Introduction.....	4-1
4.2	Compliance Checklist.....	4-1
4.3	Field Monitoring of Mitigation Measure Implementation	4-1
4.4	Plan Check.....	4-2

5.0 REPORT PREPARATION

5.1	List of Preparers	5-1
-----	-------------------------	-----

TABLES

Table 2-1	Future No Build Conditions Peak-Hour Intersection Levels of Service	2-11
Table 4-1	Mitigation Monitoring and Reporting Program	4-3

APPENDIX A

Appendix A – Public Meeting Materials

1.0 INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

This document is a Final Mitigated Negative Declaration (MND) for the Kentucky Avenue Widening and Complete Streets Project, which incorporates the Draft IS/MND by reference. The Final MND includes comments and responses on the Draft IS/MND circulated between September 2, 2014, and October 2, 2014. The document provides justification for an MND pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and the State CEQA Guidelines 14 California Code of Regulations (CCR) Section 15000 et seq.

An initial study is prepared by a lead agency to determine whether a project may have a significant effect on the environment. In accordance with State CEQA Guidelines Section 15063, an environmental impact report (EIR) must be prepared if an initial study indicates that the proposed project under review may have a potentially significant impact on the environment. A negative declaration or mitigated negative declaration may be prepared instead if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment and therefore why it does not require the preparation of an EIR (State CEQA Guidelines Section 15371). According to State CEQA Guidelines Section 15070, a negative declaration or mitigated negative declaration shall be prepared for a project subject to CEQA when either:

- a) *The initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or*
- b) *The initial study identifies potentially significant effects, but:*
 - (1) *Revisions in the project plans or proposals made by, or agreed to by the applicant before the proposed MND and IS are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and*
 - (2) *There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.*

If revisions are adopted into the proposed project in accordance with State CEQA Guidelines Section 15070(b), a negative declaration (ND) or a mitigated negative declaration (MND) is prepared.

1.2 LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project. Where two or more public agencies will be involved with a project, CEQA Guidelines Section 15051 provides criteria for identifying the lead agency. In accordance with CEQA Guidelines Section 15051(b)(1), "the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." In addition, Section 15051(c) states "where more than one public agency equally meet the criteria in subdivision (b), the agency which will act first on the project in question shall be the lead agency." The City of Woodland Community Development Department has initiated preliminary design of the project. The project lies within the Woodland city limits of and requires approval from the Woodland City Council. Therefore, based on the criteria described above, the lead agency for the proposed project is the City of Woodland.

1.0 INTRODUCTION

1.3 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this Final MND is to respond to comments raised by the agencies and the public. The Final MND includes an introduction, response to comments, and a Mitigation Monitoring and Reporting Program (MMRP), which has been identified to reduce or eliminate any identified significant and/or potentially significant impacts.

This document is divided into the following sections:

1.0 Introduction – Provides an introduction and describes the purpose and organization of this document.

2.0 Response to Comments – Written comments on the Draft IS/MND are reproduced in this section, as well as responses to those comments.

3.0 Minor Changes and Edits to the Draft IS/MND – Incorporates changes to the project description or project feature changes that have been determined by the project engineer to be necessary in order to meet the needs of the project, and in response to comments received on the Draft IS/MND.

4.0 Mitigation Monitoring and Reporting Program – The MMRP will provide for monitoring of project activities as necessary, in-the-field identification and resolution of environmental concerns, and reporting to City staff.

5.0 List of Preparers – Identifies staff and consultants responsible for the preparation of this document.

2.0 RESPONSE TO COMMENTS

2.1 INTRODUCTION

This document contains comments received on the proposed Kentucky Avenue Widening and Complete Streets Project Initial Study/Mitigated Negative Declaration (IS/MND) and responses to those comments. While responding to comments on an Initial Study/Mitigated Negative Declaration is not specifically required by CEQA, CEQA Guidelines Section 15074(b) requires that the lead agency consider any comments received on the IS/MND prior to approving the project. This document provides evidence that the City of Woodland considered all comments received on the Initial Study/Mitigated Negative Declaration.

2.2 COMMENTS RECEIVED ON THE MITIGATED NEGATIVE DECLARATION

The public comment period for the project was initiated on September 2, 2014, and ended October 2, 2014. The following letters were received during the comment period and are addressed in this section. Additionally, a public meeting was held for the project on September 24, 2014. No comments were received during the public meeting.

Letter Number	Commenter	Affiliation
A	Trevor Cleak, Environmental Scientist	Central Valley Regional Water Quality Control Board
B	Matthew R. Jones, Supervising Air Quality Planner	Yolo-Solano Air Quality Management District
C	Mark and Vickie Milton	Residents
D	Seth Perez, Land Agent	Pacific Gas & Electric
E	Brett Canevari	Local Business Owner

Written comments on the IS/MND are scanned into this document on the following pages. Responses to those comments follow. To assist in referencing comments and responses, each commenter and issue that has been raised has been assigned a number. Responses are coded to correspond to each issue. Comments that present opinions about the project or that raise issues not directly related to environmental issues under CEQA are noted without response.

2.0 RESPONSE TO COMMENTS

2.3 RESPONSE TO COMMENTS

Comment Letter A: Trevor Cleak, Central Valley Regional Water Quality Control Board

Letter A



Central Valley Regional Water Quality Control Board



26 September 2014

Diana Ayon
City of Woodland
300 First Street
Woodland, CA 95695

CERTIFIED MAIL
7014 1200 0000 7154 4578

COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, KENTUCKY AVENUE WIDENING AND COMPLETE STREETS PROJECT, SCH NO. 2014092004, YOLO COUNTY

Pursuant to the State Clearinghouse's 3 September 2014 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the *Kentucky Avenue Widening and Complete Streets Project*, located in Yolo County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

DAVID E. LANSLEY SELL, P.E., CHIEF | PAMELA C. GRIFFIN, P.E., BCSE, EXECUTIVE DIRECTOR
11001 Sun Center Drive #200, Rancho Cordova, CA 95670 | www.waterboards.ca.gov/centralvalley

RECEIVED

A-1

Comment Letter A, continued

Letter A Continued

Kentucky Avenue Widening and
Complete Streets Project
Yolo County

- 2 -

26 September 2014

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

A-2

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 97-03-DWQ.

A-3

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

A-4

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

2.0 RESPONSE TO COMMENTS

Comment Letter A, continued

Letter A Continued

Kentucky Avenue Widening and
Complete Streets Project
Yolo County

- 3 -

26 September 2014

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit, or any other federal permit, is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

A-5

Waste Discharge Requirements

If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project will require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

A-6

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

A-7

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

Comment Letter A, continued

Letter A Continued

Kentucky Avenue Widening and
Complete Streets Project
Yolo County

- 4 -

26 September 2014

If you have questions regarding these comments, please contact me at (916) 464-4684 or
tcleak@waterboards.ca.gov.



Trevor Cleak
Environmental Scientist

cc: State Clearinghouse Unit, Governor's Office of Planning and Research, Sacramento

2.0 RESPONSE TO COMMENTS

Comment Letter A Responses

Comment A-1:

Mr. Cleak does not make a specific comment on the Draft IS/MND; rather, he points out the Construction General Permit requirements that may be required for the project.

Response A-1:

A Storm Water Pollution Prevention Plan will be prepared for the project; all applicable requirements of the Construction General Permit will be followed.

Comment A-2:

Mr. Cleak does not make a specific comment on the Draft IS/MND; rather, he points out the Phase I and II Municipal Separate Storm Sewer System permits requirements that may be required for the project.

Response A-2:

Best management practices, as described in Section 3.9 of the Draft MND, will be implemented during project construction. The proposed project will implement Low Impact Development (LID) methods and features where possible.

Comment A-3:

Mr. Cleak does not make a specific comment on the Draft IS/MND; rather, he points out the Industrial Storm Water General Permit requirements that may be required for the project.

Response A-3:

The project does not include industrial sites. No Industrial Storm Water General Permit will be required.

Comment A-4:

Mr. Cleak does not make a specific comment on the Draft IS/MND; rather, he points out the Section 404 permit requirements that may be required for the project.

Response A-4:

As stated in the Draft IS/MND, no waters of the State or waters of the United States occur within the project boundaries. No Section 404 permit will be required.

Comment A-5:

Mr. Cleak does not make a specific comment on the Draft IS/MND; rather, he points out the Section 401 permit requirements that may be required for the project.

Response A-5:

As stated in the Draft IS/MND, no waters of the United States occur within the project boundaries. No Section 401 permit will be required.

Comment A-6:

Mr. Cleak does not make a specific comment on the Draft IS/MND; rather, he points out the Water Discharge Requirement permit requirements that may be required for the project.

Response A-6:

As stated in the Draft IS/MND, no waters of the State or waters of the United States occur within the project boundaries. No Waste Discharge Requirement permit will be required.

Comment A-7:

Mr. Cleak does not make a specific comment on the Draft IS/MND; rather, he points out National Pollutant Discharge Elimination System (NPDES) permit requirements that may be required for the project.

Response A-7:

The proposed project will be covered under the City's existing NPDES permit.

2.0 RESPONSE TO COMMENTS

Comment Letter B: Matthew R. Jones, Yolo-Solano Air Quality Management District

Letter B  1841 Gualtero Ct., Suite 103 • Davis, California 95618 (530) 757-3660 • (800) 287-3660 • Fax (530) 752-3674	
September 30, 2014 Kelly Jackson PMC 2729 Prospect Park Drive, Suite 220 Rancho Cordova, CA 95670	
Re: Kentucky Avenue Widening Initial Study/Mitigated Negative Declaration	
Dear Ms. Jackson:	
The Yolo Solano Air Quality Management District (District) has reviewed the environmental document for the above project (project) and is submitting several comments at this time. We appreciate the opportunity to review the draft initial study and mitigated negative declaration.	
The Kentucky Avenue Widening and Complete Streets Project proposes to widen, reconstruct, and upgrade approximately 5,100 linear feet of Kentucky Avenue. West of College Street, the widened configuration calls for two lanes plus a two-way left turn lane, bike lanes in both directions, and an improved sidewalk along the south side. East of College Street, the widened roadway would include a divided four-lane configuration with bike lanes, new sidewalks, and landscape planters on both sides. College Street will also be improved from Kentucky Avenue to Topaz Way with added sidewalks, replaced or relocated curbs and gutters, pavement rehabilitation, and striping modifications associated with the new configuration at the intersection with Kentucky Avenue.	B-1
The District supports the Kentucky Avenue Improvements, specifically the complete streets component to properly serve all modes of transportation, including non-motorized. However, the District typically requests that jurisdictions pay special attention to whether proposed roadway projects could possibly be improved in order to further encourage travel modes such as biking and walking. This is due to the fact that the District has been included by the Environmental Protection Agency (EPA) in the Sacramento Federal Nonattainment Area (SFNA) for ozone. As part of the SFNA, the District will have to show that ozone reduction targets are being met by certain milestone years. Most of the emissions produced in the SFNA are the result of vehicle use. Consequently, reducing overall vehicle miles traveled will help the District and the SFNA meet the milestone year targets. Promoting alternate modes of travel is one of the District's strategies for achieving this goal. To that end, the District has the following comments regarding the proposed project:	
• The IS/MND currently evaluates existing and future plus project conditions for AM and PM peak delay and level-of-service (LOS). However, it does not appear to consider the "future with no project" conditions at intersections within the project area. A better understanding of the no-project future conditions would be helpful for evaluating the potential impacts and/or benefits of the project.	B-2
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Comment Letter B, continued

Letter B Continued

Ms. Jackson
Kentucky Avenue Widening IS-MND
September 30, 2014

Page 2

- As mentioned in the IS/MND, the Woodland General Plan Policy 3.A.2. states that "The City shall develop and manage its roadway system to maintain LOS "C" or better on all roadways, except within one-half mile of state or federal highways and freeways and within the Downtown Specific Plan. In these areas, the City shall strive to maintain LOS "D" or better." An evaluation of the LOS for the "future with no project" scenario would help to determine whether Policy 3.A.2 would be violated in future years if no changes were made to Kentucky Avenue. If LOS would remain at "C" or better in future years without an expansion of Kentucky Avenue, this would raise the question of the need for the four lane configuration proposed for the segment of Kentucky Avenue between College Street and the UPRR tracks.

Kentucky Avenue intersects with both College Street and Palm Avenue, which are heavily residential streets just south of the project area. The segment of Kentucky between College Street, Palm Avenue and the UPRR tracks is designated on the north for existing and future service commercial uses but has many parcels designated for residential uses. Along the south side of the street, the segment currently includes a number of individual existing houses, multiple family uses, and a residential subdivision. If the "future with no project" LOS is determined to be "C" or better, the City could consider making improvements to Kentucky Avenue that would encourage alternative modes of travel such as walking or biking, instead of adding traffic lanes. This could increase the likelihood that residents from the nearby neighborhoods will consider accessing the businesses and other uses along Kentucky by non-motorized modes. Biking and walking could be encouraged by allowing for wider sidewalks and bike lanes along the Kentucky Avenue corridor. If wider sidewalks and bike lanes were installed while maintaining two lanes of traffic, a two lane configuration would likely result in slower and safer average vehicle speeds. A two lane configuration may also help reduce collision frequency & severity and increase the perception of safety and comfort of non-motorized users and motorists alike.

**B-2
Cont.**

- The IS/MND for the project indicates that the intersection of Kentucky and East Street is the portion of the project where there is the greatest concern with future Level of Service (LOS) due to growth in population and VMT and the proximity to I-5. If it is determined that the "future with no project" scenario would not result in adverse LOS in future years, the traffic analysis for the IS/MND could evaluate the following potential designs for Kentucky Avenue:
 - A four lane configuration between the UPRR tracks and East Street while leaving the segment between College Street and the railroad tracks as a two-lane road.
 - A four lane configuration between the UPRR tracks and East Street with left and right turn lanes, while leaving the segment between College Street and the railroad tracks as a two-lane road.
- Non-motorized travel can further be encouraged by creating crosswalks at intersections along the length of the project route.

B-3

B-4

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2.0 RESPONSE TO COMMENTS

Comment Letter B, continued

Letter B Continued

Ms. Jackson
Kentucky Avenue Widening IS-MND
September 30, 2014

Page 3

- At proposed signalized intersections, provide bicycle and pedestrian push button signal actuators next to the curb (not just far right side of sidewalk where cyclists cannot reach from the bike lane).

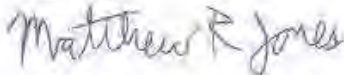
**B-4
Cont.**

In conclusion, the District appreciates the opportunity to comment on the proposed project. If "future with no project" LOS would remain at acceptable levels at intersections in the project area, this could provide opportunities to make the route along Kentucky Avenue even more bike and pedestrian friendly, as detailed above.

B-5

If you have any questions concerning this letter, please contact me at (530) 757-3668.

Sincerely,



Matthew R. Jones
Supervising Air Quality Planner

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Comment Letter B Responses: Matthew R. Jones, Yolo-Solano Air Quality Management District

Comment B-1:

Mr. Jones expresses the Yolo-Solano Air Quality Management District's (District) support of the improvements to Kentucky Avenue, specifically the complete streets component of the project. Mr. Jones goes on to explain that the project is in the Sacramento Federal Nonattainment Area for ozone and therefore encourages travel modes such as biking and walking.

Response B-1:

The project area currently has limited pedestrian facilities and no bicycle facilities present. The proposed project will construct bike lanes in both directions and improved sidewalk along the south side of Kentucky Avenue. Improved facilities in the project area will promote alternate modes of travel.

Comment B-2:

Mr. Jones states the Draft IS/MND does not appear to consider the "future with no project" conditions at intersections within the project area in the Transportation/Traffic section and that consideration and analysis of the no project future conditions would be helpful in evaluating the potential impacts and/or benefits of the project.

Response B-2:

The Future with No Project traffic conditions are presented in Table 2-1 below.

TABLE 2-1: FUTURE NO BUILD CONDITIONS PEAK-HOUR INTERSECTION LEVELS OF SERVICE

Study Intersection Approach	Future No Build Conditions			
	AM Peak		PM Peak	
	Delay	LOS	Delay	LOS
Kentucky Ave/West Street	23.0	C	33.2	C
Kentucky Ave/College Street	2.9	A	3.1	A
<i>NB Approach</i>	<i>15.6</i>	<i>C</i>	<i>17.8</i>	<i>C</i>
Kentucky Ave/East Street	21.7	C	28.4	C

Notes: Delay is measured in average seconds per vehicle. LOS = level of service. Results for minor approaches to two-way stop-controlled intersections are indicated in italics.

Although the projected LOS during AM and PM peak hours under the Future with No Project traffic conditions at the Kentucky Avenue/College Street intersection is LOS A, this intersection is expected to meet the Peak Hour volume warrant (Warrant 3) based on volumes projected for AM peak hour. The Coordinated Signal System warrant (Warrant 6) may also be met, as a signal at the Kentucky Avenue/College Street intersection could help form platoons of traffic approaching East Street and West Street. Warrant 3 and Warrant 6 are identified in the Federal Highway Administration's Manual on Uniform Traffic Control Devices, which is used when conducting analysis of factors regarding operation and safety at study intersections.

2.0 RESPONSE TO COMMENTS

Comment B-3:

Mr. Jones states that maintaining a two-lane configuration of Kentucky Avenue paired with the installation of wider sidewalks and bike lanes would likely result in slower and safer average vehicle speeds.

Response B-3:

The project area currently has limited pedestrian facilities and no bicycle facilities present. The proposed project will construct bike lanes in both directions and improved sidewalk along the south side of Kentucky Avenue. The addition of these facilities in combination with other traffic calming features such as landscaped medians are expected to result in slower average vehicle speeds in the project area. See also response B-5.

Comment B-4:

Mr. Jones states that non-motorized users of Kentucky Avenue can further be encouraged by creating crosswalks at intersections along the length of the project alignment. Mr. Jones also recommends that bicycle and pedestrian push button signal actuators be provided at the proposed signalized intersections next to the curb, not just on the far right side of the sidewalk where cyclists cannot reach them from the bike lanes.

Response B-4:

Comment noted. The project will comply with current standards which require bicycle and pedestrian actuation at all signals. Crosswalks will be constructed where feasible.

Comment B-5:

Mr. Jones states that if an acceptable level of service at intersections in the project area would be maintained under "future with no project" conditions, opportunities could be provided to make the route along Kentucky Avenue even more bike- and pedestrian-friendly.

Response B-5:

Please see Response B-1. The project will construct bicycle and pedestrian facilities.

The proposed project is not needed based solely on level of service or future demand. This segment is a key trucking corridor and interface for the City of Woodland with the surrounding agricultural community and with many long-standing agricultural-industrial and trucking-related businesses located along the corridor. It serves as a key corridor for access to the industrial area in northeast Woodland by both the workers and the related trucking industry. It is also the only designated super truck (STAA) corridor traversing Woodland in the east-west direction. With the combination of heavy truck and agricultural equipment traffic; the adjacent heavy industry land uses that generate large volumes of truck turning, merging, and lane transitioning movements; the adjacent residential uses; and the need to provide complete street improvements serving cyclists and other alternative transportation, the additional lanes are needed to provide the needed space for those various movements. The added lanes will serve those movements while helping to prevent overuse of the bike lanes by turning traffic and will allow through traffic to pass the accelerating, decelerating, or turning vehicles without building wide transition lanes that provide less definition of traveled ways and potentially encourage higher speeds.

It should also be noted that Kentucky Avenue currently carries approximately 10,000 vehicles per day throughout the corridor, resulting in the intersection at College Street meeting the Peak Hour volume warrant (Warrant 3), and potentially the Coordinated Signal System warrant (Warrant 6), for the addition of a traffic signal.

2.0 RESPONSE TO COMMENTS

Comment Letter C: Mark and Vickie Milton, Residents

Letter C

September 27 2014

Kelly Jackson, PMC
Project Manager for City of Woodland
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

Ms. Jackson and City of Woodland,

Here is a list of our concerns about the Kentucky avenue widening and complete streets project as it pertains to our home at 610 Kentucky Avenue, Woodland CA 95659.

Safety concerns; Fast moving traffic closer to our house.	C-1
Loss of mature landscaping that protects us from wayward vehicles.	C-2
Aesthetics; we lose the quaint and cherished feel of our vintage home by placing the sidewalk closer to our house.	C-3
Loss of legal residential set backs; we have concerns about the future implications of this.	C-4
Mobility and access into our property; Kentucky Avenue is a fast moving street where people seldom obey traffic laws. We are concerned about being able to get safely in and of our property.	C-5
Visual safety; having the sidewalk and the median planter strip closer to our home will impede visabilty	C-6
Privacy; By placing the sidewalk closer to our house it allows pedestrians to walk very close to our front door without plants to block them out.	C-7
Increased noise. By moving the street and sidewalk closer to our house it moves the fast moving traffic closer to our house thus increasing the noise from traffic.	C-8
Pollution; we are concerned about heath issue of increased pollution.	C-9
Vibrations from traffic will increase.	C-10
Construction Easement; Having the front of our house used for construction and having them in very close proximity to our vintage home is a concern related to damage, privacy and is just uncomfortable to live with as far as noise, dirt, vibrations, access in and out of our home during the time of construction.	C-11

Comment Letter B, continued

Letter C Continued

Sincerely,

Mark and Vickie Milton
610 Kentucky Avenue
Woodland, CA 95695

CC: City of Woodland

2.0 RESPONSE TO COMMENTS

Comment C-1:

Mr. and Mrs. Milton express concern for safety due to fast-moving traffic closer to their house.

Response C-1:

Your concerns about safety have been carefully considered by the City. The project will meet, or exceed, all state and federal standards for roadway design and guidelines for improving visibility and awareness of bicyclists and pedestrians as well as vehicle traffic. In the residential area, the project also incorporates features that are proven to slow vehicle travel speeds including medians and buffered bike lanes.

While the curb line will be approximately 12 feet closer than the existing edge of the travel lane, the future edge of the travel lane will only be 4 feet closer to the house. The remaining 8 feet is the buffered bike lane and not a vehicle travel lane.

Comment C-2:

Mr. and Mrs. Milton express concern regarding the loss of mature landscaping, which they feel protects them from wayward vehicles.

Response C-2:

All trees and vegetation that can be avoided by the project will be left in place. This is done through the use of a landscape strip between the curb and the sidewalk and by meandering the sidewalk to avoid existing trees. Trees removed as a result of the proposed project will be replaced. The addition of an 8 foot wide buffered bike lane will provide a wider paved area outside of the travel lanes that will act as a recovery zone for wayward vehicles.

Comment C-3:

Mr. and Mrs. Milton state that moving the sidewalk closer to their house will result in adverse changes to the house's aesthetics.

Response C-3:

While the curb line will be approximately 12 feet closer than the existing edge of the travel lane, the future edge of the travel lane will only be 4 feet closer to the house. The remaining 8 feet is the buffered bike lane and not a vehicle travel lane.

Aesthetic impacts (see Section 3.1 of the Draft MND) were found to be less than significant with implementation of mitigation measures. The Miltons' home will not be directly impacted by the project.

Comment C-4:

Mr. and Mrs. Milton express concern regarding the future implications of the loss of legal residential setbacks.

Response C-4:

The location of the new ROW line will result in a situation where the front setback of the home will become "legal non-conforming," in that, it will not conform to the required front yard setback for the R-2 zone, which is 20-feet from the front property line. According to the City's code Section 25-21-55, Nonconforming Uses, should the house be destroyed by fire to an extent that exceeds 50% of the market value of the building, any new structure would need to meet current code requirements. It appears that the existing length of the driveway from back-of-walk will provide adequate room, a minimum of 20-feet, for off-street parking. Additionally, the City will investigate opportunities to provide landscaping within the 5-feet of City right of way adjacent to the residential property. In general, the proposed ROW line and Kentucky Avenue Widening Project will not alter or impede the use of the existing structure.

Comment C-5:

Mr. and Mrs. Milton express concern about their ability to safely enter and exit their property from Kentucky Avenue.

Response C-5:

Existing driveways along the project alignment are being perpetuated with concrete driveway approaches. The 8 foot wide buffered bike lane will provide a wider paved area outside of the travel lanes which will improve the movement in and out of the driveways. Also a striped two-way left turn lane is being provided as a protected area for left-turning movements at the driveways. It is expected that entry and egress from the property in question will be improved by the project.

Comment C-6:

Mr. and Mrs. Milton express concern that the closer location of the sidewalk and median planter strip to their house will impede visibility.

Response C-6:

See Response C-5.

Comment C-7:

Mr. and Mrs. Milton express concern that the closer location of the sidewalk to their house without plants in between the two will allow pedestrians to walk very close to their front door and affect their privacy.

Response C-7:

Comment noted. The City will consider additional landscaping for privacy screening purposes at this location.

Comment C-8:

Mr. and Mrs. Milton state that by moving the street and sidewalk closer to their house, noise levels would be increased at their residence.

2.0 RESPONSE TO COMMENTS

Response C-8:

Existing and future noise levels at 610 Kentucky Avenue can be found in Tables 3.12-2 and 3.12-3 of the Draft IS/MND. In year 2037 with the proposed project, noise levels at this location will be 65 dB. This falls within the acceptable traffic noise level range as described in the City of Woodland's General Plan. Noise will increase at this location (as compared to the no project scenario) by 2 dB in 2037. It should be noted that increases of less than 3 dB are not perceptible to the human ear.

Comment C-9:

Mr. and Mrs. Milton express concern regarding health issues related to increased pollution that may result from the project.

Response C-9:

As described in Section 3.3 of the Draft IS/MND, mobile-source emissions along Kentucky Avenue are projected to increase slightly with implementation of the project. However, the project would also improve circulation along Kentucky Avenue, resulting in an overall decrease in mobile-source emissions. Therefore, operation of the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

Comment C-10:

Mr. and Mrs. Milton state that vibrations caused by traffic will increase.

Response C-10:

As stated in the Draft IS/MND, operation of the proposed project would not result in increases in groundborne vibration levels at nearby land uses that would exceed Caltrans-recommended criteria, which is the criteria relied upon for analysis of impacts since the City of Woodland does not have standards or thresholds in place regarding groundborne vibration. Based on the Noise Study Report prepared for the project, measurements (even the highest truck-generated vibrations), which were measured approximately 16 feet from the centerline of the nearest travel lane, were not found to exceed a readily perceptible vibration level (0.08 peak particle velocity in inches per second). Therefore, long-term operational increases in groundborne vibration levels at nearby land uses would not be readily perceptible or exceed Caltrans-recommended criteria.

Comment C-11:

Mr. and Mrs. Milton express concern regarding a construction easement at their property and that construction occurring in close proximity to their house will cause damage, adversely affect their privacy, increase noise, dirt, and vibrations at their residence, and restrict access to and from their house.

Response C-11:

Comment noted. Mitigation measures are included in the Draft IS/MND to reduce construction-related impacts. These measures include twice-daily watering of the project site to avoid dust plumes, erosion control measures, daily street sweeping, equipment idling time limits, and limited hours of construction. Impacts associated with project construction were found to be less than significant after implementation

of these measures. Access to 610 Kentucky Avenue will be maintained throughout project construction. See also response C-4.

2.0 RESPONSE TO COMMENTS

Comment Letter D: Seth Perez, Pacific Gas & Electric

Letter D

Kelly Jackson

From: Perez, Seth <S2P0@pge.com>
Sent: Wednesday, October 01, 2014 1:44 PM
To: Kelly Jackson
Subject: City of Woodland_Adoption of IS/MND for Kentucky Ave Improvement Project
Attachments: GO95.pdf

Kelly,

PG&E has no formal comments to offer in regards to the Proposed IS/MND.

I believe we are currently working with the City of Woodland to relocate PG&E facilities in conflict with the project. We ask that City of Woodland have their contractors call 811 before any excavation and observe the CPUC mandated General Order 95 clearance requirements for any construction equipment near PG&E's overhead facilities.

D-1

Thank you,

Seth Perez
Land Agent
343 Sacramento Street
Auburn, CA 95603
Office # (530) 889-5150
Cell # (925) 588-5307

Who's your local Land Management contact? [Click here to find out!](#)

PG&E is committed to protecting our customers' privacy.
To learn more, please visit <http://www.pge.com/about/company/privacy/customer/>

Comment Letter D Responses: Seth Perez, Pacific Gas & Electric

Comment D-1:

Mr. Perez states that Pacific Gas & Electric (PG&E) has no formal comments on the Draft IS/MND and discussed the coordination between PG&E and the City of Woodland regarding relocation of PG&E facilities.

Response D-1:

Comment noted. No further action is required.

2.0 RESPONSE TO COMMENTS

Comment Letter E: Brett Canevari, Local Business Owner

Letter E

Kelly Jackson

From: Canevari Bros <canevaribros@yahoo.com>
Sent: Wednesday, September 03, 2014 4:14 PM
To: Kelly Jackson
Subject: Regarding notice of intent and notice of public meeting

To:
Kelly Jackson
Project Manager, PMC

From:
Brett Canevari
Owner of Canevari Bros., LLC

Kelly -

I am concerned about access into and out of Canevari Bros business at 140 Kentucky Ave during the time of road repair. I would appreciate a reply.

Thank you

Brett Canevari

E-1

Response to Comment Letter E: Brett Canevari, Local Business Owner

Comment E-1:

Mr. Canevari expresses concern regarding access to and from his business (Canevari Bros.) located on Kentucky Avenue along the project site and requested a reply to his concern.

Response E-1:

Mr. Canevari's e-mail was sent to City staff and the project engineer. Coordination with Mr. Canevari regarding access during construction is ongoing. Mr. Canevari had no comments on the Draft IS/MND.

3.0 MINOR CHANGES AND EDITS TO THE DRAFT IS/MND

3.1 OVERVIEW

Changes to the text of the Draft Initial Study/Mitigated Negative Declaration (IS/MND) are shown below with strikeout and underline revision marks. The changes to the project description and Transportation/Traffic section are clarification of detail, and all environmental impacts have been analyzed for the features described.

3.2 CHANGES AND EDITS TO THE DRAFT IS/MND

3.16 TRANSPORTATION/TRAFFIC

Environmental Setting

Kentucky Avenue between West Street and East Street is currently a partially improved two-lane minor arterial roadway. Kentucky Avenue serves as a main utility corridor for truck lines and provides access to businesses and residential neighborhoods. No bus stops or routes exist on this portion of Kentucky Avenue. The proposed project would ~~widen~~ improve Kentucky Avenue between West Street and East Street. Kentucky Avenue would be widened from two lanes to four lanes from College Street to East Street. Additionally, a new signal and left turn lane are proposed at the intersection of Kentucky Avenue and College Street. The proposed project also involves roadway improvements including bike lanes in each direction, bus turnouts at some major intersections, new and improved segments of sidewalk, pavement rehabilitation, and striping modifications associated with the new configuration at the intersection of Kentucky Avenue and College Street.

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

4.1 INTRODUCTION

California Environmental Quality Act (CEQA) Guidelines Section 15074(d) requires public agencies, as part of the adoption of a mitigated negative declaration, to adopt a reporting and monitoring program to ensure that changes made to the project as conditions of project approval to mitigate or avoid significant environmental effects are implemented.

The Mitigation Monitoring and Reporting Program (MMRP) contained herein is intended to satisfy the requirements of CEQA as they relate to the Kentucky Avenue Widening and Complete Streets Project in Woodland. The MMRP is intended to be used by City staff, project contractors, and mitigation monitoring personnel during implementation of the project.

The MMRP will provide for monitoring of construction activities as necessary in-the-field identification and resolution of environmental concerns, and reporting to City staff. The MMRP will consist of the components described below.

4.2 COMPLIANCE CHECKLIST

Table 4-1 contains a compliance monitoring checklist that provides a synopsis of all adopted mitigation measures, a suggested monitoring action, identification of agencies responsible for enforcement and monitoring, and timing of implementation.

4.3 FIELD MONITORING OF MITIGATION MEASURE IMPLEMENTATION

During construction of the project facilities, the City of Woodland's designated construction inspector will be responsible for monitoring the implementation of mitigation measures. The inspector will report to the City of Woodland Community Development Department and will be thoroughly familiar with all plans and requirements of the project. In addition, the inspector will be familiar with construction contract requirements, construction schedules, standard construction practices, and mitigation techniques. Aided by **Table 4-1**, the inspector will typically be responsible for the following activities:

1. On-site, day-to-day monitoring of construction activities.
2. Reviewing construction plans to ensure conformance with adopted mitigation measures.
3. Ensuring contractor knowledge of and compliance with all appropriate conditions of project approval.
4. Evaluating the adequacy of construction impact mitigation measures, and proposing improvements to the contractors and City staff.
5. Requiring correction of activities that violate project mitigation measures or that represent unsafe or dangerous conditions. The inspector shall have the ability and authority to secure compliance with the conditions or standards through the City of Woodland Community Development Department if necessary.
6. Acting in the role of contact for property owners or any other affected persons who wish to register observations of violations of project mitigation measures, or unsafe or dangerous conditions. Upon receiving any complaints, the inspector shall immediately contact the

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

construction representative. The inspector shall be responsible for verifying any such observations and for developing any necessary corrective actions in consultation with the construction representative and the City of Woodland Community Development Department.

7. Maintaining prompt and regular communication with City staff.
8. Obtaining assistance as necessary from technical experts, such as archaeologists and wildlife biologists, to develop site-specific procedures for implementing the mitigation measures adopted by the City for the project. For example, it may be necessary at times for a wildlife biologist to work in the field with the inspector and construction contractor to explicitly identify and mark areas to be avoided during construction.
9. Maintaining a log of all significant interactions, violations of permit conditions or mitigation measures, and necessary corrective measures.

4.4 PLAN CHECK

Many mitigation measures will be monitored via plan check during project implementation. City staff will be responsible for monitoring plan check mitigation measures.

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM-KENTUCKY AVENUE WIDENING AND COMPLETE STREETS PROJECT

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
<i>3.1 Aesthetics</i>				
MM 3.1.1	All areas disturbed or used for staging of vehicles and equipment shall be restored to their preconstruction condition upon completion of the project. This is essential in order to provide sediment control and soil stabilization, which can best be accomplished by using a tackifying agent or mulch to cover bare soil to help prevent soil erosion. Some areas may also need a seed mix to the erosion control measure.	City of Woodland Community Development Department	During construction	
MM 3.1.2	The removal of established vegetation, including trees, shall be minimized and avoided where feasible. The areas where trees are present should be protected to reduce damage to the trees' root systems. Where it is possible to save and preserve existing trees (of significant size and maturity), care and caution should be implemented during the construction phase. Environmentally sensitive area fencing shall be installed to demarcate areas where vegetation is being preserved.	City of Woodland Community Development Department	Prior to and during construction	
MM 3.1.3	All disturbed areas during each construction season shall utilize Caltrans Construction Site and Field Manual best management practices, which will include temporary erosion control consisting of a native seed mix at the end of each construction season.	City of Woodland Community Development Department	During construction	
MM 3.1.4	Contour grading and slope rounding shall be utilized on all cut and fill slopes in order to help restore the environment in a manner that will blend with the surrounding natural landscape.	City of Woodland Community Development Department	During construction	
<i>3.3 Air Quality</i>				
MM 3.3.1	All active construction sites shall be watered at least twice daily to avoid dust plumes.	City of Woodland Community Development Department	During construction	

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
MM 3.3.2	All trucks hauling dirt, sand, or loose materials shall be covered or shall maintain at least 2 feet of freeboard.	City of Woodland Community Development Department	During construction	
MM 3.3.3	Nontoxic binders (e.g., latex acrylic copolymer) shall be applied to exposed areas after cut and fill operations, and the exposed areas shall be hydroseeded. Chemical soils stabilizers shall be applied on inactive construction areas. Inactive construction areas shall be considered disturbed lands within the construction site that are unused for at least four consecutive days.	City of Woodland Community Development Department	During construction	
MM 3.3.4	Vegetative ground cover shall be planted as soon as possible in disturbed areas of the construction site.	City of Woodland Community Development Department	During construction	
MM 3.3.5	Streets shall be swept at least twice daily if visible soil material is carried out from the construction site.	City of Woodland Community Development Department	During construction	
MM 3.3.6	Construction vehicles and equipment shall be limited to a maximum speed of 15 miles per hour on unpaved surfaces.	City of Woodland Community Development Department	During construction	
MM 3.3.7	To the extent feasible, heavy-duty off-road construction equipment shall meet Tier 3 emissions standards.	City of Woodland Community Development Department	During construction	
MM 3.3.8	Idling of on-site diesel-fueled construction equipment and vehicles shall be limited to 5 minutes when not in use, excluding situations where idling of equipment may be required to minimize/avoid public/worker safety hazards or to minimize equipment damage, per manufacturers' recommendations.	City of Woodland Community Development Department	During construction	
<i>3.4 Biological Resources</i>				
MM 3.4.1	Migratory Bird Surveys. If clearing and/or construction activities will occur during the migratory bird nesting season (April 15–August 15), preconstruction surveys for nesting migratory birds,	City of Woodland Community Development Department	Prior to and during construction	

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	including special-status mountain plover, shall be conducted by a qualified biologist within 14 days of construction initiation. Focused surveys must be performed by a qualified biologist for the purpose of determining the presence/absence of active nest sites within the proposed impact area, including construction access routes and a 200-foot buffer (if feasible). If active nest sites are identified within 200 feet of project activities, the applicant shall impose a limited operating period (LOP) for all active nest sites prior to commencement of any project construction activities to avoid construction- or access-related disturbances to migratory bird nesting activities. An LOP constitutes a period during which project-related activities (i.e., vegetation removal, earth moving, and construction) will not occur, and will be imposed within 100 feet of any active nest sites until the nest is determined inactive. Activities permitted within and the size (i.e., 100 feet) of LOPs may be adjusted through consultation with the CDFW and/or the City. No action is necessary if no active nests are found or if construction will occur during the non-breeding season.			
MM 3.4.2	Raptor Surveys. If construction activities will occur during nesting season for raptors (January 15–August 15), all suitable raptor nesting habitat within 0.5 miles of the impacted area shall be surveyed for active raptor nests within 14 days of the commencement of construction. If an active raptor nest is located within 0.5 miles of the construction site, a no-activity buffer will be erected around the nest while it is active to protect the nesting raptors. This buffer distance may be amended to account for nests that are not within the line of sight of the construction activity. Surveys shall be repeated if project activities are suspended or delayed for more than 15 days during nesting season. No action is necessary if no active nests are found or if construction will occur during the non-breeding season.	City of Woodland Community Development Department	Prior to and during construction	

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
MM 3.4.3	Swainson's Hawk Foraging Habitat. Prior to issuance of grading permits, the City shall demonstrate that Swainson's hawk foraging habitat mitigation has been obtained at a ratio dependent on the distance from the project to a known active Swainson's hawk nest. Mitigation ratios are as follows: • Active nest within 1 mile of the project area = 1.00 acre for each 1.00 acre of suitable foraging habitat developed • Active nest between 1 and 5 miles from the project area = 0.75 acre for each 1.00 acre of suitable foraging habitat developed • Active nest between 5 and 10 miles from project area = 0.5 acre for each 1.00 acre of suitable foraging habitat developed Suitable foraging habitat consists of row crops or fallow fields that would be affected by construction activities. The City shall mitigate for loss of Swainson's hawk foraging habitat through (1) payment of an in-lieu fee for off-site preservation of foraging habitat to a resource agency or a third-party organization acceptable to a resource agency, or (2) acquisition of an irrevocable instrument (e.g., deed restriction or easement) for preservation of foraging habitat on a property that provides habitat of equal or greater quality.	City of Woodland Community Development Department	Prior to and during construction	
3.5 Cultural Resources				
MM 3.5.1	In accordance with California Public Resources Code Section 5097.5, which prohibits knowing and willful excavation of undiscovered cultural resources without permission from the appropriate public agency with jurisdiction over the lands, and in order to mitigate for the potential discovery of an archeological or paleontological resource, the following measure will be implemented during construction and included in the construction contract: If buried archeological and/or paleontological resources,	City of Woodland Community Development Department	Throughout project construction	

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	such as chipped or ground stone, historic debris, building foundations, human bone, or fossils, are inadvertently discovered during ground-disturbing activities, work will stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the City and all other appropriate agencies.			
MM 3.5.2	In order to mitigate for the potential discovery or disturbance of any human remains, the protocol of California Health and Safety Code Section 7050.5(b) will be adhered to as follows: In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27492 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, City policy would dictate that the procedures outlined in CEQA Section 15064.5(d) and (e) be followed.	City of Woodland Community Development Department	Throughout project construction	

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
<i>3.8 Hazardous Materials</i>				
MM 3.8.1	A limited shallow soil investigation to screen for environmentally persistent pesticides shall be conducted in the areas of potential pesticide/herbicide contamination as identified in the Draft ISA. If substances are detected at concentrations that could pose a health hazard and/or violate local, state, or federal health standards, remediation of the affected areas shall be undertaken in accordance with the requirements of the City of Woodland. Development of the site shall not commence until the site is deemed remediated or clear for construction by the City.	City of Woodland Community Development Department	Prior to construction	
MM 3.8.2	Plans for construction and/or partial acquisition shall account for the potential of encountering a leach field, septic tank, and/or buried heating oil tank. The plans and specifications shall inform the contractor of the presence of the oil/water separator identified in the Draft ISA and the potential for oil/grease in the adjacent soil. The plans and specifications shall also advise the contractor of the potential for residual petroleum-contaminated materials at the former underground storage tank excavation sites identified in the Draft ISA. If an assessment of the extent of residual contamination is needed or if more extensive construction or site acquisition is planned, a limited Phase II subsurface soil investigation may be needed.	City of Woodland Community Development Department	Prior to construction	
MM 3.8.3	Prior to issuance of demolition permits for existing on-site structures, asbestos material sampling shall be conducted to determine whether materials are present. Any identified asbestos-containing building materials present in each of the structures to be dismantled shall be removed under acceptable engineering methods and work practices by a licensed asbestos abatement contractor prior to removal. These practices include, but are not limited to, containment of the area by plastic, negative air filtration, wet removal techniques and personal respiratory protection, and decontamination. The process shall be designed and monitored by a California Certified Asbestos Consultant. The	Yolo County Department of Environmental Health and Safety; City of Woodland Community Development Department	Prior to issuance of demolition permits	

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	abatement and monitoring plan shall be developed and submitted for review and approval by the appropriate regulatory agency (Yolo County Department of Environmental Health and Safety).			
MM 3.8.4	Prior to issuance of demolition permits for existing on-site structures, all loose and peeling paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with local, state, and federal regulations. The demolition contractor shall be informed that all paint on the buildings shall be considered as containing lead. The contractor shall take appropriate precautions to protect his/her workers and the surrounding community and to dispose of construction waste containing lead paint in accordance with local, state, and federal regulations.	City of Woodland Community Development Department	Prior to issuance of demolition permits	
MM 3.8.5	The construction documents shall include specifications making the contractor aware of the possible presence of aurally deposited lead. The City shall make a risk assessment decision based on the potential presence of aurally deposited lead within proposed City-owned right-of-way. Based on the City's risk assessment decision, a shallow subsurface screening investigation for potential aurally deposited lead may be needed.	City of Woodland Community Development Department	Prior to construction	
3.12 Noise				
MM 3.12.1	Sound control during construction activities shall conform to the provisions in Section 14-8-02 (Noise Control) of the Caltrans Standard Specifications.	City of Woodland Community Development Department	During construction	
MM 3.12.2	Per Section 14.8-02 of the Caltrans Standard Specifications, each internal combustion engine used for any purpose during construction, or related to construction, shall be equipped with a muffler of a type recommended by the manufacturer. No internal combustion engine shall be operated on the job site without an appropriate muffler.	City of Woodland Community Development Department	During construction	

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
MM 3.12.3	Construction activities shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Saturday, and between the hours of 9:00 a.m. and 6:00 p.m. on Sundays.	City of Woodland Community Development Department	During construction	
MM 3.12.4	As directed by City staff and/or the Caltrans' resident engineer, the contractor shall implement appropriate additional noise abatement measures including, but not limited to, changing the location of stationary construction equipment, turning off idling equipment, rescheduling construction activity, or installing acoustic barriers around stationary construction noise sources.	City of Woodland Community Development Department	During construction	
3.13 Population and Housing				
MM 3.13.1	Any person (individual, family, corporation, partnership, or association) who moves from real property or moves personal property from real property as a result of the acquisition of the real property, or required to relocate as a result of a written notice from the California Department of Transportation from the real property required from a transportation project, is eligible for relocation assistance. All activities will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Relocation resources shall be available to all those displaced free of discrimination.	City of Woodland Community Development Department	Prior to construction	

5.0 LIST OF PREPARERS

5.1 LIST OF PREPARERS

CITY OF WOODLAND COMMUNITY DEVELOPMENT DEPARTMENT

Diana Ayon, PE	Project Manager
Brent Meyer, PE	City Engineer
Katie Wurzel, PE	Principal Civil Engineer, Transportation
Paul Hanson, AICP	Senior Planner
Ken Hiatt	Community Development Director

PMC

Kelly Jackson	Environmental Project Manager
Reyna Schenck	Environmental Scientist
Summer Pardo	Biological Resources
Jonathan Faoro	GIS/Graphics

TECHNICAL SUBCONSULTANTS

Kurt Legleiter, Ambient	Air Quality & Noise
Nancy Sikes, Cogstone	Cultural Resources
Dalene Whitlock, W-Trans	Traffic and Transportation
Laura Long, Blackburn	Initial Site Assessment

APPENDIX A – PUBLIC MEETING MATERIALS



**Kentucky Avenue
Widening and
Complete Streets
Project #04-07**

Public Meeting September 24, 2014

Please write your comments, thoughts or
questions about the project below.

Commenting on: Project ☐ or CEQA ☐*

*If commenting on CEQA, you must fill out
your name & address.

Name:

Address:

Phone:

Email:

**Please return this card to a member of the
Project Team or place in the comment box.e
comment box.**



City of Woodland, Community Development Department

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Woodland, CA 95695

www.cityofwoodland.org
Telephone: (530) 661-5820
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KENTUCKY AVE WIDENING & COMPLETE STREETS PROJECT (CIP 04-07)

PUBLIC MEETING SIGN-IN SHEET

September 24, 2014

Name/Organization Please Print	Address Please Print	City/Zip Code Please Print	Phone Please Print	E-Mail Please Print
DAVID STORER	Kings	95630	916.502-7341	storerdas@comcast.net
PAULA CRUM	704 Kentucky Ave		530-908-2811	
DAVE CURRIBBY	307 OAK AVE	95695	530.304.5528	DMCURBB@TALHO.COM
LARRY PLEMER	3980 8 Kentucky	95695	530-219-6909	WESTERN TRENCHER@YAHOO.COM

KENTUCKY AVENUE WIDENING AND COMPLETE STREETS PROJECT

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION



PREPARED BY

CITY OF WOODLAND
DEPARTMENT OF PUBLIC WORKS
300 FIRST STREET
WOODLAND, CA 95695

AUGUST 2014

**KENTUCKY AVENUE WIDENING AND COMPLETE STREETS PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

Prepared by:

CITY OF WOODLAND
DEPARTMENT OF PUBLIC WORKS
300 FIRST STREET
WOODLAND, CA 95695

AUGUST 2014

1.0	INTRODUCTION	
1.1	Introduction and Regulatory Guidance	1.0-1
1.2	Lead Agency	1.0-1
1.3	Purpose and Document Organization	1.0-2
2.0	PROJECT DESCRIPTION	
2.1	Project Location	2.0-1
2.2	Project Description.....	2.0-1
2.3	Project Purpose and Need.....	2.0-2
2.4	Required Project Approvals	2.0-11
2.5	Technical Studies	2.0-11
3.0	INITIAL STUDY CHECKLIST	
3.1.	Aesthetics.	3.0-2
3.2.	Agriculture and Forest Resources	3.0-5
3.3.	Air Quality.	3.0-7
3.4.	Biological Resources.....	3.0-15
3.5.	Cultural Resources	3.0-21
3.6.	Geology and Soils	3.0-32
3.7.	Greenhouse Gas Emissions.....	3.0-35
3.8.	Hazards and Hazardous Materials	3.0-38
3.9.	Hydrology and Water Quality.....	3.0-42
3.10.	Land Use and Planning	3.0-46
3.11.	Mineral Resources	3.0-48
3.12.	Noise.	3.0-49
3.13.	Population and Housing.	3.0-58
3.14.	Public Services.	3.0-60
3.15.	Recreation.....	3.0-61
3.16.	Transportation/Traffic	3.0-62
3.17.	Utilities and Service Systems	3.0-65
3.18.	Mandatory Findings of Significance.....	3.0-68
4.0	LIST OF MITIGATION MEASURES	4.0-1
5.0	LIST OF PREPARERS	5.0-1
6.0	REFERENCES	6.0-1

TABLE OF CONTENTS

APPENDICES

- Appendix A Species List
Appendix B Preliminary Estimate of Right-of-Way

LIST OF TABLES

Table 3.3-1 Project Construction Emissions	3.0-12
Table 3.7-1 Project Construction GHG Emissions	3.0-37
Table 3.12-1 Construction Equipment Noise	3.0-51
Table 3.12-2 Predicted Increases in Traffic Noise Levels in Comparison to City Noise Standards (Year 2017)	3.0-52
Table 3.12-3 Predicted Increases in Traffic Noise Levels in Comparison to City Noise Standards (Year 2037)	3.0-54
Table 3.12-4 Construction Equipment Vibration Levels.....	3.0-56
Table 3.16-1 Existing and Future Plus Project Peak Hour Levels of Service	3.0-63
Table B-1 Preliminary Estimate of Right-of-Way Temporary Construction Easements	
Table B-2 Preliminary Estimate of Right-of-Way Temporary Construction Easements (Temporary Construction Easement Only)	

LIST OF FIGURES

Figure 1 Regional Vicinity Map	2.0-3
Figure 2 Project Location Map	2.0-5
Figure 3a Layout of Build Alternative	2.0-7
Figure 3b Layout of Build Alternative	2.0-9
Figure 4a APE Map	3.0-23
Figure 4b APE Map	3.0-25
Figure 4c APE Map	3.0-27
Figure 4d APE Map	3.0-29

1.0 INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

This document is an Initial Study (IS) with supporting environmental studies, which provides justification for a Mitigated Negative Declaration (MND) pursuant to the California Environmental Quality Act (CEQA) for the Kentucky Avenue Widening and Complete Streets Project.

The IS/MND is a public document to be used by the City of Woodland (City), acting as the CEQA lead agency, to determine whether the project may have a significant effect on the environment pursuant to CEQA. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment that cannot be mitigated, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an Environmental Impact Report (EIR), use a previously prepared EIR and supplement that EIR, or prepare a subsequent EIR to analyze the project at hand (Public Resources Code Sections 21080(d) and 21082.2(d)).

If the agency finds no substantial evidence that the project or any of its aspects may cause a significant impact on the environment with mitigation, an MND shall be prepared with a written statement describing the reasons why the proposed project, which is not exempt from CEQA, would not have a significant effect on the environment, and therefore, why it does not require the preparation of an EIR (State CEQA Guidelines Section 15371).

According to State CEQA Guidelines Section 15070, a negative declaration shall be prepared for a project subject to CEQA when either:

- 1) *The IS shows there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or*
- 2) *The initial study identifies potentially significant effects, but:*
 - a) *Revisions in the project plans or proposals made by, or agreed to by the applicant before the proposed MND and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and*
 - b) *There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.*

This IS/MND has been prepared in accordance with CEQA, Public Resources Code Section 21000 et seq., and the State CEQA Guidelines Title 14 California Code of Regulations (CCR) Section 15000 et seq.

1.2 LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project. Where two or more public agencies will be involved with a project, CEQA Guidelines Section 15051 provides criteria for identifying the lead agency. In accordance with CEQA Guidelines Section 15051(b)(1), "The lead agency will normally be the agency with general governmental powers." The City of Woodland Department of Public Works has initiated preliminary design of the project, and it requires approval from the Woodland City Council. Therefore, based on the criteria described above, the lead agency for the proposed project is the City.

1.0 INTRODUCTION

1.3 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this IS/MND is to evaluate the potential environmental impacts of the proposed Kentucky Avenue Widening and Complete Streets Project. Mitigation measures have also been established that reduce or eliminate any identified significant and/or potentially significant impacts. This document is divided into the following sections:

1.0 INTRODUCTION

This section provides an introduction and describes the purpose and organization of this document.

2.0 PROJECT DESCRIPTION

This section provides a project background, a detailed description of the proposed project, and the process used for notifying and involving the public during project planning, and describes coordination with relevant agencies and organizations.

3.0 INITIAL STUDY CHECKLIST

This section describes the environmental setting for each of the environmental subject areas, evaluates a range of impacts classified as "no impact," "less than significant impact," "less than significant impact with mitigation incorporated," or "potentially significant impact" in response to the environmental checklist; provides mitigation measures, where appropriate, to mitigate potentially significant impacts to a less than significant level; and provides an environmental determination for the project.

4.0 SUMMARY OF MITIGATION MEASURES

This section provides a summary of mitigation measures for the proposed project.

5.0 LIST OF PREPARERS

This section identifies staff and consultants responsible for preparation of this document.

6.0 REFERENCES

This section identifies resources used in the preparation of this document.

2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The project is located within the City of Woodland. Woodland is located 20 miles northwest of Sacramento in Yolo County, in California's Central Valley. Kentucky Avenue is a minor arterial that runs east-west through the northern portion of the city. The proposed project includes Kentucky Avenue from approximately 300 feet east of West Street through the intersection at East Street. **Figures 1** and **2** illustrate the project location.

2.2 PROJECT DESCRIPTION

EXISTING SETTING

Kentucky Avenue extends through a rural-urban setting with agricultural and sparse commercial uses to the north and commercial and residential uses to the south. Kentucky Avenue is surrounded by existing commercial, industrial, agricultural, and mixed-density residential land uses. The roadway is located at the northern edge of the Woodland city limits; agricultural lands can be seen north of the roadway in an unincorporated area of Yolo County. Major intersections exist on Kentucky Avenue at West Street and East Street. Various businesses are located along both sides of Kentucky Avenue, with fewer occurrences along the north side of the roadway. Residential developments are south of the commercial structures along Kentucky Avenue and can be seen from the roadway between College Street and East Street. The south side of Kentucky Avenue, where more businesses are present, has segments of sidewalk. Trees and vegetation exist primarily near the residential areas, sidewalk interior, and the edges of agricultural lands.

PROPOSED PROJECT

The Kentucky Avenue Widening and Complete Streets Project will widen, reconstruct, and upgrade approximately 5,100 linear feet of Kentucky Avenue. West of College Street, the widened configuration will include two lanes plus a two-way left turn lane, bike lanes in both directions, and improved sidewalk along the south side. East of College Street, the widened roadway will include a divided four-lane configuration with bike lanes, new sidewalks, and landscape planters on both sides. College Street will also be improved from Kentucky Avenue to Topaz Way with added sidewalks, replaced or relocated curb and gutter, pavement rehabilitation, and striping modifications associated with the new configuration at the intersection with Kentucky Avenue. **Figures 3a** and **3b** illustrate the proposed project design.

The project will involve land acquisition to increase the right-of-way along the eastern half of this segment from 70 feet to widths up to 120 feet, with minor taper acquisitions just west of College Street to transition the widened improvements back into the existing right-of-way. See **Appendix B** for the preliminary estimate of right-of-way acquisition and temporary construction easements. The proposed project will require acquisition and demolition of two structures—one single-family residence (621 Kentucky Avenue) and one business - the Elephant Shack (39492 Kentucky Avenue). Neither the residence at 621 Kentucky Avenue nor the Elephant Shack is recognized as a historically significant structure. Acquisition and demolition of the Elephant Shack will most likely not occur; however, this scenario is discussed in this document for environmental clearance of the worst case scenario. The project improvements will be fully within the existing right-of-way from Freeman Street to the west project limit near West Street.

In addition to the new traffic lanes, bike lanes, and sidewalks, the widened improvements will include complete reconstruction of the existing pavement within the project limits, some new curbed medians, a new traffic signal at College Street, a reconfigured traffic signal at East

2.0 PROJECT DESCRIPTION

Street, a complete upgrade of City street lighting, two widened railroad at-grade crossings with new upgraded warning signals (one at East Street and one east of Palm Avenue), bus turnouts at some major intersections, landscaping adjacent to the new separated sidewalks and in the medians with street trees where appropriate, and some master-planned upgrades to City storm drainage and water system facilities. The proposed project will require removal of 36 trees. The project design includes meandering sidewalks around existing healthy trees and will include installation of new trees.

The traffic handling during construction is planned to generally maintain at least one lane of traffic open in each direction, with occasional flagged control of traffic in order to maintain traffic access. Emergency access to all adjacent businesses and residences will be maintained at all times, with short-term disruptions to general access for a few hours at a time.

Construction of the upgraded railroad at-grade crossings may require full closure to through traffic on Kentucky Avenue at the crossings for approximately five working days. The closures would occur just at the railroad grade crossings on Kentucky Avenue—one at the west side of East Street and one just east of Palm Avenue. Regular traffic will be detoured 0.5 mile to the south to Beamer Street. Large trucks will be detoured using Interstate 5, East Street, and West Street with a total detour length of approximately 3 miles.

2.3 PROJECT PURPOSE AND NEED

Kentucky Avenue between West and East streets is currently a partially improved two-lane minor arterial roadway. The roadway needs to be widened and improved to meet the current standards for this classification of roadway to properly serve all modes of transportation, from the various types of current heavy truck and farm equipment usage to bicyclists and pedestrians, and to sufficiently serve the current and projected traffic volumes. Kentucky Avenue currently carries approximately 10,000 vehicles per day throughout the corridor. The intersection at College Street currently meets warrants for the addition of a traffic signal.

This segment is a key trucking corridor and interface for the City of Woodland with the surrounding agricultural community, with many long-standing agricultural-industrial and trucking-related businesses located along the corridor. It serves as a key corridor for access to the industrial area in northeast Woodland both by the workers and by the related trucking industry. It is also the only designated super truck (STAA) corridor traversing Woodland in the east-west direction.

Being an arterial road, Kentucky Avenue also serves as a main utility corridor for trunk lines as well as the services to adjacent parcels. Water main loop connection and storm drainage relief connector improvements, as identified in the preliminary engineering stage, will be designed according to the City's current master plans. All City utility elements of the corridor will also be upgraded to current standards, from street lighting to fire hydrants and storm drainage. The existing overhead utilities will need to be relocated in order to accommodate the road widening and may be placed underground with the relocation.



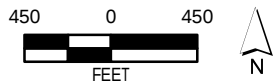
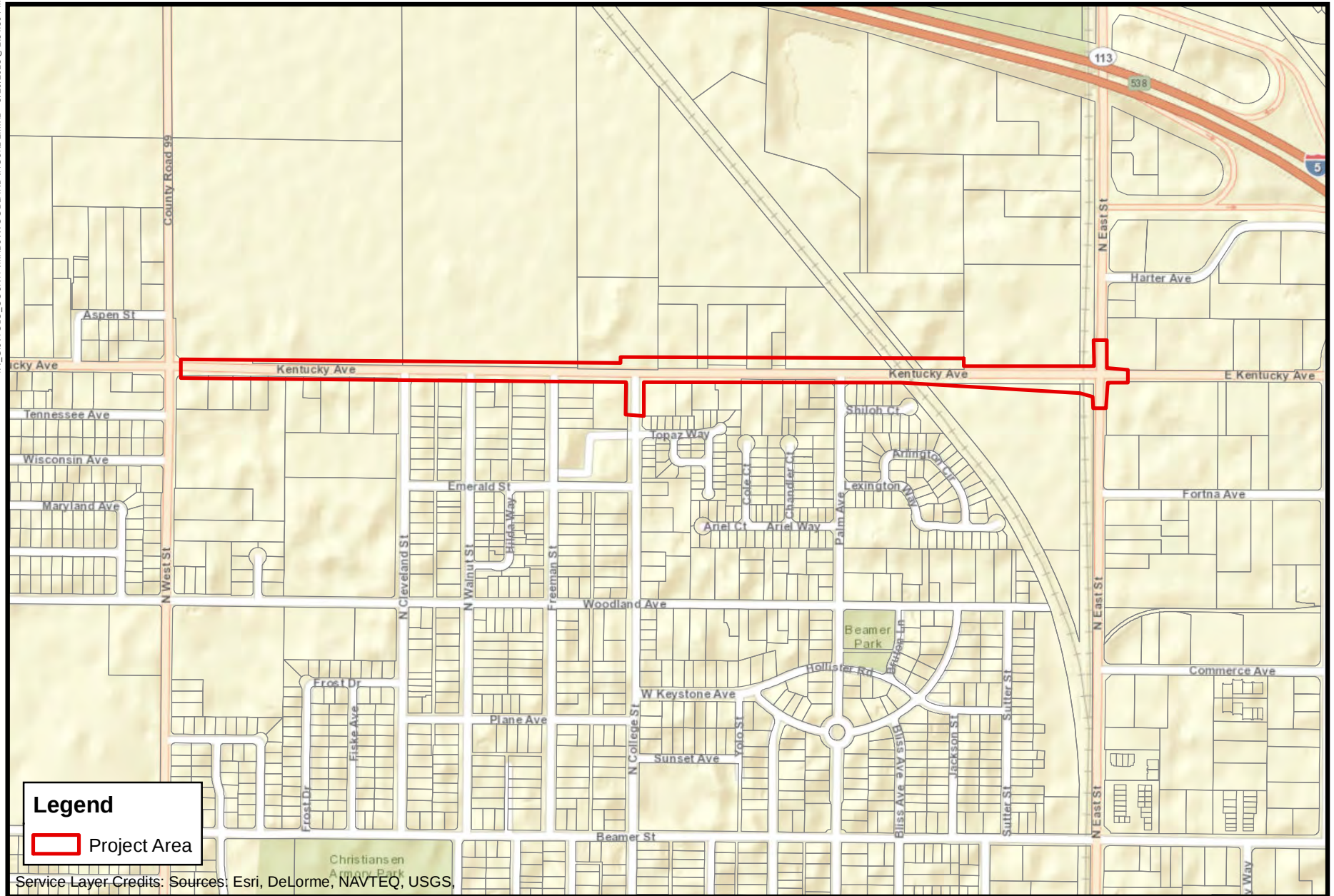


Figure 2
Project Location



Figure 3a
Layout of Build Alternative
PMC



Source: PSOMAS



Figure 3b
Layout of Build Alternative



2.4 REQUIRED PROJECT APPROVALS

In order for the project to be implemented, a series of actions and approvals would be required from agencies. Anticipated project approvals/actions would include, but are not limited to:

- Woodland City Council – adoption of the MND, Mitigation Monitoring and Reporting Program (MMRP), and other actions associated with project approval
- California Department of Transportation (Caltrans) – issuance of National Environmental Policy Act (NEPA) Categorical Exclusion (CE)
- California Public Utilities Commission – General Order (GO) 88-B authorization
- Union Pacific Railroad – Road Crossing and Signal Interconnect Agreement, Pipeline Crossing Agreement, and contractor's Right of Entry Agreement
- California Northern Railroad – Road Crossing and Signal Interconnect Agreement

Additional permits and approvals would be required prior to construction. These include, but are not limited to:

- National Pollutant Discharge Elimination System (NPDES) permit
- Stormwater pollution prevention plan (SWPPP)

2.5 TECHNICAL STUDIES

The following technical studies were relied upon to support the conclusions in this IS/MND:

- Traffic Technical Memorandum, W-Trans, January 2014
- Noise Study Report, Ambient, March 2014
- Air Quality Report, Ambient, May 2014
- Visual Technical Memorandum, PMC, January 2014
- Relocation Impact Memo, PMC, November 2013
- Community Impact Assessment, PMC, April 2014
- Draft Initial Site Assessment, Blackburn, March 2014
- Historic Property Survey Report & Archaeological Survey Report, Cogstone, May 2014
- Historic Resources Evaluation Report, Cogstone, May 2014
- Geotechnical Report, Blackburn, July 2006
- Report of Tree Survey, Ponticello Enterprises, August 2006

These technical studies are available for review by request.

2.0 PROJECT DESCRIPTION

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3.0 INITIAL STUDY CHECKLIST

3.0 INITIAL STUDY CHECKLIST

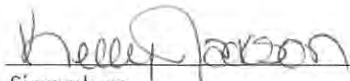
The environmental factors checked below would be potentially affected by this project as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| ☒ Aesthetics | ☐ Greenhouse Gas Emissions | ☒ Population and Housing |
| ☐ Agriculture and Forest Resources | ☒ Hazards & Hazardous Materials | ☐ Public Services |
| ☒ Air Quality | ☐ Hydrology/Water Quality | ☐ Recreation |
| ☒ Biological Resources | ☐ Land Use and Planning | ☐ Transportation/Traffic |
| ☒ Cultural Resources | ☐ Mineral Resources | ☐ Utilities & Service Systems |
| ☐ Geology and Soils | ☒ Noise | ☒ Mandatory Findings of Significance |

DETERMINATION

On behalf 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 as described on 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

8-20-14
Date

Kelly Jackson
Project Manager
Printed Name

PMC (Consultant for the City of Woodland)

3.0 INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.1. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☒	☐	☐
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

ENVIRONMENTAL SETTING

The proposed project is located in a rural-urban setting, on Kentucky Avenue from 300 feet east of West Street through the intersection at East Street. The surrounding area includes commercial, industrial, agricultural, and mixed-density residential uses. North of Kentucky Avenue, agricultural uses occur outside of the city limits in an unincorporated area of Yolo County adjacent to commercial and industrial uses within the city limits. The City of Woodland General Plan (2002) identifies an urban limit line north of Kentucky Avenue, which was designated as permanent in a voter-approved initiative in 2006. The majority of adjacent land north and south of the proposed project is composed of commercial and industrial structures and residential neighborhoods. The project site itself does not provide any aesthetic resources that would be considered a scenic vista. The visual character of the project site and surrounding area is composed of a mix of commercial, industrial, agricultural, and mixed-density residential features, including commercial, industrial, and residential structures, sidewalk, overhead utilities, agricultural activities, and various trees and vegetation distributed along Kentucky Avenue and within the adjacent properties. Existing sources of light and glare within the project site include street lighting along Kentucky Avenue and College Avenue, traffic signals at the Kentucky Avenue/East Street and Kentucky Avenue/West Street intersections, and two railroad crossings on Kentucky Avenue between College Avenue and East Street. There are no designated state scenic highways in or adjacent to the project site.

DISCUSSION OF IMPACTS

- a) **No Impact.** The City of Woodland General Plan (2002) does not identify any scenic resources or scenic vistas in the area surrounding the proposed project site. The proposed project is located in an urban, built-up area. Views from the project site are primarily of commercial, industrial, and residential development, with views of agricultural lands from a portion of the roadway. The overall visual character of the area is not considered scenic, as it has been disturbed by urban development. The proposed project would have no impact on a scenic vista.
- b) **Less Than Significant Impact.** The proposed project will require the removal of 36 trees out of 78 trees surveyed at the project area. However, the project design includes meandering sidewalks that will avoid existing healthy trees to minimize impacts. The

project also includes installation of new trees, and the project plans and specifications were created in conjunction with a licensed landscape architect and the City's arborist.

The proposed project will require the acquisition and demolition of one single-family residence and one business (the Elephant Shack). However, acquisition and demolition of the Elephant Shack will most likely not occur. This impact is included as a worst case scenario design. The Historic Resources Evaluation Report (HRER) prepared for the proposed project concluded that the properties that will be directly impacted by the proposed project are not eligible for listing in the California Register of Historical Resources (Cogstone 2014b). No rock outcroppings are present at the project site. No officially designated state scenic highways are present in the vicinity or in the larger area surrounding the proposed project site. Currently, no highways in Yolo County are officially designated as scenic. The proposed project is included in the City's General Plan (2002) in anticipation of planned growth. Impacts are considered less than significant.

- c) **Less Than Significant Impact With Mitigation Incorporated.** The proposed project would widen, reconstruct, and upgrade approximately 5,100 linear feet of Kentucky Avenue between West Street and East Street. Roadway improvements such as the addition of two traffic lanes, a two-way left turn lane, improved and new sidewalks, bike lanes in both directions, and all other improvements associated with the proposed project would conform to the existing character of the proposed project site and its surroundings. Construction activities and vegetation removal, including the removal of 36 trees, may result in temporary and permanent changes to the visual character of the project site. However, implementation of mitigation measures **MM 3.1.1** through **MM 3.1.4** will reduce impacts to less than significant.
- d) **Less Than Significant Impact.** The proposed project includes a complete upgrade of City street lighting at the project site, the addition of a traffic signal at the intersection of College Street and Kentucky Avenue, and new upgraded warning signals at two at-grade railroad crossings. Currently, street lighting is present along Kentucky Avenue between West Street and East Street, with traffic signals at the West Street/Kentucky Avenue and East Street/Kentucky Avenue intersections. The City of Woodland does not have an adopted policy or ordinance that protects nighttime views. Upgrades to City street lighting, the addition of a traffic signal at College Street, and upgrades to railroad crossing warning signals would not produce a new source of substantial light or glare that would adversely affect day or nighttime views in the area, as these improvements are consistent with the developed urban character of the existing roadway and surrounding area, as well as the planned development within the project vicinity. This impact would be less than significant.

Mitigation Measures

- MM 3.1.1** All areas disturbed or used for staging of vehicles and equipment shall be restored to their preconstruction condition upon completion of the project. This is essential in order to provide sediment control and soil stabilization, which can best be accomplished by using a tackifying agent or mulch to cover bare soil to help prevent soil erosion. Some areas may also need a seed mix added to the erosion control measure.

Timing/Implementation: During construction

3.0 INITIAL STUDY CHECKLIST

Enforcement/Monitoring: City of Woodland Community Development Department

MM 3.1.2 The removal of established vegetation, including trees, shall be minimized and avoided where feasible. The areas where trees are present should be protected to reduce damage to the trees' root systems. Where it is possible to save and preserve existing trees (of significant size and maturity), care and caution should be implemented during the construction phase. Environmentally sensitive area fencing shall be installed to demarcate areas where vegetation is being preserved.

Timing/Implementation: Prior to and during construction

Enforcement/Monitoring: City of Woodland Community Development Department

MM 3.1.3 All disturbed areas during each construction season shall utilize Caltrans Construction Site and Field Manual best management practices, which will include temporary erosion control consisting of a native seed mix at the end of each construction season.

Timing/Implementation: During construction

Enforcement/Monitoring: City of Woodland Community Development Department

MM 3.1.4 Contour grading and slope rounding shall be utilized on all cut and fill slopes in order to help restore the environment in a manner that will blend with the surrounding natural landscape.

Timing/Implementation: During construction

Enforcement/Monitoring: City of Woodland Community Development Department

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.2. AGRICULTURE AND FOREST RESOURCES. Would the project:				
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 nonagricultural use?	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 45260), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forestland or conversion of forestland to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use?	☐	☐	☒	☐

ENVIRONMENTAL SETTING

Very little agricultural land is designated within the Woodland city limits; however, the city is surrounded by the agricultural lands of unincorporated areas of Yolo County. Woodland was developed on mostly prime agricultural land, and the urban limit line identified in the City of Woodland General Plan (2002) was established to protect the adjacent agricultural lands from extensive urban sprawl into unincorporated areas of Yolo County. The proposed project is located in an area designated as Urban and Built-Up land, with agricultural land north of a portion of the project alignment on Kentucky Avenue. Farmland north of Kentucky Avenue is identified as Prime Farmland on the Yolo County Important Farmland Map 2010 (CDC 2010). Approximately 0.16 acres of Prime Farmland would be converted to nonagricultural use to widen Kentucky Avenue to its planned width of four lanes and to include roadway improvements associated with the proposed project.

DISCUSSION OF IMPACTS

- a) **Less Than Significant Impact.** According to the California Department of Conservation Yolo County Important Farmland map (2010), the majority of the project site is considered Urban and Built-Up Land. Widening and construction of roadway improvements for the proposed project would result in the acquisition and conversion of 0.16 acres of Prime Farmland, which represents approximately 0.0000006 percent of the Prime Farmland in Yolo County, as the county contains approximately 252,000 acres of Prime Farmland (CDC 2010). The certified EIR prepared for the 1996 City of Woodland General Plan found the conversion of agricultural land for planned development within the city and within the city's expansion area to be a significant and unavoidable impact

3.0 INITIAL STUDY CHECKLIST

for which findings of overriding consideration were adopted (Resolution No. 3944). The proposed project would not result in impacts beyond those identified in the 1996 General Plan EIR. Therefore, impacts are considered less than significant.

- b) **Less Than Significant Impact.** The City of Woodland Zoning Map (2004) does not identify any land within or adjacent to the project site as zoned for agricultural use. According to the Yolo County Zoning Map (2014), provided by Yolo County for the Zoning Code Update Program, areas north of Kentucky Avenue are zoned as Agricultural Intensive (A-N). The proposed project would result in the conversion of 0.16 acres of agricultural land zoned for agricultural use in Yolo County. However, the proposed project is within the boundaries of the urban limit line adopted by the City of Woodland; thus, the proposed project would not result in conversion of land that is not already accounted for within the urban limit line. According to the Yolo County Williamson Act Map for the Fiscal Year 2010/2011, there are no parcels enrolled in a Williamson Act contract in the area surrounding the proposed project (CDC 2011). Impacts are considered less than significant.
- c) **No Impact.** The project does not include forestland, timberland, or timberland zoned Timberland Production as defined by the Public Resources Code or the Government Code. Therefore, no impact would occur.
- d) **No Impact.** There is no designated forestland within the project site or in the surrounding area. As a result, the proposed project would not cause any loss of forestland or the conversion of forestland to non-forest use. No impact would occur.
- e) **Less Than Significant Impact.** The proposed project does not involve any changes or alterations to the existing environment that could result in the conversion of forestland to non-forest use, as there is no forestland present in the surrounding area. The proposed project will result in the conversion of 0.16 acres of farmland. However, as discussed in issue a), the proposed project would not result in impacts beyond those identified in the 1996 City of Woodland General Plan EIR for the conversion of agricultural land for planned development. Therefore, the impact would be less than significant.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.3. AIR QUALITY. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

ENVIRONMENTAL SETTING

The project site is located in the Sacramento Valley Air Basin (SVAB). The SVAB is regulated by several jurisdictions, including the US Environmental Protection Agency (EPA), California Air Resources Board (CARB), and Yolo-Solano Air Quality Management District (YSAQMD). The California Clean Air Act (CCAA) of 1988 requires the air districts, including the YSAQMD, to strive to achieve and maintain the state ambient air quality standards by the earliest practicable date and to develop plans for attaining the state ozone (O₃), carbon monoxide (CO), sulfur dioxide (SO₂), and nitrogen dioxide (NO₂) standards. In compliance with the California Clean Air Act, the YSAQMD prepared the 1992 Air Quality Attainment Plan (AQAP) to address the district's nonattainment status for ozone and, although not required, particulate matter (PM). The 1992 AQAP was designed to make progress toward attaining the state ozone standard and identifies feasible emission control measures for progress toward attainment of the state ozone standard. The CCAA requirement for the first triennial progress report and plan revision of the 1992 AQAP was fulfilled with the preparation and adoption of the 1994 Sacramento Area Regional Ozone Attainment Plan. This document was incorporated as part of the State Implementation Plan (SIP) to meet the requirements of the federal Clean Air Act (CAA) and replaced the 1992 AQAP. However, at that time the region could not show that the national ozone (1-hour) standard would be met by 1999. In exchange for moving the deadline to 2005, the region accepted a designation of "severe nonattainment" coupled with additional emission requirements on stationary sources. The most recent triennial report was adopted by the YSAQMD Board of Directors in April 2013.

As a nonattainment area, the Sacramento region is also required to submit rate-of-progress milestone evaluations in accordance with the CCAA. Milestone reports were prepared for 1996, 1999, and 2002. These milestone reports include compliance demonstrations that the requirements have been met for the Sacramento nonattainment area. The air quality attainment plans and reports present comprehensive strategies to reduce the ozone precursor pollutants, reactive organic gases (ROG) and nitrogen oxide (NO_x), as well as particulate matter

3.0 INITIAL STUDY CHECKLIST

sized under 10 microns in diameter (PM₁₀) from stationary, area, mobile, and indirect sources. Such strategies include the adoption of rules and regulations, enhancement of CEQA participation, implementation of a new and modified indirect source review program, adoption of local air quality plans, and stationary, mobile, and indirect source control measures.

The EPA recently promulgated a new 8-hour ozone standard. This change lowered the standard for ambient ozone from 0.08 parts per million (ppm), averaged over 8 hours, to 0.075 ppm. This new standard replaces the previous 1-hour standard. In general, the 8-hour standard is more protective of public health and more stringent than the 1-hour standard. The promulgation of this standard prompted new designations and nonattainment classifications in June 2004 and resulted in the revocation of the 1-hour standard in June 2005. The region has been designated as a nonattainment area for the national (8-hour) ozone standard with the attainment deadline of June 2019. Air districts within the Sacramento Valley Air Basin, including the YSAQMD, completed the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan for the Sacramento Federal Ozone Nonattainment Area* in 2008. This plan uses updated emissions inventories, existing control strategies, and approved control measure commitments to achieve emission reductions necessary for compliance with the Clean Air Act.

The YSAQMD has also adopted various rules and regulations pertaining to the control of emissions from area and stationary sources. Some of the more pertinent regulatory requirements applicable to the proposed project are identified as follows:

- *Rule 2.5: Nuisance.* The purpose of this rule is to limit emissions which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or the public; endanger the comfort, repose, health, or safety of any such persons or the public; or cause, or have natural tendency to cause, injury or damage to business or property.
- *Rule 2.11: Particulate Matter Concentration.* The purpose of this rule is to require that reasonable precautions be taken so as not to cause or allow the emissions of fugitive dust, fumes, or total suspended particulate matter from any source operation in excess of 0.1 grain per cubic foot of gas at dry standard conditions.
- *Rule 2.14: Architectural Coatings.* The developer or contractor is required to use coatings that comply with the volatile organic compound (VOC) content limits specified in the rule.

REGULATORY FRAMEWORK

Federal

Federal air quality policies are regulated through the federal Clean Air Act (CAA). The CAA required the EPA to establish national ambient air quality standards (NAAQS) and also set deadlines for their attainment. Two types of NAAQS have been established: primary standards, which protect public health, and secondary standards, which protect public welfare from non-health-related adverse effects, such as visibility restrictions.

The CAA also required each state to prepare an air quality plan referred to as a State Implementation Plan (SIP). The CAA Amendments of 1990 added requirements for states with nonattainment areas to revise their SIPs to incorporate additional control measures to reduce air pollution. The SIP is periodically modified to reflect the latest emissions inventories, planning documents, and rules and regulations of the air basins as reported by their jurisdictional agencies. The EPA has responsibility to review all SIPs to determine conformance with the mandates of the CAA, and the amendments thereof, and determine whether implementation

will achieve air quality goals. If the EPA determines a SIP to be inadequate, a Federal Implementation Plan (FIP) may be prepared for the nonattainment area that imposes additional control measures.

Transportation Conformity

The CAA requires that all transportation plans and programs pass the air quality conformity test. This process involves forecasting future emissions of air pollution to determine whether the amount of future pollution resulting from the plan or program would be within the allowable limit for motor vehicle emissions.

Transportation conformity must be determined for all nonattainment area pollutants classified as regional pollutants. In Yolo County, federal nonattainment pollutants include O₃ and PM_{2.5}. Transportation projects also generate CO, which is considered a localized pollutant. The Transportation Project-Level Carbon Monoxide Protocol, UCD-ITS-97-21 (CO Protocol), University of California, Davis (1997), provides procedures and guidelines for use by agencies to evaluate the potential local level CO impacts of a transportation project. The CO Protocol includes a screening procedure that can be used to determine whether CO micro-scale modeling is required for a proposed project. CO micro-scale modeling is required for projects that fail the screening procedure to determine whether a transportation project would cause or contribute to localized violations of carbon monoxide NAAQS.

Regional Conformity

Regional conformity must be determined based on a full study at least every four years. In California, it is determined at least every four years when the state-required Regional Transportation Plan (RTP) updates are done. In addition, a new Federal Transportation Improvement Program (FTIP) is required every two years, for which a conformity determination is required. Amendments to both the RTP and FTIP also must have conformity demonstrated, including a full-scale revision of the regional analysis if regionally significant projects are added, deleted, or significantly modified. Regional conformity is demonstrated by showing that the project is included in a conforming RTP and FTIP with substantially the same design concept and scope that was used for the regional conformity analysis. Within the region, the RTP is referred to as the MTP/SCS-2035 and the FTIP is referred to as the MTIP. The Sacramento Area Council of Governments (SACOG) is the agency responsible for preparing updates to these plans.

Project-Level Conformity

On March 10, 2006, the EPA published a final rule (71 FR 12468) establishing transportation conformity requirements for analyzing the project-level local PM and CO air quality impacts of transportation projects. Localized air quality impact analyses are commonly referred to as "hot-spot" analyses. Hot-spot analyses assess the air quality impacts on a scale smaller than an entire nonattainment or maintenance area, including, for example, congested intersections or transit terminals. According to the final rule, project-level conformity is demonstrated by showing that the project will not cause a localized exceedance of applicable CO and/or PM standards and that it will not interfere with "timely implementation" of Transportation Control Measures called out in the SIP.

The final rule requires that PM_{2.5} hot-spot analyses be performed only for new transportation projects with significant diesel traffic. Examples of such "projects of air quality concern" include intermodal freight or bus terminals and major highway projects and congested intersections involving significant diesel traffic. No hot-spot analyses will be required for most projects in PM_{2.5}

3.0 INITIAL STUDY CHECKLIST

areas, because most projects are not an air quality concern. This final rule also streamlines existing PM₁₀ hot-spot requirements in a similar way. The streamlined approach in this final rule will ensure that transportation and air quality agencies in PM_{2.5} and PM₁₀ areas use their resources efficiently while achieving clean air goals. In both PM_{2.5} and PM₁₀ areas, a quantitative hot-spot analysis is not required until the EPA issues a new motor vehicles emissions model capable of estimating local emissions as well as future hot-spot modeling guidance. Qualitative analyses will apply in the interim.

State of California

California Clean Air Act

The California Air Resources Board (CARB) administers air quality policy in California. The California ambient air quality standards (CAAQS) were established in 1969 pursuant to the Mulford-Carrell Act. These standards are generally more stringent and apply to more pollutants than the NAAQS (i.e., visibility-reducing particulates, hydrogen sulfide, and sulfates). The California Clean Air Act (CCAA), which was approved in 1988, requires that each local air district prepare and maintain an air quality management plan (AQMP) to achieve compliance with CAAQS. These AQMPs also serve as the basis for the preparation of the SIP for the State of California.

CARB also administers the State's mobile source emissions control program and oversees air quality programs established by state statute, such as Assembly Bill (AB) 2588, the Air Toxics "Hot Spots" Information and Assessment Act of 1987.

DISCUSSION OF IMPACTS

THRESHOLDS OF SIGNIFICANCE

For the purpose of this analysis, the following thresholds of significance, as identified by the YSAQMD or the State CEQA Guidelines (Appendix G), have been used to determine whether implementation of the proposed project would result in significant air quality impacts. Implementation of the proposed project would result in significant air quality impacts if:

- Short-Term Emissions of Criteria Air Pollutants. Construction-generated criteria air pollutants or precursor emissions exceed the YSAQMD-recommended threshold of 10 tons per year of ROG, 10 tons per year of NO_x, 80 pounds per day of PM₁₀, and state ambient air quality standards for CO (9 ppm for 8 hours and 20 ppm for 1 hour) (YSAQMD 2007).

Construction emissions resulting from the proposed project were calculated using the Sacramento Metropolitan Air Quality Management District's (SMAQMD) Road Construction Emission Model, Version 7.1.5.1, based on construction information provided by the project engineer. Operational emissions modeling was conducted based on EMFAC2011 emission factors obtained for Yolo County, and traffic volume data was obtained from the traffic analysis provided by W-Trans for the project.

IMPACTS AND MITIGATION

- a) **No Impact.** A project is considered to conflict with or obstruct implementation of the regional air quality plan if it would be inconsistent with the emissions inventories

contained in it. Emissions inventories are developed based on projected increases in population growth and vehicle miles traveled (VMT) within the region.

The proposed project consists of widening, reconstructing, and upgrading Kentucky Avenue between West Street and East Street. The project would not result in an increase in population or VMT and would improve circulation through the project area. The proposed project would only involve minor construction emissions, which would be short term and temporary. Furthermore, the proposed project is included in the City's General Plan in anticipation of planned growth. Therefore, the proposed project would not conflict with or obstruct implementation of the regional air quality plan. No impact would occur.

- b, c) **Less Than Significant Impact.** The proposed project would not include the provision of new permanent stationary sources of emissions. According to the air quality study report for the proposed project, mobile-source emissions along Kentucky Avenue are projected to increase slightly with implementation of the project (Ambient 2014a). However, the proposed project would also improve circulation along Kentucky Avenue, resulting in an overall decrease in mobile-source emissions. Therefore, operation of the proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

Short-term increases in pollutant emissions would occur during construction. Construction-generated emissions would be temporary and last as long as construction activities occur. The construction of the proposed project would result in the temporary generation of emissions resulting from site grading and excavation, road paving, motor vehicle exhaust associated with construction equipment and worker trips, and the movement of construction equipment. The YSAQMD has established significance thresholds for construction-generated emissions. The YSAQMD's thresholds of significance for criteria pollutants of concern for both construction and operational impacts are 10 tons per year of ROG, 10 tons per year of NO_x, 80 pounds per day of PM₁₀, and state ambient air quality standards for CO (9 ppm for 8 hours and 20 ppm for 1 hour) (YSAQMD 2007). Depending on the phase of construction, maximum daily construction emissions would total approximately 11.0 pounds per day (lbs/day) of ROG, 15.9 lbs/day of NO_x, 15.9 lbs/day of PM₁₀, 7.4 lbs/day of PM_{2.5}, and 54.6 lbs/day of CO (Ambient 2014a). **Table 3.3-1** summarizes the construction emissions for each construction phase of the proposed project.

The quantity, duration, and intensity of construction activity have an effect on the amount of construction emissions, and related pollutant concentrations, occurring at any one time. As such, the emissions forecasts provided herein reflect a specific set of conservative assumptions based on the assumed construction scenario wherein a relatively large amount of construction is occurring in a relatively intensive manner. Because of this conservative assumption, actual emissions could be less than those forecast. As shown in **Table 3.3-1**, no criteria pollutant emissions are expected to exceed the significance thresholds. While impacts would be considered less than significant, the proposed project would be subject to YSAQMD rules and regulations to reduce specific emissions and to mitigate potential air quality impacts.

3.0 INITIAL STUDY CHECKLIST

**TABLE 3.3-1
PROJECT CONSTRUCTION EMISSIONS**

Construction Phase	Emissions				
	ROG	CO	NOx	PM ₁₀	PM _{2.5}
Site Clearing/Preparation	2.4 lbs/day	13.9 lbs/day	21.9 lbs/day	11.0 lbs/day	3.0 lbs/day
Grading and Excavation	11.0 lbs/day	54.6 lbs/day	125.0 lbs/day	15.9 lbs/day	7.4 lbs/day
Bridge Widening and Related Construction	6.5 lbs/day	31.9 lbs/day	56.0 lbs/day	13.4 lbs/day	5.1 lbs/day
Paving	3.4 lbs/day	17.9 lbs/day	26.9 lbs/day	1.8 lbs/day	1.7 lbs/day
Maximum Daily	11.0 lbs/day	54.6 lbs/day	125.0 lbs/day	15.9 lbs/day	7.4 lbs/day
Total Construction Emissions ¹	0.5 tons/yr	2.5 tons/yr	5.2 tons/yr	0.8 tons/yr	0.4 tons/yr
YSAQMD Significance Thresholds	10 tons/yr	9 ppm/8hr or 20 ppm/1hr	10 tons/yr	80 lbs/day	Threshold not established

Note: 1. Total construction emissions in tons per year are equivalent to total construction emissions in tons per the construction period, which is anticipated to be six months. The total construction emissions provided include water truck emissions and fugitive dust control.

Source: Emissions were calculated by Ambient Air Quality & Noise Consulting using the SMAQMD's Road Construction Emissions Model, Version 7.1.5.1, based on construction information provided by the project engineer. PM emissions reflect total emissions from mobile sources and fugitive dust; include an estimated 50% reduction in fugitive emissions with compliance with Caltrans Standard Specifications (Ambient 2014a).

The provisions of the Caltrans Standard Specifications (2010), Section 14-0, Air Quality, Section 18, Dust Palliative, and Section 7-1.02C Emissions Reduction, require the contractor to comply with YSAQMD rules, ordinances, and regulations, including Rules 2.5, 2.11, and 2.14. Caltrans Standard Specifications pertaining to dust control and the dust palliative requirement are a required part of all construction contracts, including the proposed project, and would reduce and control emissions impacts during construction. Compliance with YSAQMD Rules 2.5, 2.11, and 2.14 and implementation of Caltrans Standard Specifications would further reduce impacts to a less than significant level. Mitigation measures **MM 3.3.1** through **MM 3.3.8** will also be implemented to further reduce potential impacts.

Because the proposed project would improve circulation along Kentucky Avenue, which would result in an overall decrease in mobile-source emissions during project operation, and because criteria pollutant emissions during project construction are not expected to exceed the YSAQMD significance thresholds identified in **Table 3.3-1**, and any potential impacts would be further reduced with implementation of mitigation measures **MM 3.3.1** through **MM 3.3.8**, impacts would be less than significant.

- d) **Less Than Significant Impact.** Sensitive receptors are generally defined as facilities that house or attract groups of children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. Examples of sensitive receptors include schools, hospitals, residential areas, and convalescent facilities. The proposed project includes construction activities near residential areas. Equipment and vehicles used during site preparation and construction would temporarily increase particulate matter (PM₁₀) emissions. In addition, construction vehicles traveling on unpaved surfaces generate dust, as does wind blowing over exposed earth. Potentially vulnerable off-site sensitive receptors would include existing residences along Kentucky Avenue between

College Street and East Street. Construction-generated emissions would be short term, temporary, limited to the period of construction, and are not expected to exceed the significance thresholds established by the YSAQMD, as shown in **Table 3.3-1**. Therefore, emissions would not be substantial and the proposed project would not expose sensitive receptors to substantial pollutant concentrations. For these reasons, impacts to sensitive receptors are considered less than significant.

- e) **Less Than Significant Impact.** Numerous factors account for the occurrence and severity of odor impacts, such as the nature, frequency, and intensity of the odor source; wind speed and direction; and the sensitivity of the receptors. Objectionable odors rarely cause any physical harm, but rather, such odors can cause a nuisance or annoyance to the public. Operation of the proposed project would not create any objectionable odors, and uses would be similar to existing uses in the area.

The proposed project would widen, reconstruct, and upgrade Kentucky Avenue between West Street and East Street, generating short-term emissions of odors that may be considered objectionable. Odors generated during project construction would be limited to dust and equipment emissions. Exhaust odors from diesel engines and emissions associated with asphalt paving may be considered offensive to some individuals. However, because of the temporary nature of these emissions and the highly diffusive properties of diesel exhaust, exposure of sensitive receptors to these emissions would be limited. Additionally, YSAQMD Rule 2.5 addresses the exposure of emissions that may cause a nuisance to any substantial number of people. The proposed project would be subject to Rule 2.5, and any objectionable odors resulting from the proposed project would be short term and limited to the construction period. Therefore, impacts related to objectionable odors would be less than significant.

Mitigation Measures

- | | |
|-----------------|--|
| MM 3.3.1 | All active construction sites shall be watered at least twice daily to avoid dust plumes.

<i>Timing/Implementation:</i> <i>During construction</i>

<i>Enforcement/Monitoring:</i> <i>City of Woodland Community Development Department</i> |
| MM 3.3.2 | All trucks hauling dirt, sand, or loose materials shall be covered or shall maintain at least 2 feet of freeboard.

<i>Timing/Implementation:</i> <i>During construction</i>

<i>Enforcement/Monitoring:</i> <i>City of Woodland Community Development Department</i> |
| MM 3.3.3 | Nontoxic binders (e.g., latex acrylic copolymer) shall be applied to exposed areas after cut and fill operations, and the exposed areas shall be hydroseeded. Chemical soils stabilizers shall be applied on inactive construction areas. Inactive construction areas shall be considered disturbed lands within the construction site that are unused for at least four consecutive days. |

3.0 INITIAL STUDY CHECKLIST

	<i>Timing/Implementation:</i>	<i>During construction</i>
	<i>Enforcement/Monitoring:</i>	<i>City of Woodland Community Development Department</i>
MM 3.3.4	Vegetative ground cover shall be planted as soon as possible in disturbed areas of the construction site.	
	<i>Timing/Implementation:</i>	<i>During construction</i>
	<i>Enforcement/Monitoring:</i>	<i>City of Woodland Community Development Department</i>
MM 3.3.5	Streets shall be swept at least once daily if visible soil material is carried out from the construction site.	
	<i>Timing/Implementation:</i>	<i>During construction</i>
	<i>Enforcement/Monitoring:</i>	<i>City of Woodland Community Development Department</i>
MM 3.3.6	Construction vehicles and equipment shall be limited to a maximum speed of 15 miles per hour on unpaved surfaces.	
	<i>Timing/Implementation:</i>	<i>During construction</i>
	<i>Enforcement/Monitoring:</i>	<i>City of Woodland Community Development Department</i>
MM 3.3.7	To the extent feasible, heavy-duty off-road construction equipment shall meet Tier 3 emissions standards.	
	<i>Timing/Implementation:</i>	<i>During construction</i>
	<i>Enforcement/Monitoring:</i>	<i>City of Woodland Community Development Department</i>
MM 3.3.8	Idling of on-site diesel-fueled construction equipment and vehicles shall be limited to 5 minutes when not in use, excluding situations where idling of equipment may be required to minimize/avoid public/worker safety hazards or to minimize equipment damage, per manufacturers' recommendations.	
	<i>Timing/Implementation:</i>	<i>During construction</i>
	<i>Enforcement/Monitoring:</i>	<i>City of Woodland Community Development Department</i>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.4. BIOLOGICAL RESOURCES. Would the project:				
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 Wildlife or US Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife 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 wetlands, 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 native resident or migratory wildlife corridors, or impede the use of native 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 community conservation plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

This subsection describes the natural resources present within and immediately surrounding the project site and includes a discussion of the special-status species and sensitive habitats potentially occurring in the area. Also included is an analysis of impacts that could occur to biological resources due to project implementation, as well as appropriate mitigation measures to reduce or avoid those impacts. The analysis of biological resources presented in this section is based on a review of the current project description, the tree survey conducted in August of 2006, maps, and available literature, as well as a reconnaissance-level survey conducted by PMC Senior Biologist Summer Pardo on July 17, 2014.

ENVIRONMENTAL SETTING

Two steps were taken to characterize the environmental setting on and adjacent to the proposed project. First, preliminary database searches were performed to identify special-status species with the potential to occur in the area. Second, a site survey was conducted to collect

3.0 INITIAL STUDY CHECKLIST

site-specific data regarding habitat suitability for special-status species, as well to identify potentially jurisdictional waters.

Database searches were performed on the following websites:

- US Fish and Wildlife Service's (USFWS) Sacramento Office Species Lists (2013)
- California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDDB) (2013)
- California Native Plant Society's (CNPS) Inventory of Rare, Threatened, and Endangered Plants of California (2013)

A search of the USFWS's database was performed for the Grays Bend, Davis, Woodland, Madison, Winters, Merritt, Knights Landing, Zamora, and El Dorado Bend, California US Geological Survey (USGS) 7.5-minute quadrangles to identify special-status species within their jurisdiction that may be affected by the proposed project. In addition, a query of the CNDDDB provided a list of known occurrences for special-status species within a 1-mile and 5-mile radius of the proposed project. Lastly, the CNPS database was queried to identify special-status plant species with the potential to occur within the Woodland, California, USGS 7.5-minute quadrangle. Please see **Appendix A** for a summary of the database search results and potential impacts to protected species as a result of the proposed project.

The site survey on July 17, 2014, revealed that urban industrial, commercial, and residential land uses dominate the proposed project site and adjacent lands. Two agricultural fields also occur along the proposed alignment. One field, southwest of the Kentucky Avenue and East Street intersection, consists of actively managed hay or other forage crop. The second field, located approximately 0.5 miles west of the Kentucky Avenue and East Street intersection, contains row crops in active rotation. At the time of the site visit, this field was planted in sunflowers.

DISCUSSION OF IMPACTS

a) **Less Than Significant Impact With Mitigation Incorporated.** Candidate, sensitive, or special-status species are commonly characterized as species that are at potential risk or actual risk to their persistence in a given area, or across their native habitat. These species have been identified and assigned a status ranking by governmental agencies such as the CDFW, the USFWS, and private organizations such as CNPS. The degree to which a species is at risk of extinction is the determining factor in the assignment of a status ranking. Some common threats to a species' or population's persistence include habitat loss, degradation, and fragmentation; as well as human conflict, and intrusion. For the purposes of this biological review, special-status species are defined by the following codes:

1. Listed, proposed, or candidates for listing under the federal Endangered Species Act (ESA) (50 Code of Federal Regulations [CFR] 17.11 – listed; 61 Federal Register [FR] 7591, February 28, 1996 candidates)
2. Listed or proposed for listing under the California Endangered Species Act (CESA) (Fish and Game Code [FGC] 1992 Section 2050 et seq.; 14 California Code of Regulations [CCR] Section 670.1 et seq.)
3. Designated as Species of Special Concern by the CDFW

4. Designated as Fully Protected by the CDFW (FGC Sections 3511, 4700, 5050, 5515)
5. Species that meet the definition of rare or endangered under CEQA (14 CCR Section 15380) including CNPS List Rank 1b and 2

The result of the USFWS, CNDDDB, and CNPS database queries, combined with the reconnaissance-level survey, identified habitat for two special-status species within the project area. The two agricultural fields may provide suitable foraging habitat for the Swainson's hawk (*Buteo swainsoni*) and suitable nesting habitat for the mountain plover (*Charadrius montanus*). In addition, the proposed project has the potential to impact migratory birds and raptors. Trees on and adjacent to the project site may provide suitable nesting habitat for birds protected under the Migratory Bird and Treaty Act (MBTA), as well Sections 3503.5 and 3800–3806 of the FGC. Tree removal and clearing and grubbing activities during construction could result in noise, dust, human disturbance, and other direct/indirect impacts to nesting birds on or in the vicinity of the project. **Appendix A** provides a summary of all species identified in the search results, a description of the habitat requirements for each species, and conclusions regarding the potential for each species to be impacted by the proposed project.

Loss of Swainson's hawk foraging habitat, as well as potential nest abandonment and mortality to eggs and chicks, would be considered a potentially significant impact to protected bird species; however, implementation of mitigation measure **MM 3.4.1** through **MM 3.4.3** will reduce those impacts to a less than significant level.

- b) **No Impact.** Sensitive habitats include (a) areas of special concern to resource agencies; (b) areas protected under CEQA; (c) areas designated as sensitive natural communities by the CDFW; (d) areas outlined in Section 1600 of the FGC; (e) areas regulated under Section 404 of the federal Clean Water Act; and (f) areas protected under local regulations and policies. No riparian habitat or other sensitive natural communities occur within the project boundaries; therefore, no impact will occur as a result of the project.
- c) **No Impact.** No waters of the state or waters of the United States occur within the project boundaries. Therefore, no impact to federally protected wetlands will occur as a result of the project.
- d) **Less Than Significant With Mitigation Incorporated.** Implementation of the proposed project would not interfere substantially with the movement of native resident or migratory fish or wildlife species. No established migratory routes were identified on or adjacent to the project site. Due to the urbanized land uses in the project vicinity, it is unlikely that any significant wildlife corridors exist in the project vicinity. Therefore, no impact will occur.
- e) **Less Than Significant Impact.** The proposed project was designed with meandering sidewalks to minimize impacts to healthy trees within the project area; however, 36 of the 78 trees within the project area will require removal. Project plans and specifications were prepared in conjunction with a licensed landscape architect and the City's arborist. In addition, prior to project implementation a tree protection plan shall be prepared by an arborist (per City Ordinance 20A).

Per the City's Tree Replacement Program (Section 20A-1-100 of the City Code), all street trees other than heritage, specimen or landmark trees, approved for removal as part of the approval of the project, shall be replaced in accordance with subsection 1. Each

3.0 INITIAL STUDY CHECKLIST

heritage, specimen, and/or landmark tree approved for removal shall be replaced in accordance with subsection 2. The program requirements include:

- Subsection 1: For each six inches or fraction thereof of the diameter of a tree which was approved for removal, two trees of an approved species, each of a minimum fifteen gallon container size, shall be planted on the project site. However, an increased number of smaller size trees may be planted if approved by the director, or a fewer number of such trees of a larger size if approved by the director.
- Subsection 2: For each six inches or fraction thereof of the diameter of a tree which was approved for removal, four trees of an approved species, each of a minimum fifteen gallon container size, shall be planted on the project site. However, an increased number of smaller size trees may be planted if approved by the director, or a fewer number of such trees of a larger size if approved by the director.
- Subsection 3: If the development site is inadequate in size to accommodate the replacement trees, the trees shall be planted on public property with the approval of the director. Upon the request of the applicant and the approval of the director, the City may accept an in-lieu payment of the current retail price per fifteen gallon replacement tree on condition that all such payments shall be used for tree-related education projects and/or planting programs of the City.
- Subsection 4: All trees planted under the provisions of this section shall be guaranteed for a period of one year from the date of final acceptance of the development project by the City. Any tree which does not survive for one year from that date shall be replaced by the applicant and the replacement tree shall be guaranteed for one year (Ord. No. 1230 § 4 (part); Ord. No. 1300 § 4 (part)).

Participation in this program will reduce impacts associated with the proposed tree removal to a less than significant level.

- f) **No Impact.** The Yolo County Natural Heritage Program is a countywide habitat conservation plan/natural community conservation plan (HCP/NCCP) and local conservation strategy for Yolo County. The project site is located within the Yolo County Heritage Program planning area; however, this plan has not been adopted to date. As a result, no conflict with an adopted HCP/NCCP will occur.

Mitigation Measures

MM 3.4.1 **Migratory Bird Surveys.** If clearing and/or construction activities will occur during the migratory bird nesting season (April 15–August 15), preconstruction surveys for nesting migratory birds, including special-status mountain plover, shall be conducted by a qualified biologist within 14 days of construction initiation. Focused surveys must be performed by a qualified biologist for the purpose of determining the presence/absence of active nest sites within the proposed impact area, including construction access routes and a 200-foot buffer (if feasible).

If active nest sites are identified within 200 feet of project activities, the applicant shall impose a limited operating period (LOP) for all active nest sites prior to commencement of any project construction activities to avoid construction- or access-related disturbances to migratory bird nesting

activities. An LOP constitutes a period during which project-related activities (i.e., vegetation removal, earth moving, and construction) will not occur, and will be imposed within 100 feet of any active nest sites until the nest is determined inactive. Activities permitted within and the size (i.e., 100 feet) of LOPs may be adjusted through consultation with the CDFW and/or the City.

No action is necessary if no active nests are found or if construction will occur during the non-breeding season.

Timing/Implementation: *Prior and during to construction*

Enforcement/Monitoring: *City of Woodland Community Development Department*

MM 3.4.2

Raptor Surveys. If construction activities will occur during nesting season for raptors (January 15–August 15), all suitable raptor nesting habitat within 0.5 miles of the impacted area shall be surveyed for active raptor nests within 14 days of the commencement of construction. If an active raptor nest is located within 0.5 miles of the construction site, a no-activity buffer will be erected around the nest while it is active to protect the nesting raptors. This buffer distance may be amended to account for nests that are not within the line of sight of the construction activity. Surveys shall be repeated if project activities are suspended or delayed for more than 15 days during nesting season.

No action is necessary if no active nests are found or if construction will occur during the non-breeding season.

Timing/Implementation: *Prior to and during construction*

Enforcement/Monitoring: *City of Woodland Community Development Department*

MM 3.4.3

Swainson's Hawk Foraging Habitat. Prior to issuance of grading permits, the City shall demonstrate that Swainson's hawk foraging habitat mitigation has been obtained at a ratio dependent on the distance from the project to a known active Swainson's hawk nest. Mitigation ratios are as follows:

- Active nest within 1 mile of the project area = 1.00 acre for each 1.00 acre of suitable foraging habitat developed
- Active nest between 1 and 5 miles from the project area = 0.75 acre for each 1.00 acre of suitable foraging habitat developed
- Active nest between 5 and 10 miles from project area = 0.5 acre for each 1.00 acre of suitable foraging habitat developed

Suitable foraging habitat consists of row crops or fallow fields that would be affected by construction activities. The City shall mitigate for loss of Swainson's hawk foraging habitat through (1) payment of an in-lieu fee for off-site preservation of foraging habitat to a resource agency or a third-party organization acceptable to a resource agency, or (2) acquisition of an irrevocable instrument (e.g., deed restriction or easement) for preservation of

3.0 INITIAL STUDY CHECKLIST

foraging habitat on a property that provides habitat of equal or greater quality.

Timing/Implementation: *Prior to and during construction*

Enforcement/Monitoring: *City of Woodland Community Development
Department*

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☒	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

ENVIRONMENTAL SETTING

The City of Woodland General Plan Background Report (1996) provides a summary of the cultural resources and historic resources settings of the city. The General Plan Background Report identifies three City Historic Districts, four City Historic Landmarks, three State Historic Landmarks, and nine National Register structures within the city, none of which exist within the project site. The proposed project will require acquisition and demolition of two structures—one single-family residence (621 Kentucky Avenue) and one business – the Elephant Shack (39492 Kentucky Avenue). The Historic Resources Evaluation Report (HRER) for the proposed project found that neither of the properties that will be directly impacted by the proposed project have the potential to be considered historic properties nor do the properties have the potential to be listed in the National Register of Historic Places or the California Register of Historic Places (Cogstone 2014b).

The Poo-e-win dialect group of the Patwin or Southern Wintun Native American Tribe is known to have occupied the Woodland study area (City of Woodland 1996a). The City of Woodland General Plan Background Report does not identify any prehistoric resources sites within the city. The Area of Potential Effect (APE) is defined for a project as the geographic area in which the project may result in alterations of the character or use of historic properties. Refer to **Figures 4a** through **4d** for a map of the proposed project's APE. The archaeological survey report prepared for the proposed project did not identify any archaeological resources within or immediately adjacent to the APE (Cogstone 2014a).

DISCUSSION OF IMPACTS

- a) **No Impact.** The proposed project consists of widening and improving Kentucky Avenue between West Street and East Street, and will require acquisition and demolition of one single-family residence (621 Kentucky Avenue) and one business – The Elephant Shack (39492 Kentucky Avenue). However, acquisition and demolition of the Elephant Shack will most likely be unnecessary and was only included as a worse-case project scenario.

3.0 INITIAL STUDY CHECKLIST

According to the City of Woodland General Plan Background Report (1996), there are no historic resources within the project site. Furthermore, the HRER prepared for the proposed project concluded that the properties that will be directly impacted by the proposed project are not eligible for listing in the National Register of Historic Places or the California Register of Historical Resources (Cogstone 2014b). Therefore, the proposed project would have no impact on historic resources.

- b, c) **Less Than Significant With Mitigation Incorporated.** The project site and surrounding area have been disturbed by previous urban development and agricultural activities. Archaeological and paleontological resources in the part of the Sacramento Valley and Yolo County in which Woodland is located are primarily found near watercourses on high ridges, knolls, elevated natural levees, or sandy islands of the Delta (Cogstone 2014a). The archaeological survey report for the proposed project concluded that the project's Area of Potential Effect is in an area considered to have a low sensitivity for discovery of archaeological or paleontological resources (Cogstone 2014a). No archaeological resources have been identified within or adjacent to the project's APE. However, because of the potential to discover archaeological and paleontological resources during any ground-disturbing activity, mitigation measure **MM 3.5.1** will be incorporated to reduce any potential impact to less than significant.
- d) **Less Than Significant With Mitigation Incorporated.** Based on the nature of the project and the findings of the archaeological survey report, it is not anticipated that any human remains would be discovered during construction activities. However, because of the potential to discover or disturb human remains during any ground-disturbing activity, mitigation measure **MM 3.5.2** will be incorporated to reduce any potential impact to less than significant.

Mitigation Measures

MM 3.5.1 In accordance with California Public Resources Code Section 5097.5, which prohibits knowing and willful excavation of undiscovered cultural resources without permission from the appropriate public agency with jurisdiction over the lands, and in order to mitigate for the potential discovery of an archeological or paleontological resource, the following measure will be implemented during construction and included in the construction contract:

If buried archeological and/or paleontological resources, such as chipped or ground stone, historic debris, building foundations, human bone, or fossils, are inadvertently discovered during ground-disturbing activities, work will stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the City and all other appropriate agencies.

Timing/Implementation: Throughout project construction

Enforcement/Monitoring: City of Woodland Community Development Department

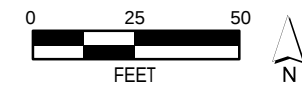
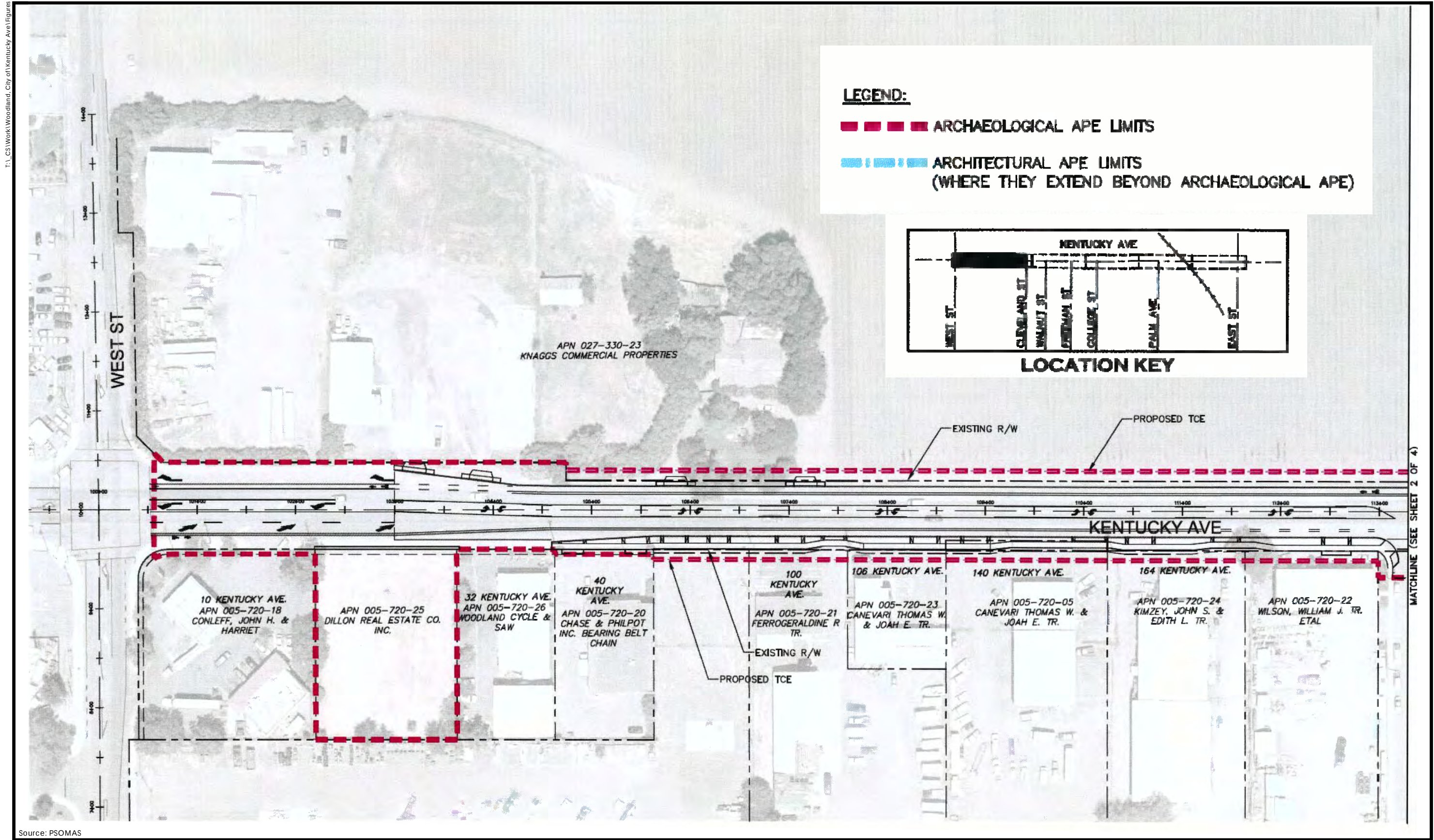
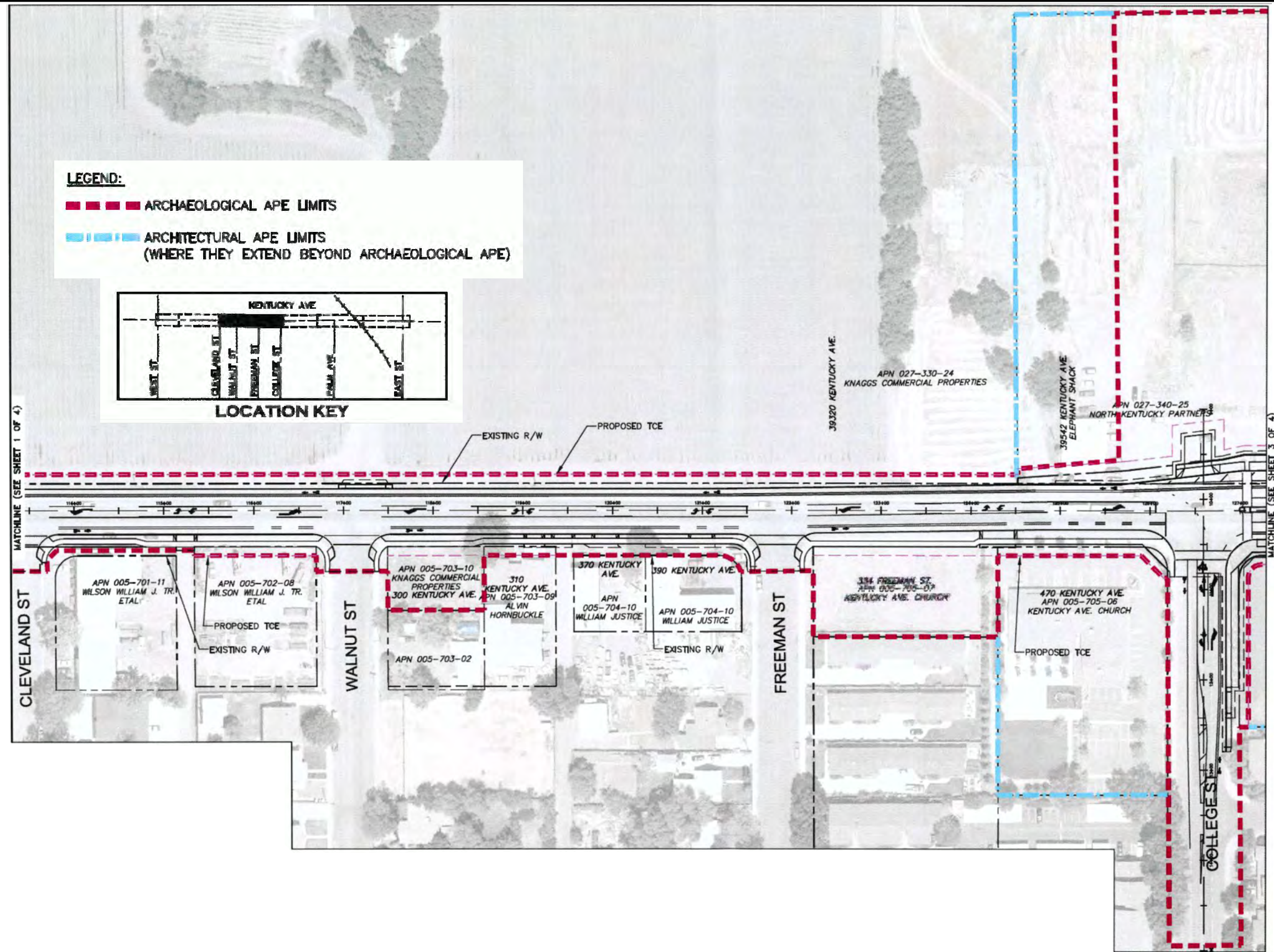


Figure 4a
APE Map
PMC®



Source: PSOMAS

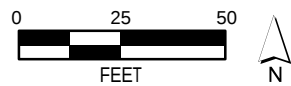
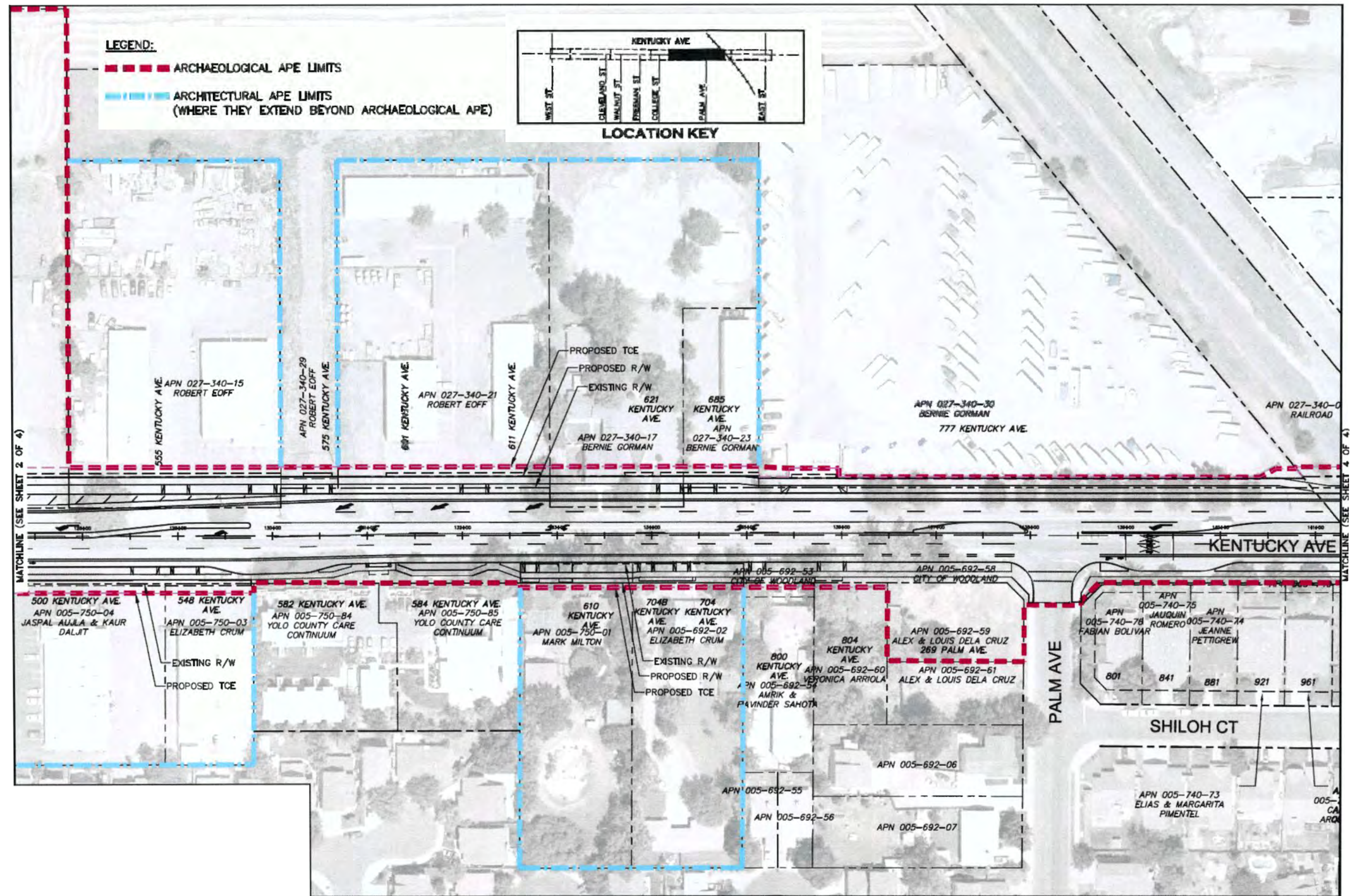


Figure 4b
APE Map
PMC



Source: PSOMAS

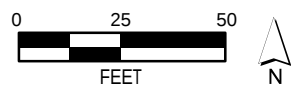


Figure 4c
APE Map
PMC

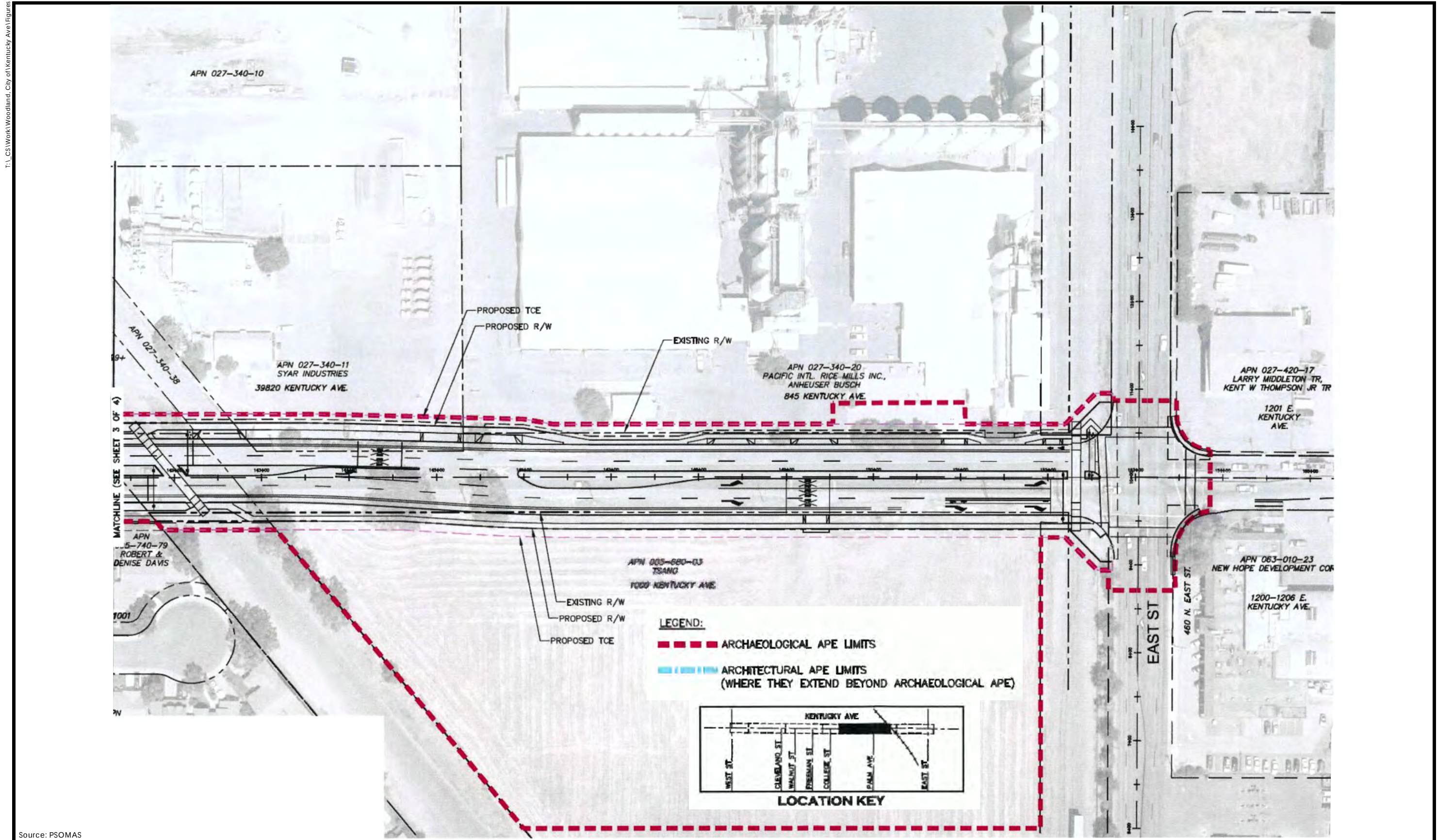


Figure 4d
APE Map
PMC

MM 3.5.2

In order to mitigate for the potential discovery or disturbance of any human remains, the protocol of California Health and Safety Code Section 7050.5(b) will be adhered to as follows:

In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27492 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code.

If the remains are determined to be Native American, City policy would dictate that the procedures outlined in CEQA Section 15064.5(d) and (e) be followed.

Timing/Implementation: *Throughout project construction*

Enforcement/Monitoring: *City of Woodland Community Development Department*

3.0 INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.6. GEOLOGY AND SOILS. Would the project:				
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 soil, 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?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

REGIONAL GEOLOGY

Woodland is located within the Great Valley geomorphic province, which is primarily described as a relatively flat alluvial plain, about 50 miles wide and 400 miles long, with thick sequences of sedimentary deposits of Jurassic through Holocene age (Yolo County 2009). The Great Valley geomorphic province is surrounded by mountain ranges, with the Klamath and Cascade mountain ranges to the north, the Sierra Nevada to the east, and the California Coast Range to the west.

TOPOGRAPHY

The project site is located on a primarily flat landscape in an area of relatively level terrain with slopes between 0 to 2 percent. Because of the relatively flat landscape, Woodland is not

identified as being susceptible to landslides and is surrounded by an area of low susceptibility to landslides (Yolo County 2009). The ground surface in the project area generally ranges from elevations of approximately 55 to 65 feet above mean sea level (USGS 2014).

FAULTS AND SEISMICITY

No known active faults or Alquist-Priolo earthquake hazard zones occur in Woodland or Yolo County (CGS 2007). According to the Fault Activity Map of California, the nearest faults to the city with activity in the last 200 years are the Concord, Hayward, and Cleveland faults. The closest known fault zone is the Willows Fault Zone, located east of the city and Yolo County. The closest known active subsurface fault is the Dunnigan Hills fault, located northwest of Woodland in northern Yolo County (CGS 2002).

SOILS

According to the Web Soil Survey provided by the US Department of Agriculture (2006), soils underneath the project site include Yolo silt loam (0 to 1 percent slopes), Marvin silty clay loam (0 to 1 percent slopes), and Brentwood silty clay loam (0 to 2 percent slopes). Soils in the project area range from somewhat poorly drained to well drained, with the majority of soils falling within the well-drained natural drainage class.

DISCUSSION OF IMPACTS

- a, i) **No Impact.** No known active faults or Alquist-Priolo earthquake hazard zones occur in the vicinity of the proposed project. Additionally, the proposed project consists of improvements to an existing roadway. A geotechnical report was prepared for this project by Blackburn Consulting in July 2006. According to the report, much of the pavement within the project site is in poor condition under current conditions (Blackburn Consulting 2006). Based on laboratory test results for the project site, the geotechnical report provides recommendations for excavation, dewatering, bedding and shading, subgrade compaction, and other construction-related issues. The proposed project will be designed by a registered engineer and will address recommendations in the applicable geotechnical report and ensure safety of the roadway. Furthermore, the proposed project will be designed by a registered engineer in accordance with City of Woodland Design Standards, Standard Details, and Construction Specifications (2010). Thus, the project would have no impact in regard to fault rupture hazards.
- a, ii) **Less Than Significant Impact.** Although the project area is not located within an Alquist-Priolo earthquake hazard zone, major seismic events occurring in adjacent areas, especially the San Francisco Bay Area, could cause the project site to experience ground shaking. The proposed project would widen, reconstruct, and upgrade Kentucky Avenue between West Street and East Street. The roadway improvements would be designed in accordance with the City of Woodland Design Standards, Standard Details, and Construction Specifications (2010). Furthermore, as discussed in issue a, i), the proposed project will be designed by a registered engineer and will address recommendations in the applicable geotechnical report to ensure safety of the roadway. As a result, this impact is considered less than significant.
- a, iii) **Less Than Significant Impact.** Liquefaction is most likely to occur in deposits of water-saturated alluvium or similar deposits of artificial fill. The proposed project is located on soils of the Yolo and Brentwood series, which are well drained, and soils of the Marvin series, which are somewhat poorly drained. However, Woodland is not considered an

3.0 INITIAL STUDY CHECKLIST

area susceptible to liquefaction (City of Woodland 1996a). The proposed project will be designed by a registered engineer and will address recommendations in the applicable geotechnical report and ensure safety of the roadway. Therefore, impacts are considered less than significant.

- a, iv) **No Impact.** The project site and the surrounding vicinity are relatively flat. Landslide is unlikely. There are no topographical features in the vicinity of the proposed project that would create a risk of exposure to landslide. No impact would occur.
- b) **Less Than Significant Impact.** Construction of the proposed project would involve widening of Kentucky Avenue to include two additional traffic lanes plus a two-way left turn lane, bike lanes, new sidewalks, and other roadway improvements discussed in Section 2.0, Project Description. These improvements would be constructed on a relatively flat surface with slopes ranging from 0 to 2 percent. Construction activities associated with the proposed project may result in short-term wind-driven erosion of soils. The project would be in compliance with the City's Grading Regulations and Permitting Procedures outlined in Chapter 6, Article 3, of the City of Woodland Municipal Code that sets forth procedures to minimize erosion and sedimentation during construction activities. The Regional Water Quality Control Board requires that a National Pollutant Discharge Elimination System (NPDES) construction activity permit be issued prior to construction. The permit requires that the City impose water quality and watershed protection measures for all development projects, including erosion control. With implementation of the City's Land Grading and Erosion Control Ordinance and the NPDES permit requirements, impacts associated with soil erosion would be considered less than significant.
- c) **Less Than Significant Impact.** The proposed project involves the widening, reconstruction, and upgrading of Kentucky Avenue between West Street and East Street. The proposed project site is located in an area with 0 to 2 percent slopes on relatively flat terrain. The surrounding area is not susceptible to landslides, lateral spreading, subsidence, liquefaction, or collapse. Therefore, the proposed project would have a less than significant impact.
- d) **Less Than Significant Impact.** According to the Web Soil Survey provided by the US Department of Agriculture (2006), the proposed project site is underlain by Yolo silt loam, Marvin silt clay loam, and Brentwood silty clay loam. Soils in the Yolo and Brentwood series are well drained, and soils in the Marvin series are somewhat poorly drained. The majority of the project site is underlain by soils of the Yolo and Brentwood series. The proposed project consists of widening, reconstructing, and upgrading an existing roadway. This impact is considered less than significant.
- e) **No Impact.** The project does not propose the use or construction of septic tanks or alternative wastewater disposal systems. Such facilities are not needed, as the project involves widening, reconstructing, and upgrading an existing roadway. No impact would occur.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.7. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

ENVIRONMENTAL SETTING

The earth's climate has been warming for the past century. It is believed that this warming trend is related to the release of certain gases into the atmosphere. Greenhouse gases (GHGs) include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and hydrofluorocarbons. GHGs absorb infrared energy that would otherwise escape from the earth. As the infrared energy is absorbed, the air surrounding the earth is heated. An overall warming trend has been recorded since the late nineteenth century, with the most rapid warming occurring over the past two decades.

Various human activities have contributed to the increase of GHGs present in the atmosphere. Uncertainties are associated with the magnitude and timing of the consequences of a warmer planet: sea level rise, spread of certain diseases out of their usual geographic range, the effect on agricultural production, water supply, sustainability of ecosystems, increased strength and frequency of storms, extreme heat events, air pollution episodes, and the consequence of these effects on the economy (CARB 2005). The primary source of GHG emissions for Woodland is transportation (City of Woodland 2012a).

REGULATORY SETTING

The State of California has been studying the impacts of climate change since 1988, when Assembly Bill (AB) 4420 was approved. This legislation directed the California Energy Commission (CEC), in consultation with CARB and other agencies, to study the implications of global warming on California's environment, economy, and water supply. The CEC was also directed to prepare and maintain the state's inventory of GHG emissions. AB 4420 directed the California Air Resources Board to adopt regulations to achieve the maximum feasible and cost-effective reduction of GHG emissions from motor vehicles. The CARB proposal implementing these regulations was approved in September 2004. Implementation of these regulations estimates GHG emissions from new California cars and light trucks to be reduced by approximately 30 percent by 2016 (CARB 2005).

In 2006, California adopted AB 32, the Global Warming Solutions Act. AB 32 codifies the state's goal by requiring that the state's global warming emissions be reduced to 1990 levels by 2020. This reduction will be accomplished through an enforceable statewide cap on global warming emissions that was phased in starting in 2012. In order to effectively implement the cap, AB 32 directs CARB to develop appropriate regulations and establish a mandatory reporting system to track and monitor global warming emissions levels. In adopting AB 32, the legislature determined the necessary GHG reductions for the state to make in order to sufficiently offset its contribution

3.0 INITIAL STUDY CHECKLIST

to the cumulative climate change problem to reach 1990 levels. AB 32 is the only legally mandated requirement for the reduction of greenhouse gases. As such, compliance with AB 32 is the adopted basis upon which an agency can base its significance threshold for evaluating a project's GHG impacts.

At the present time, no adopted or recommended thresholds of significance have been established by federal, state, or local agencies/jurisdictions for the evaluation of GHG emissions and resultant impacts attributable to proposed development projects. Preliminary guidance from the Office of Planning and Research (OPR) and recent letters from the Attorney General critical of CEQA documents that have taken different approaches indicate that lead agencies should calculate, or estimate, emissions from vehicular traffic, energy consumption, water conveyance and treatment, waste generation, and construction activities.

Addressing GHG generation impacts requires an agency to make a determination as to what constitutes a significant impact. The amendments to the CEQA Guidelines specifically allow lead agencies to determine thresholds of significance that illustrate the extent of an impact and are a basis from which to apply mitigation measures. This means that each agency is left to determine if a project's GHG emissions will have a "significant" impact on the environment. The guidelines direct that agencies are to use "careful judgment" and "make good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate" the project's GHG emissions (14 CCR Section 1564.4(a)).

In its Final Statement of Reasons for Regulatory Action (FSOR) accompanying the CEQA Amendments, the California Natural Resources Agency (2009) explains that quantification of GHG emissions "is reasonably necessary to ensure an adequate analysis of GHG emissions using available data and tools" and that "quantification will, in many cases, assist in the determination of significance." However, as explained in the FSOR, the revised Section 15064.4(b) assigns lead agencies the discretion to determine the methodology to quantify GHG emissions. The FSOR also notes that CEQA case law has long stated that "there is no iron-clad definition of 'significance.'" Accordingly, lead agencies must use their best efforts to investigate and disclose all that they reasonably can, concerning a project's potential adverse impacts."

Determining a threshold of significance for a project's climate change impacts poses a special difficulty for lead agencies. Much of the science in this area is new and is evolving constantly. At the same time, neither the state nor local agencies are specialized in this area, nor are there currently any local, regional, or state thresholds for determining whether the proposed project would have a significant impact on climate change. The CEQA Amendments do not prescribe specific significance thresholds but instead leave considerable discretion to lead agencies to develop appropriate thresholds to apply to projects within their jurisdiction.

The Yolo County Climate Action Plan (2011) identifies thresholds of significance for projects in unincorporated areas of the county. The City of Woodland is currently preparing a Climate Action Plan to address GHG emissions in the city and set forth strategies to reduce the city's GHG emissions to 15 percent below the established year 2005 baseline by the year 2020 (City of Woodland 2012a). Significance thresholds for GHG emissions may be identified in the anticipated Climate Action Plan, but were not identified in the City of Woodland Climate Action Plan Technical Report prepared in 2012.

DISCUSSION OF IMPACTS

- a) **Less Than Significant Impact.** The proposed project would widen, reconstruct, and upgrade Kentucky Avenue between West Street and East Street. GHG emissions

associated with the proposed project would be short term and temporary from construction activities, consisting primarily of emissions from equipment exhaust. The combustion of fossil-based fuels creates GHGs such as CO₂, CH₄, and N₂O. Methane is also emitted during the fueling of heavy equipment. The approximate quantity of daily GHG emissions generated by construction equipment utilized to build the proposed project is depicted in **Table 3.7-1**. GHG emissions associated with construction of the proposed project would consist primarily of emissions from equipment exhaust.

TABLE 3.7-1
PROJECT CONSTRUCTION GHG EMISSIONS

Construction Phase	GHG Emissions	
	CO ₂ lbs/day	Total MTCO _{2e}
Site Clearing/Preparation	2,532.4	
Grading and Excavation	14,151.5	
Bridge Widening and Related Construction	5,992.7	
Paving	3,234.2	
Total		541

Source: Emissions were calculated by Ambient Air Quality & Noise Consulting using the SMAQMD's Road Construction Emissions Model, Version 7.1.5.1, based on construction information provided by the project engineer (Ambient 2014a).

Construction of the proposed project would be required to comply with Caltrans Standard Specifications, Section 14-9, Air Quality, which is provided to reduce GHG emission impacts associated with project construction. The proposed project would not include the provision of new permanent stationary sources of emissions. Mobile-source emissions are projected to increase slightly with implementation of the proposed project; however, because the project would improve traffic operations and circulation through the project area, implementation of the proposed project would result in an overall decrease in mobile-source emissions. Therefore, this impact is considered less than significant.

- b) **Less Than Significant Impact.** The City of Woodland is subject to compliance with AB 32, as discussed in the Regulatory Setting information above. The proposed project would widen, reconstruct, and upgrade Kentucky Avenue between West Street and East Street. The City of Woodland Climate Action Plan Technical Report (2012a) reports the city's baseline year 2005 GHG emissions with a total of 544,145 metric tons of CO₂ equivalent (MTCO_{2e}), with 367,567 MTCO_{2e} reported for transportation. The Climate Action Plan, currently being prepared by the City, will set forth strategies to achieve a 15 percent reduction in GHG emissions by the year 2020. The proposed project would improve circulation through the project area under existing and future conditions and is not expected to conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing GHG emissions, including the City's future Climate Action Plan if it is adopted and put into effect. Therefore, impacts would be less than significant.

3.0 INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
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 area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, 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, 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 a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

ENVIRONMENTAL SETTING

A Draft Initial Site Assessment (ISA) Update was prepared for the proposed project by Blackburn Consulting in March 2014. The project site is located at the northern edge of the Woodland city limits along Kentucky Avenue between West Street and East Street. The City of Woodland General Plan (2002) identifies agricultural chemicals, petroleum products, and industrial processing solvents as the most prominent hazardous materials in the city due to agricultural and industrial activities surrounding and within Woodland. According to the Draft ISA Update, there is potential to encounter hazardous materials in the project area due to the presence, or historical presence, of underground storage tanks, leach fields, septic tanks, buried heating oil tanks, construction materials containing asbestos and/or lead-based paint, and agricultural operations within the project site and/or adjoining properties (Blackburn Consulting 2014). The proposed

project is not located within 2 miles of a public or public use airport, nor is it located in the vicinity of a private airstrip. The airport closest to the project site is Watts-Woodland Airport (a privately owned, public use airport) located approximately 5 miles southwest of the project site.

DISCUSSION OF IMPACTS

- a) **Less Than Significant Impact.** During construction of the proposed project, small amounts of hazardous materials (such as oil, fuel, and solvents) would be used for minor equipment maintenance. All equipment fueling and major maintenance activities will be performed off-site. The proposed project would not include the routine transport, use, or disposal of hazardous materials that could create a significant hazard to the public. Any use of hazardous materials would be in compliance with all applicable local, state, and federal standards associated with the handling of hazardous materials. Therefore, this impact would be less than significant.
- b) **Less Than Significant With Mitigation Incorporated.** Once construction is finished, the proposed project would not create a significant hazard to the public or the environment. No refueling or major maintenance of construction equipment will be performed on location, and no heavy equipment or hazardous materials will be staged on-site. According to the Draft ISA Update prepared by Blackburn Consulting (2014), disturbance of soils and demolition of structures within and adjacent to the project site could expose construction workers, the public, or the environment to hazardous substances and contamination sources such as pesticides, herbicides, leach fields, septic tanks, buried heating oil tanks, aerially deposited lead, asbestos, and lead-based paint. The use and handling of hazardous materials during construction activities would occur in accordance with applicable federal, state, and local laws, including California Occupational Health and Safety Administration (Cal/OSHA) requirements. These actions and the implementation of mitigation measures **MM 3.8.1** through **MM 3.8.5** will reduce impacts to less than significant.
- c) **Less Than Significant Impact.** The proposed project is located approximately one-quarter mile north of Freeman Elementary School. Construction of the proposed project would involve the use of small amounts of hazardous materials (such as oil, fuel, and solvents) for minor equipment maintenance. All equipment fueling and major maintenance activities will be performed off-site. The proposed project would widen, reconstruct, and upgrade approximately 5,100 linear feet of Kentucky Avenue between West Street and East Street. Kentucky Avenue is a truck route; therefore, trucks utilizing this route may transport hazardous materials through the project area. Operation of the proposed project will provide a safer route for trucks utilizing Kentucky Avenue than under current conditions due to the widening and reconstruction of Kentucky Avenue between West Street and East Street, designed in accordance with Caltrans Standard Specifications. Therefore, this impact is considered less than significant.
- d) **Less Than Significant Impact With Mitigation Incorporated.** The provisions in Government Code Section 65962.5 are commonly referred to as the Cortese List. An online search of the Cortese List found three leaking underground storage tank sites within or adjacent to the project site with a "case closed" status and two leaking underground storage tank sites within the vicinity of the project site east of East Street that are undergoing remediation (DTSC 2012). Implementation of mitigation measure **MM 3.8.2** would reduce impacts to less than significant.

3.0 INITIAL STUDY CHECKLIST

- e, f) **No Impact.** The proposed project is not located within 2 miles of a public airport, public use airport, or private airstrip or within an airport land use plan, nor does it include any structures or equipment anticipated to obstruct navigable airspace. The nearest airport/airstrip to the proposed project is Watts-Woodland Airport, located approximately 5 miles southwest of the project site. For these reasons, no impact would occur.
- g) **Less Than Significant Impact.** Traffic handling during construction of the proposed project is planned to generally maintain at least one lane of traffic open in each direction, with occasional flagged control of traffic in order to maintain traffic access. Emergency access to all adjacent businesses and residences will be maintained at all times, with short-term disruptions to general access for a few hours at a time. During operation, the widened, reconstructed, and improved segment of Kentucky Avenue will improve circulation along the roadway, thus helping to improve emergency vehicle response times. This impact is considered less than significant.
- h) **Less Than Significant Impact.** The project site is located in an urbanized area with some agricultural land uses to the north of the site. Woodland is not located within a designated Fire Hazard Severity Zone (CAL FIRE 2008). Furthermore, the proposed project does not include components that will result in new development which would induce population growth in the area, and emergency access will be maintained throughout construction. In the event of a fire, the City of Woodland Fire Department would provide fire and emergency services to the project area. Impacts would be less than significant.

Mitigation Measures

MM 3.8.1 A limited shallow soil investigation to screen for environmentally persistent pesticides shall be conducted in the areas of potential pesticide/herbicide contamination as identified in the Draft ISA. If substances are detected at concentrations that could pose a health hazard and/or violate local, state, or federal health standards, remediation of the affected areas shall be undertaken in accordance with the requirements of the City of Woodland. Development of the site shall not commence until the site is deemed remediated or clear for construction by the City.

Timing/Implementation: Prior to construction

Enforcement/Monitoring: City of Woodland Community Development Department

MM 3.8.2 Plans for construction and/or partial acquisition shall account for the potential of encountering a leach field, septic tank, and/or buried heating oil tank. The plans and specifications shall inform the contractor of the presence of the oil/water separator identified in the Draft ISA and the potential for oil/grease in the adjacent soil. The plans and specifications shall also advise the contractor of the potential for residual petroleum-contaminated materials at the former underground storage tank excavation sites identified in the Draft ISA. If an assessment of the extent of residual contamination is needed or if more extensive construction or site acquisition is planned, a limited Phase II subsurface soil investigation may be needed.

Timing/Implementation: Prior to construction

Enforcement/Monitoring: City of Woodland Community Development Department

MM 3.8.3

Prior to issuance of demolition permits for existing on-site structures, asbestos material sampling shall be conducted to determine whether materials are present. Any identified asbestos-containing building materials present in each of the structures to be dismantled shall be removed under acceptable engineering methods and work practices by a licensed asbestos abatement contractor prior to removal. These practices include, but are not limited to, containment of the area by plastic, negative air filtration, wet removal techniques and personal respiratory protection, and decontamination. The process shall be designed and monitored by a California Certified Asbestos Consultant. The abatement and monitoring plan shall be developed and submitted for review and approval by the appropriate regulatory agency (Yolo County Department of Environmental Health and Safety).

Timing/Implementation: Prior to issuance of demolition permits

Enforcement/Monitoring: Yolo County Department of Environmental Health and Safety; City of Woodland Community Development Department

MM 3.8.4

Prior to issuance of demolition permits for existing on-site structures, all loose and peeling paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with local, state, and federal regulations. The demolition contractor shall be informed that all paint on the buildings shall be considered as containing lead. The contractor shall take appropriate precautions to protect his/her workers and the surrounding community and to dispose of construction waste containing lead paint in accordance with local, state, and federal regulations.

Timing/Implementation: Prior to issuance of demolition permits

Enforcement/Monitoring: City of Woodland Community Development Department

MM 3.8.5

The construction documents shall include specifications making the contractor aware of the possible presence of aerially deposited lead. The City shall make a risk assessment decision based on the potential presence of aerially deposited lead within proposed City-owned right-of-way. Based on the City's risk assessment decision, a shallow subsurface screening investigation for potential aerially deposited lead may be needed.

Timing/Implementation: Prior to construction

Enforcement/Monitoring: City of Woodland Community Development Department

3.0 INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.9. HYDROLOGY AND WATER QUALITY. Would the project:				
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 that would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area 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 flood hazard area structures that 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 a failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The project site is located within the boundaries of the Cache Creek watershed in the Westside Subregion of the Sacramento River watershed (Sacramento River Watershed Program 2013). The Cache Creek watershed covers an area of approximately 1,300 square miles, stretching across areas of Yolo County, Colusa County, and Lake County. The project site is relatively flat with slopes ranging from 0 to 2 percent. Well-drained soils underlie the majority of the project site, and somewhat poorly drained soil underlies a portion of the site. Elevations along the proposed project site range from 55 to 65 feet above mean sea level (USGS 2014). Storm drains associated with infrastructure routing stormwater to stormwater drainage channels have been previously installed to accommodate runoff in the developed area in the project vicinity. The proposed project includes some master-planned upgrades to City storm drainage and water system facilities.

GROUNDWATER

The City of Woodland relies on the groundwater aquifer underlying Woodland to provide municipal water supply services to the city. According to California's Groundwater Bulletin 118, the project site is located within the Yolo Subbasin of the Sacramento Valley Groundwater basin (CDWR 2003).

FLOODPLAIN

The City of Woodland Flood Zone Update interactive map identifies the majority of the project site to be within the 100-year floodplain (City of Woodland 2012b). Project areas west of Cleveland Street are within the 500-year floodplain (FEMA 2012).

DISCUSSION OF IMPACTS

a) Less Than Significant Impact.

Construction Water Quality Impacts

The proposed project involves the widening, reconstruction, and upgrading of approximately 5,100 linear feet of Kentucky Avenue between West Street and East Street. The State Water Resources Control Board requires dischargers whose projects disturb 1 or more acres of soil to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 99-08-DWQ). Construction General Permit Order 2009-0009-DWQ was adopted in September 2009, which requires all dischargers to obtain coverage under the order, effective July 1, 2010. Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation.

The Construction General Permit requires the development and implementation of a stormwater pollution prevention plan (SWPPP). The SWPPP should contain a site map that shows the construction site perimeter, existing and proposed buildings, lots, roadways, stormwater collection and discharge points, general topography both before and after construction, and drainage patterns across the project site. The SWPPP must list best management practices (BMPs) the discharger will use to protect stormwater runoff and the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring

3.0 INITIAL STUDY CHECKLIST

program—a chemical monitoring program for “non-visible” pollutants to be implemented if there is a failure of the best management practices.

In addition, measures would be included in the grading plans to minimize erosion potential and water quality degradation of the project area in accordance with Woodland Municipal Code Chapter 6, Building Codes, which establishes standards and procedures for grading and excavation and associated potential for erosion. Additionally, the State has published a set of BMPs for both pre- and post-construction periods, which would be applied to the project. The City would identify the appropriate BMPs for the proposed project. Compliance with the provisions of the best management practices and with Woodland Municipal Code Chapter 6 would reduce impacts associated with water quality standards and discharge requirements to a less than significant level.

Operational Water Quality Impacts

The proposed project consists of widening and improving an existing roadway in Woodland, which will result in an increase in impervious surfaces. Therefore, the quantities and timing of contaminant discharges in stormwater runoff would be altered relative to existing conditions. The amount of contaminants discharged in stormwater drainage varies based on a variety of factors, including vehicle traffic, the pollutants on street surfaces, and the amount of rainfall. Development of the proposed project would be subject to the requirements of NPDES Stormwater Permit No. CAS617002, which requires that the City impose water quality and watershed protection measures for all development projects and prohibits discharges from causing violations of applicable water quality standards or from resulting in conditions that create a nuisance or water quality impairment in receiving waters. The NPDES permit requires a stormwater pollution prevention plan to be developed and implemented and the SWPPP to identify best management practices for construction and operation in project design for new development. Implementation of the City's NPDES permit would reduce water quality impacts to a less significant level.

- b) **Less Than Significant Impact.** The proposed project will widen, reconstruct, and upgrade approximately 5,100 linear feet of Kentucky Avenue. The proposed project will result in an increase in impervious surfaces, which will alter the rate of infiltration at the project site. However, impacts to groundwater resources would be minimal, as the proposed project does not contain elements that would add to or draw from groundwater supplies. Additionally, the proposed project would not be constructed immediately above any pre-existing well, nor would areas known to contain wells be disturbed by project construction. Therefore, impacts to groundwater supplies would be less than significant.
- c) **Less Than Significant Impact.** The proposed project would not result in the alteration of the course of a stream or river. Widening Kentucky Avenue between West Street and East Street for the proposed project will result in an increase in impervious surfaces, which will alter the existing drainage pattern of the project site. The proposed project would be required to implement appropriate BMPs to prevent erosion and provide sedimentation control during construction. Additionally, the proposed project would be subject to Chapter 6 of the City's Municipal Code, which establishes standards for grading and excavation to control erosion and disruption of existing drainage. Compliance with the provisions of the BMPs and with Municipal Code Chapter 6 would reduce impacts to a less than significant level.

- d) **Less Than Significant Impact.** The proposed project consists of widening, reconstructing, and upgrading an existing roadway, which will result in minimal alteration of the existing drainage pattern of the site due to an increase in impervious surfaces. The increase in impervious surfaces may result in an increase in the rate or amount of surface runoff from the project site; however, this increase is not anticipated to result in flooding on- or off-site. No streams or rivers would be altered by the proposed project. This impact is considered less than significant.
- e) **Less Than Significant Impact.** The proposed project includes widening, reconstructing, and upgrading Kentucky Avenue between West Street and East Street, which will result in an increase in impervious surfaces. The proposed project also includes some master-planned upgrades to City storm drainage and water system facilities. The increase in impervious surfaces resulting from the proposed project is not expected to contribute to runoff water that would exceed the capacity of existing or planned stormwater drainage systems in the vicinity of the project. This impact is considered less than significant.
- f) **Less Than Significant Impact.** Refer to discussion of issue a) of this subsection. The project is not anticipated to substantially degrade water quality once completed and once implementation of the City's NPDES permit occurs. This impact is considered less than significant.
- g) **No Impact.** The proposed project consists of widening and improving Kentucky Avenue between West Street and East Street. Although the project site is within a 100-year floodplain, the proposed project would not include any new development of housing. Therefore, no impact would occur.
- h) **Less Than Significant Impact.** The majority of the project site is located within a 100-year floodplain. However, the proposed project would not include new development of structures that would impede or redirect flood flows in the event of a flood. Therefore, this impact is considered less than significant.
- i) **No Impact.** The City of Woodland General Plan EIR identifies the majority of the project site as located within the 100-year floodplain. According to the Yolo County General Plan EIR (2009), the project site is located outside of the levee flood protection zone and within a dam inundation zone. However, the proposed project does not involve the development of habitable structures and would therefore not expose people or structures to a significant risk of loss, injury, or death involving flooding as a result of a levee or dam failure. No impact would occur.
- j) **No Impact.** The project area is not located near any ocean coast or seiche hazard areas and would not involve the development of residential land use or other sensitive land uses in or near such areas. Therefore, the proposed project would not expose people to potential impacts involving seiche or tsunamis. The project site is relatively flat, and no potential for mudflows is anticipated. Therefore, no impact would occur.

3.0 INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.10. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation 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 an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The project site is located on Kentucky Avenue from approximately 300 feet east of West Street through the intersection at East Street. Currently, service commercial, industrial, and agricultural land uses exist north of the proposed project location, with service commercial, neighborhood commercial, industrial, and mixed-density residential uses south of the proposed project location (City of Woodland 2011). The City of Woodland is currently preparing a General Plan update; however, the City's current General Plan (2002) is still in effect to date. Planned uses for the surrounded area included in the Woodland General Plan Land Use Map (2002) include service commercial, industrial, and business park uses north of the proposed project location, and service commercial, industrial, and mixed-density residential uses to the south. The proposed project involves land acquisition to increase the right-of-way along the eastern half of the project alignment from widths of 70 feet up to 120 feet, with minor taper acquisitions just west of College Street to transition the widened improvements back into the existing right-of-way. See **Appendix B** for the preliminary estimate of right-of-way acquisition and temporary construction easements. Two relocations would result from the proposed project—one single-family residence and one business, both along the north side of Kentucky Avenue.

DISCUSSION OF IMPACTS

- a) **No Impact.** The proposed project is located on Kentucky Avenue between West Street and East Street and consists of widening the roadway to include roadway improvements to the existing street. The proposed roadway improvements are anticipated to improve pedestrian and bicycle access as well as circulation in the area. The proposed project would not physically divide an established community. Therefore, there would be no impact.
- b) **Less Than Significant Impact.** The proposed project is consistent with the City of Woodland General Plan, as Kentucky Avenue is designated as a planned four-lane minor arterial road and truck route (City of Woodland 2002). Additionally, the proposed project is consistent with applicable General Plan (2002) policies, including General Plan Policies 3.A.1, 3.A.2, 3.A.3, 3.E18, 3.F.1, and 3.F.2, which address the city's street and roadway system, non-motorized transportation, and goods movement within the city. The proposed project is consistent with applicable land use plans, policies, and regulations. Impacts are considered less than significant.

- c) **No Impact.** The Yolo County Natural Heritage Program is a countywide habitat conservation plan/natural community conservation plan (HCP/NCCP) and local conservation strategy for Yolo County. The project site is located within the Yolo County Heritage Program planning area; however, this plan has not been adopted to date. As a result, no conflict with an adopted HCP/NCCP will occur.

3.0 INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.11. MINERAL RESOURCES. Would the project:				
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The Surface Mining and Reclamation Act of 1975 (SMARA) requires the State Geologist to inventory and classify selected mineral resources in California. Mineral resources under the MRZ-1, MRZ-2, and MRZ-3 classifications are known to exist in Yolo County; however, no areas in Woodland are designated as mineral resource zones (Yolo County 2009). No mineral extraction activities occur in the area surrounding the proposed project or in Woodland itself.

DISCUSSION OF IMPACTS

- a) **No Impact.** No mineral resource zones are designated in the area surrounding the proposed project. No impact would occur in regard to the availability of a known mineral resource that would be of value to the region and the residents of the state.
- b) **No Impact.** There are no active mining operations in the vicinity of the project site that would be adversely impacted by the project. Therefore, the proposed project would not result in the loss of availability of a locally important mineral resource recovery site, and no impact would occur.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.12. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	☐	☒	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☒	☐	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, exposure of people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

A noise study report was prepared for the proposed project by Ambient Air Quality & Noise Consulting in March 2014. The project site is located at the northern edge of the Woodland city limits along Kentucky Avenue between West Street and East Street. This area is a mixture of commercial, agricultural, industrial, and residential land uses. Commercial and industrial developments are planned north of the proposed project. Motor vehicle traffic is the primary contributor to the existing noise environment within and near the project site. The City of Woodland General Plan (2002) defines noise-sensitive receptors as residential uses, motels, hospitals, nursing homes, theaters, auditoriums, music halls, churches, meeting halls, offices, schools, libraries, museums, playgrounds, and parks. Noise-sensitive receptors in the project vicinity include residences north and south of Kentucky Avenue and two churches located on Kentucky Avenue south of the project site.

DISCUSSION OF IMPACTS

- a, d) **Less Than Significant Impact With Mitigation Incorporated.** The proposed project will widen, reconstruct, and upgrade approximately 5,100 linear feet of Kentucky Avenue between West Street and East Street. Motor vehicle traffic dominates the noise environment at the project site. According to the noise study report prepared by Ambient Air Quality & Noise Consulting (2014b), predicted design-year noise levels with project implementation at the nearest residential land uses would range from 66 to 70 dBA Leq. According to the noise measurements conducted by Ambient (2014b), daytime noise levels at nearby land uses ranged from approximately 62 to 69 dBA Leq. Refer to

3.0 INITIAL STUDY CHECKLIST

Table 3.12-2 and **Table 3.12-3** for the predicted increases in traffic noise levels during project operation.

City of Woodland General Plan Policy 8.G.8(b) states that where existing traffic noise levels range between 60 and 65 dB L_{dn}, a 3 dB L_{dn} increase in noise levels due to a roadway improvement project will be considered significant and where existing traffic noise levels are greater than 65 dB L_{dn}, a 1.5 dB L_{dn} increase in noise levels due to a roadway improvement project will be considered significant (City of Woodland 2002). According to the data provided in **Table 3.12-2** and **Table 3.12-3**, noise levels at receiver R19 are predicted to exceed the City's exterior noise standard for an outdoor activity area. However, this residence (621 Kentucky Avenue) will be acquired for the proposed project and therefore this is not considered a significant impact. Because the proposed project will result in acquisition of the only potentially impacted receiver and because of the need to maintain driveways to provide continued access to nearby dwellings, noise barriers would not be feasible for these land uses (Ambient 2014b).

During construction, noise from construction activities may intermittently dominate the noise environment in the immediate area of construction. **Table 3.12-1** summarizes noise levels produced by construction equipment that is commonly used on roadway construction projects. Construction equipment is considered a point source and is generally attenuated over distance at a rate of 6 dBA for each doubling of distance (Ambient 2014b). Thus, a noise level of 85 dBA at 50 feet would be 79 dBA at 100 feet and 73 dBA at 200 feet from the source. Construction equipment is expected to generate noise levels ranging from 70 to 90 dBA L_{max} at a distance of 50 feet. Construction would be conducted in accordance with Caltrans Standard Specifications and would be short term, intermittent, and dominated by local traffic noise. Although impacts would be considered less than significant, implementation of mitigation measures **MM 3.12.1** through **MM 3.12.4** will further reduce impacts to less than significant.

Although noise levels at receiver R19 are predicted to exceed the City's exterior noise standard for an outdoor activity area, receiver R19 is located at 621 Kentucky Avenue, which would be acquired for the proposed project. Therefore, noise levels at receiver R19 are not considered a significant impact because this residence would be acquired and demolished for the proposed project and the residents would be relocated. During operation, the proposed project would not result in an exposure of persons to or generation of noise levels in excess of applicable standards. Furthermore, although noise level impacts during construction would be considered less than significant due to the short-term, intermittent nature of project construction, and local traffic noise dominating the noise environment, implementation of mitigation measures **MM 3.12.1** through **MM 3.12.4** will further reduce impacts to less than significant.

**TABLE 3.12-1
CONSTRUCTION EQUIPMENT NOISE**

Equipment	Noise Level (dBA L_{max} at 50 feet)
Bulldozers	82
Heavy Trucks	81
Backhoe	78
Pneumatic Tools	85
Concrete Pump	81
Loader	79
Roller	80
Compressor	78
Crane	81
Drill Rig	79
Paver	77
Hoe Ram	90

Source: FHWA 2008

3.0 INITIAL STUDY CHECKLIST

**TABLE 3.12-2
PREDICTED INCREASES IN TRAFFIC NOISE LEVELS IN COMPARISON TO CITY NOISE STANDARDS (YEAR 2017)**

Receiver I.D.	Land Use	Address/ Location	Predicted Exterior CNEL at Front Façade		Predicted Interior CNEL			Predicted Exterior CNEL at Outdoor Activity Area – Year 2017 without Project	Predicted Exterior CNEL at Outdoor Activity Area – Year 2017 with Project	Predicted Increase at Outdoor Activity Area	Substantial Increase?	Applicable City Noise Standard at Outdoor Activity Area	Exceeds City's Exterior Noise Standard at Outdoor Activity Area?	Significant Impact?
			Year 2017 without Project	Year 2017 with Project	Year 2017 without Project	Year 2017 with Project	Exceeds City's Interior Noise Standard?							
R1	Residential/ Commercial	39320 Kentucky Ave	54	56	29	31	No	54	56	2	No	60	No	No
R2	Commercial	10–50 Kentucky Ave	61	63	36	38	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No
R3	Commercial	100–190 Kentucky Ave	63	65	38	40	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No
R4	Commercial	202 Kentucky Ave	64	66	39	41	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No
R5	Residential	330 N Walnut St	53	56	28	31	No	53	56	3	No	60	No	No
R6	Commercial	310 Kentucky Ave	63	65	38	40	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No
R7	Commercial	370 Kentucky Ave	61	64	36	39	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No
R8	Commercial	390 Kentucky Ave	63	65	38	40	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No
R9	Residential	330–332 Freeman St	54	57	29	32	No	54	57	3	No	60	No	No
R10	Place of Worship	470 Kentucky Ave	59	61	35	37	No	No Outdoor Activity Area Identified	No Outdoor Activity Area Identified	N/A	N/A	None	N/A	No
R11	Café	39542 Kentucky Ave	64	65	39	40	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No
R12	Commercial	555 Kentucky Ave	61	65	36	40	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No
R13	Commercial	601–611 Kentucky Ave	59	63	34	38	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No
R14	Commercial	685 Kentucky Ave	59	64	34	39	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No
R15	Commercial	500 Kentucky Ave	61	64	36	39	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No

3.0 INITIAL STUDY CHECKLIST

Receiver I.D.	Land Use	Address/ Location	Predicted Exterior CNEL at Front Façade		Predicted Interior CNEL			Predicted Exterior CNEL at Outdoor Activity Area – Year 2017 without Project	Predicted Exterior CNEL at Outdoor Activity Area – Year 2017 with Project	Predicted Increase at Outdoor Activity Area	Substantial Increase?	Applicable City Noise Standard at Outdoor Activity Area	Exceeds City's Exterior Noise Standard at Outdoor Activity Area?	Significant Impact?
			Year 2017 without Project	Year 2017 with Project	Year 2017 without Project	Year 2017 with Project	Exceeds City's Interior Noise Standard?							
R16	Place of Worship	548 Kentucky Ave	59	63	35	39	No	No Outdoor Activity Area Identified	No Outdoor Activity Area Identified	N/A	N/A	None	N/A	No
R17	Residential	582 Kentucky Ave	54	55	29	30	No	46	47	1	No	60	No	No
R18	Residential	584 Kentucky Ave	54	55	29	30	No	46	47	1	No	60	No	No
R19	Residential	621 Kentucky Ave	64	68	39	43	No	64	68	4	Yes	60	Yes	N/A Acquisition
R20	Residential	610 Kentucky Ave	62	64	37	39	No	54	56	2	No	60	No	No
R21	Residential	704 Kentucky Ave	61	64	36	39	No	53	56	3	No	60	No	No
R22	Residential	800 Kentucky Ave	61	64	36	39	No	53	56	3	No	60	No	No
R23	Residential	804 Kentucky Ave	64	65	39	40	No	56	57	1	No	60	No	No
R24	Residential	801 Shiloh Ct	56	57	31	32	No	48	49	1	No	60	No	No
R25	Residential	1001 Shiloh Ct	56	57	31	32	No	48	49	1	No	60	No	No
R26	Industrial	39820 Kentucky Ave	58	61	33	36	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No
R27	Industrial	845 Kentucky Ave	60	62	35	37	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No

Source: Ambient 2014c

Notes: Predicted exterior noise levels were calculated based on predicted peak-hour traffic noise levels and assuming a k-factor of 0.6, based on the peak-hour CNEL noise monitoring results. Interior noise levels were calculated based on predicted exterior noise levels at the building façade and assuming an average exterior-to-interior noise reduction of 25 dBA, which is typical for standard construction with windows closed. Exterior noise levels at outdoor activity areas take into account increased setback for rear-yard area and 5 dB structural shielding (where applicable). For dwellings where rear-yard activity areas do not apply, predicted noise levels were applied at the side yard. Includes reductions of 8 dB for existing noise barriers (where applicable).

3.0 INITIAL STUDY CHECKLIST

**TABLE 3.12-3
PREDICTED INCREASES IN TRAFFIC NOISE LEVELS IN COMPARISON TO CITY NOISE STANDARDS (YEAR 2037)**

Receiver I.D.	Land Use	Address/Location	Predicted Exterior CNEL at Front Façade		Predicted Interior CNEL			Predicted Exterior CNEL at Outdoor Activity Area – Year 2037 without Project	Predicted Exterior CNEL at Outdoor Activity Area – Year 2037 with Project	Predicted Increase at Outdoor Activity Area	Substantial Increase?	Applicable City Noise Standard at Outdoor Activity Area	Exceeds City's Exterior Noise Standard at Outdoor Activity Area?	Significant Impact?
			Year 2037 without Project	Year 2037 with Project	Year 2037 without Project	Year 2037 with Project	Exceeds City's Interior Noise Standard?							
R1	Residential/Commercial	39320 Kentucky Ave	54	57	29	32	No	54	57	3	No	60	No	No
R2	Commercial	10–50 Kentucky Ave	62	64	37	39	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No
R3	Commercial	100–190 Kentucky Ave	63	66	38	41	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No
R4	Commercial	202 Kentucky Ave	65	67	40	42	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No
R5	Residential	330 N Walnut St	54	57	29	32	No	54	57	3	No	60	No	No
R6	Commercial	310 Kentucky Ave	64	66	39	41	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No
R7	Commercial	370 Kentucky Ave	62	65	37	40	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No
R8	Commercial	390 Kentucky Ave	64	66	39	41	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No
R9	Residential	330–332 Freeman St	55	58	30	33	No	55	58	3	No	60	No	No
R10	Place of Worship	470 Kentucky Ave	60	63	36	39	No	No Outdoor Activity Area Identified	No Outdoor Activity Area Identified	N/A	N/A	None	N/A	No
R11	Café	39542 Kentucky Ave	64	66	39	41	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No
R12	Commercial	555 Kentucky Ave	62	66	37	41	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No
R13	Commercial	601–611 Kentucky Ave	60	64	35	39	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No
R14	Commercial	685 Kentucky Ave	60	64	35	39	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No
R15	Commercial	500 Kentucky Ave	61	65	36	40	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No

3.0 INITIAL STUDY CHECKLIST

Receiver I.D.	Land Use	Address/Location	Predicted Exterior CNEL at Front Façade		Predicted Interior CNEL			Predicted Exterior CNEL at Outdoor Activity Area – Year 2037 without Project	Predicted Exterior CNEL at Outdoor Activity Area – Year 2037 with Project	Predicted Increase at Outdoor Activity Area	Substantial Increase?	Applicable City Noise Standard at Outdoor Activity Area	Exceeds City's Exterior Noise Standard at Outdoor Activity Area?	Significant Impact?
			Year 2037 without Project	Year 2037 with Project	Year 2037 without Project	Year 2037 with Project	Exceeds City's Interior Noise Standard?							
R16	Place of Worship	548 Kentucky Ave	60	64	36	40	No	No Outdoor Activity Area Identified	No Outdoor Activity Area Identified	N/A	N/A	None	N/A	No
R17	Residential	582 Kentucky Ave	55	56	30	31	No	47	48	1	No	60	No	No
R18	Residential	584 Kentucky Ave	55	56	30	31	No	47	48	1	No	60	No	No
R19	Residential	621 Kentucky Ave	65	69	40	44	No	65	69	4	Yes	60	Yes	N/A Acquisition
R20	Residential	610 Kentucky Ave	63	65	38	40	No	55	57	2	No	60	No	No
R21	Residential	704 Kentucky Ave	62	65	37	40	No	54	57	3	No	60	No	No
R22	Residential	800 Kentucky Ave	62	65	37	40	No	54	57	3	No	60	No	No
R23	Residential	804 Kentucky Ave	65	67	40	42	No	57	59	2	No	60	No	No
R24	Residential	801 Shiloh Ct	57	58	32	33	No	49	50	1	No	60	No	No
R25	Residential	1001 Shiloh Ct	57	58	32	33	No	49	50	1	No	60	No	No
R26	Industrial	39820 Kentucky Ave	58	62	33	37	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No
R27	Industrial	845 Kentucky Ave	60	63	35	38	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No

Source: Ambient 2014c

Notes: Predicted exterior noise levels were calculated based on predicted peak-hour traffic noise levels and assuming a k-factor of 0.6, based on the peak-hour CNEL noise monitoring results. Interior noise levels were calculated based on predicted exterior noise levels at the building façade and assuming an average exterior-to-interior noise reduction of 25 dBA, which is typical for standard construction with windows closed. Exterior noise levels at outdoor activity areas take into account increased setback for rear-yard area and 5 dB structural shielding (where applicable). For dwellings where rear-yard activity areas do not apply, predicted noise levels were applied at the side yard. Includes reductions of 8 dB for existing noise barriers (where applicable).

3.0 INITIAL STUDY CHECKLIST

- b) **Less Than Significant Impact With Mitigation Incorporated.** The City of Woodland does not have standards or thresholds in place regarding groundborne vibration; therefore, Caltrans-recommended criteria are relied upon for analysis of impacts. Operation of the proposed project would not result in increases in groundborne vibration levels at nearby receivers that would exceed Caltrans-recommended criteria. Construction of the proposed project includes widening, reconstructing, and upgrading approximately 5,100 linear feet of Kentucky Avenue between West Street and East Street. Construction would be short term, intermittent, and limited to between the hours of 7 a.m. and 6 p.m. on weekdays (Monday through Friday) and Saturdays and between the hours of 9 a.m. and 6 p.m. on Sundays in accordance with the City's Noise Ordinance. Construction activities would require the use of off-road equipment, resulting in groundborne vibration. Groundborne vibration levels commonly associated with construction equipment are summarized in **Table 3.12-4**.

TABLE 3.12-4
CONSTRUCTION EQUIPMENT VIBRATION LEVELS

Equipment	Peak Particle Velocity at 25 Feet (in/sec)
Vibratory Roller	0.210
Hoe Ram	0.089
Large Bulldozers	0.089
Loaded Trucks	0.076
Jackhammer	0.035
Small Bulldozers	0.003

Source: FTA 2006, Caltrans 2004

The highest predicted groundborne vibration levels would be 0.21 inches per second (in/sec) peak particle velocity (ppv) at 25 feet with the use of vibratory rollers at the project site; therefore, existing structures located within 25 feet of the project site could be exposed to groundborne vibration levels that could potentially exceed the recommended criteria for structural damage, which is 0.2 in/sec ppv (Ambient 2014b). However, groundborne vibration levels resulting from the use of a vibratory roller on the project site will be mitigated with implementation of mitigation measures **MM 3.12.1** through **MM 3.12.4**. Impacts associated with groundborne vibration are considered less than significant with implementation of mitigation measures **MM 3.12.1** through **MM 3.12.14**.

- c) **Less Than Significant Impact.** Refer to the discussion of issues a, d) above. The proposed project will not result in a substantial permanent increase in ambient noise levels above levels existing without the project as shown in **Table 3.12-2** and **Table 3.12-3**. Impacts would be less than significant.
- e, f) **No Impact.** The proposed project is not located within 2 miles of a public airport, public use airport, or private airstrip or within an airport land use plan, nor does it include any structures or equipment anticipated to obstruct navigable airspace. The nearest airport/airstrip to the proposed project is Watts-Woodland Airport, located approximately 5 miles southwest of the project site. For these reasons, no impact would occur.

Mitigation Measures

- MM 3.12.1** Sound control during construction activities shall conform to the provisions in Section 14-8-02 (Noise Control) of the Caltrans Standard Specifications.
- Timing/Implementation:* During construction
- Enforcement/Monitoring:* City of Woodland Community Development Department
- MM 3.12.2** Per Section 14.8-02 of the Caltrans Standard Specifications, each internal combustion engine used for any purpose during construction, or related to construction, shall be equipped with a muffler of a type recommended by the manufacturer. No internal combustion engine shall be operated on the job site without an appropriate muffler.
- Timing/Implementation:* During construction
- Enforcement/Monitoring:* City of Woodland Community Development Department
- MM 3.12.3** Construction activities shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Saturday, and between the hours of 9:00 a.m. and 6:00 p.m. on Sundays.
- Timing/Implementation:* During construction
- Enforcement/Monitoring:* City of Woodland Community Development Department
- MM 3.12.4** As directed by City staff and/or the Caltrans' resident engineer, the contractor shall implement appropriate additional noise abatement measures including, but not limited to, changing the location of stationary construction equipment, turning off idling equipment, rescheduling construction activity, or installing acoustic barriers around stationary construction noise sources.
- Timing/Implementation:* During construction
- Enforcement/Monitoring:* City of Woodland Community Development Department

3.0 INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.13. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☒	☐	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☒	☐	☐

ENVIRONMENTAL SETTING

Woodland is located within 20 miles of the City of Sacramento. The Sacramento Area Council of Governments (SACOG) estimates an average population growth rate of approximately 1.2 percent per year for Woodland through the year 2035 (City of Woodland 2013a). Housing in Woodland is projected to increase by approximately 1.0 percent per year (City of Woodland 2013a). According to the California Department of Finance 2014 City/County Population and Housing Estimates, as of January 1, 2014, the city had a population of 57,223 and a total of 20,064 housing units (CDOF 2014). SACOG estimates Woodland's population to grow to 66,041 by the year 2035 (City of Woodland 2013a) and the total number of housing units to increase to 23,147 by the year 2035 (City of Woodland 2013b).

DISCUSSION OF IMPACTS

- a) **Less Than Significant Impact.** The proposed project consists of improvements to the existing Kentucky Avenue and does not include the construction of new homes or businesses. Furthermore, the proposed project does not include the extension or construction of new roadways that could potentially induce growth in the surrounding area. The proposed project involves widening, reconstructing, and upgrading an existing roadway, will improve roadway safety through the project area, and is included in the General Plan (2002) in anticipation of planned development. Therefore, impacts would be less than significant.
- b, c) **Less Than Significant Impact With Mitigation Incorporated.** Land acquisitions would be required to widen Kentucky Avenue to its planned width of four lanes and improve the roadway. One single-family residence would be acquired, requiring displacement of the residents. According to 2010 Census data, the surrounding community has an average vacancy rate of 6 percent; therefore, sufficient single-family residences will be available for rent or purchase that are equal to or better than the displaced property. Furthermore, based on the average 6 percent vacancy rate, construction of replacement housing elsewhere would not be necessary. Mitigation measure **MM 3.13.1** will be incorporated to reduce any potential impact to less than significant.

Mitigation Measures

MM 3.13.1 Any person (individual, family, corporation, partnership, or association) who moves from real property or moves personal property from real property as a result of the acquisition of the real property, or required to relocate as a result of a written notice from the California Department of Transportation from the real property required from a transportation project, is eligible for relocation assistance. All activities will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Relocation resources shall be available to all those displaced free of discrimination.

Timing/Implementation: Prior to construction

Enforcement/Monitoring: City of Woodland Community Development Department

3.0 INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.14. PUBLIC SERVICES. 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 following public services:				
a) Fire protection?	☐	☐	☒	☐
b) Police protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☐	☒
d) Parks?	☐	☐	☐	☒
e) Other public facilities?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

Residents of Woodland receive general public safety and law enforcement service from the Woodland Police Department. Fire protection and emergency medical response services in the city are provided by the Woodland Fire Department. Educational services are provided by the Woodland Joint Unified School District. Three schools—Woodland Senior High School, Freeman Elementary School, and Beamer Elementary School—are located within one-half mile of the proposed project. The City of Woodland provides maintenance of public facilities, including those intended for bicycle and pedestrian uses.

DISCUSSION OF IMPACTS

- a, b) **Less Than Significant Impact.** The proposed project involves widening Kentucky Avenue to include the roadway improvements discussed in Section 2.0, Project Description. The proposed project does not include development for habitation, nor does it include development of new business structures. Therefore, the proposed project would not induce population growth and does not include any components that would result in an increase in demand for fire protection or police protection. Additionally, the proposed project would improve traffic circulation for fire and police protection services. During construction, emergency access to all adjacent businesses and residences will be maintained at all times, with short-term disruptions to general access for a few hours at a time. However, construction of the upgraded at-grade railroad crossings may require full closure to through traffic on Kentucky Avenue at the crossings for approximately five working days, which may require traffic, including emergency vehicles, to be detoured one-half mile to the south to Beamer Street. The City will require the contractor to coordinate with the Fire and Police departments before road closures to ensure the Fire Department and Police Department are aware of the temporary road closures and detours ahead of time. Therefore, this impact is considered less than significant.
- c–e) **No Impact.** The proposed project would not induce population growth and does not include any components that would result in an increase in demand for schools, parks, or other public services, as discussed in issues a, b) above. Establishment of additional facilities to maintain acceptable service ratios for the public would not be necessary. No impact would occur.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.15. RECREATION.				
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The City of Woodland (2002) sets forth goals and policies in the General Plan to develop and maintain parks and recreational facilities for the residents, employees, and visitors of Woodland. Beamer Park is the nearest park to the proposed project site, located approximately one-third mile south of the eastern half of the project alignment. Charles Brooks Community Swim Center is the nearest recreational facility to the proposed project, located approximately one-third mile southwest of the project alignment. No parks or recreational facilities exist adjacent to the project location.

DISCUSSION OF IMPACTS

- a) **No Impact.** The proposed project consists of improvements to an existing roadway that would not induce population growth. Additionally, no parks or recreational facilities exist adjacent to the proposed project site. The proposed project would not increase the use of existing neighborhood and regional parks or other recreational facilities. No impact would occur.
- b) **No Impact.** The proposed project involves the widening, reconstruction, and upgrading of Kentucky Avenue and does not include any recreational facilities or require the construction or expansion of any recreational facilities. No Impact would occur.

3.0 INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.16. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
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?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

Kentucky Avenue between West Street and East Street is currently a partially improved two-lane minor arterial roadway. Kentucky Avenue serves as a main utility corridor for truck lines and provides access to businesses and residential neighborhoods. No bus stops or routes exist on this portion of Kentucky Avenue. The proposed project would widen Kentucky Avenue between West Street and East Street from two lanes to four lanes. Additionally, a new signal and left turn lane are proposed at the intersection of Kentucky Avenue and College Street. The proposed project also involves roadway improvements including bike lanes in each direction, bus turnouts at some major intersections, new and improved segments of sidewalk, pavement rehabilitation, and striping modifications associated with the new configuration at the intersection of Kentucky Avenue and College Street.

DISCUSSION OF IMPACTS

- a) **Less Than Significant Impact.** The proposed project consists of widening, reconstructing, and upgrading Kentucky Avenue between West Street and East Street. The proposed project includes a divided four-lane configuration, bike lanes in both directions, improved and new segments of sidewalk, bus turnouts at some major intersections, a reconfigured traffic signal at East Street and a new traffic signal at College Street, a complete upgrade to City street lighting, and other components as described in Section 2.0, Project Description. The proposed project would improve safety for vehicles, bicycles, and pedestrians traveling through the project area and is consistent with the City's applicable General Plan (2002) policies, including Policies 3.A.1, 3.A.2, 3.A.3, 3.E18, 3.F.1, and 3.F.2, which address the city's street and roadway system, non-motorized transportation, and goods movement within the city.

Future increases to the population of Woodland will result in unacceptable levels of service along Kentucky Avenue between West and East streets without the project. The proposed project will maintain acceptable levels of service (LOS) under projected a.m. peak-hour volumes at the intersections of Kentucky Avenue and West Street, College Street, and East Street (W-Trans 2014). Under future p.m. peak-hour volumes, the proposed project will maintain acceptable levels of service at the Kentucky Avenue/West Street and Kentucky Avenue/College Street intersections. According to the operational analysis memo prepared by W-Trans (2014), the study intersections will operate at LOS D or better under future plus project conditions as shown in **Table 3.16-1**.

TABLE 3.16-1
EXISTING AND FUTURE PLUS PROJECT PEAK HOUR LEVELS OF SERVICE

Study Intersection <i>Approach</i>	Existing Conditions				Future Plus Project Conditions			
	AM Peak		PM Peak		AM Peak		PM Peak	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
1. Kentucky Avenue/West Street	26.8	C	29.1	C	24.8	C	33.4	C
2. Kentucky Avenue/College Street <i>NB Approach (stop controlled)</i> <i>Signalized</i>	2.2	A	2.7	A	n/a		n/a	
	12.9	B	14.2	B	n/a		n/a	
	—				7.1	A	6.9	A
3. Kentucky Avenue/East Street	18.2	B	20.5	C	26.3	C	39.5	D

Source: W-Trans 2014

Note: Delay is measured in average seconds per vehicle; LOS = level of service; Results for minor approaches to two-way stop-controlled intersections are indicated in italics.

At the intersection of Kentucky Avenue and East Street, the proposed project is projected to maintain a LOS D under p.m. peak-hour volumes because this intersection is in close proximity to the Interstate 5 (I-5) north- and southbound on- and off-ramps. For these reasons, Impacts are considered less than significant.

- b) **Less Than Significant Impact.** As discussed in issue a), the proposed project is projected to maintain LOS C or better at the Kentucky Avenue/West Street and Kentucky Avenue/College Street intersections and LOS D or better at the Kentucky Avenue/East Street intersection, which is within 1 mile of I-5. The Yolo County Transportation Authority currently administers the Yolo County Congestion Management Plan. The proposed

3.0 INITIAL STUDY CHECKLIST

project is included in the City of Woodland General Plan, as Kentucky Avenue is identified as a planned four-lane minor arterial road and General Plan (2002) Policy 3.A.8 requires the City to participate in the Yolo County Congestion Management Plan (City of Woodland 2002). Therefore, the proposed project will be designed in accordance with the Yolo County Congestion Management Plan and will improve congestion and safety on Kentucky Avenue between West Street and East Street. Impacts would be less than significant.

- c) **No Impact.** Watts-Woodland Airport is a privately owned, public use airport facility located approximately 5 miles southwest of the project site. Thus, the project would not result in a change in air traffic patterns, as it involves the widening and improvement of an existing roadway at a distance approximately 5 miles northeast of the nearest airport facility. In addition, the project does not propose any structures that would impede a height limitation in close proximity to an airport. No impact would occur.
- d) **No Impact.** The proposed project involves the widening of Kentucky Avenue between West Street and East Street from two lanes to four lanes, the addition of bike lanes in the eastward and westward directions, new and improved segments of sidewalk, replaced or relocated curb and gutter, pavement rehabilitation, bus turnouts at some major intersections, and a new signal and left turn lane at the Kentucky Avenue/College Street intersection. The proposed project would be designed in accordance with Caltrans Standard Specifications. No impact would occur in regard to hazards.
- e) **Less Than Significant Impact.** Traffic handling during construction of the proposed project is planned to generally maintain at least one lane of traffic open in each direction, with occasional flagged control of traffic in order to maintain traffic access. Emergency access to all adjacent businesses and residences will be maintained at all times, with short-term disruptions to general access for a few hours at a time. During operation, the widened, reconstructed, and improved segment of Kentucky Avenue will improve circulation along the roadway, thus helping to improve emergency vehicle response times. This impact is considered less than significant.
- f) **No Impact.** The proposed project includes the addition of bus turnouts at some major intersections, pavement rehabilitation, striping for bike lanes in the westward and eastward directions, and new and improved segments of sidewalk. The proposed project would improve public transit, bicycle, and pedestrian access along Kentucky Avenue. The proposed project is consistent with the City of Woodland General Plan, as Kentucky Avenue is designated as a planned four-lane minor arterial road and truck route (City of Woodland 2002). The proposed project is consistent with applicable General Plan (2002) policies, including General Plan Policies 3.A.1, 3.A.2, 3.A.3, 3.E18, 3.F.1, and 3.F.2, which address the city's street and roadway system, non-motorized transportation, and goods movement within the city. Furthermore, the proposed project is anticipated to improve safety on Kentucky Avenue with the widening and reconstruction of the roadway between West Street and East Street. No impact would occur.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.17. UTILITIES AND SERVICE SYSTEMS. Would the project:				
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 stormwater 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 that 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?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

WATER

Water services within the city limits are currently supplied by groundwater reserves maintained by the City of Woodland. Groundwater is pumped into the distribution system by 18 operational groundwater wells located throughout the city (City of Woodland 2012c).

WASTEWATER SERVICE

Wastewater services including municipal wastewater collection, treatment, and disposal within the city limits are provided by the City of Woodland. The infrastructure of the City's wastewater system includes a network of pipelines, lift stations, and the Woodland Wastewater Treatment Plant.

SOLID WASTE SERVICE

The City of Woodland contracts for solid waste collection services with Waste Management of Woodland. Solid waste is disposed of at the Yolo County Landfill, located off County Road 28H near the intersection with County Road 104. The Yolo County Landfill is owned and operated by

3.0 INITIAL STUDY CHECKLIST

the Yolo County Public Works Division. Of the entire 772-acre parcel on which the landfill is located, 640 acres are permitted for waste disposal by the State. The Yolo County Landfill recently began utilizing bioreactor cells for the decomposition process, extending the life of the landfill from the previously projected year, 2045, to the year 2081 (Yolo County 2010).

ELECTRICAL, TELEPHONE, AND NATURAL GAS SERVICES

Electricity and natural gas services are provided by Pacific Gas and Electric Company (PG&E) within the Woodland city limits. Telephone services are provided by Pacific Bell, now owned by American Telephone and Telegraph Company (AT&T).

DISCUSSION OF IMPACTS

- a) **No Impact.** The proposed project consists of widening and improving Kentucky Avenue between West Street and East Street and does not include any uses that would generate wastewater. Furthermore, the proposed project does not include any components that would result in an increased demand for wastewater treatment. Therefore, the proposed project would not exceed wastewater treatment requirements of the Regional Water Quality Control Board. No impact would occur.
- b) **No Impact.** The proposed project consists of widening and improving Kentucky Avenue between West Street and East Street and does not include new development for habitation or new businesses. Therefore, the proposed project would not require or result in the construction or expansion of new water or wastewater treatment facilities. No impact would occur.
- c) **Less Than Significant Impact.** The proposed project includes master-planned upgrades to City stormwater drainage and water system facilities. Widening Kentucky Road between West Street and East Street will result in an increase in impervious surfaces, which may increase stormwater runoff to drainage facilities. However, because the proposed project includes upgrades to stormwater drainage facilities for adequate capacity at the project site, the proposed project is not anticipated to generate runoff beyond storm drainage capacity. This impact is considered less than significant.
- d) **Less Than Significant Impact.** During construction of the proposed project, there may be a temporary need for water to control dust. However, the proposed project would not result in an increase in demand for long-term water supply. This impact would be less than significant.
- e) **No Impact.** The proposed project consists of widening and improving Kentucky Avenue between West Street and East Street and does not include any uses that would generate wastewater. Therefore, the proposed project would not affect the capacity of the local wastewater treatment provider. No impact would occur.
- f) **No Impact.** Solid waste generated during construction activities associated with the proposed project would be transported off-site for disposal at a location to be determined by the City's construction contractor. The most likely disposal site would be the Yolo County Landfill, which is anticipated to reach capacity in the year 2081 (Yolo County 2010). Operation of the proposed project would not result in the generation of solid waste. No impact would occur.

- g) **No Impact.** The proposed project does not include any components that would result in an increased demand for solid waste disposal and would be in compliance with federal, state, and local statutes and regulations related to solid waste. No impact would occur.

3.0 INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.18. 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 rare or endangered plants or animals, 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 that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

DISCUSSION OF IMPACTS

- a) **Less Than Significant With Mitigation Incorporated.** As discussed in subsection 3.4, Biological Resources, of this IS/MND, it is unlikely that any significant wildlife corridors exist in the project vicinity since the surrounding land uses are urbanized. Furthermore, the proposed project would not substantially reduce the habitat of fish or wildlife species. The project site and adjacent land do not provide suitable habitat for the majority of the special-status species identified. However, the project does have the potential to impact Swainson's hawk and mountain plover, as well as migratory birds and raptors. With implementation of mitigation measures **MM 3.4.1** through **MM 3.4.3** (included in subsection 3.4, Biological Resources, of this IS/MND), impacts would be reduced to a less than significant level. The potential for discovery or disturbance of historical, archaeological, or paleontological resources, or human remains is not anticipated. However, implementation of mitigation measures **MM 3.5.1** and **MM 3.5.2** (included in subsection 3.5, Cultural Resources, of this IS/MND) would reduce impacts to a less than significant level. Impacts are considered less than significant with mitigation incorporated.
- b) **Less Than Significant Impact.** CEQA Guidelines Section 15064(i) states that a lead agency shall consider whether the cumulative impact of a project is significant and whether the effects of the project are cumulatively considerable. The assessment of the significance of the cumulative effects of a project must therefore be conducted in connection with the effects of past projects, other current projects, and probable future projects.

The purpose of the proposed project is to widen, reconstruct, and upgrade Kentucky Avenue between West Street and East Street to meet the current standards for arterial

roadways, to properly serve all modes of transportation, and to sufficiently serve the current and projected traffic volumes. The proposed project would improve circulation and pedestrian/bicycle access along Kentucky Avenue and is consistent with the goals and policies of the City of Woodland General Plan (2002). The project would not make a significant contribution to cumulatively adverse impacts associated with existing and proposed development in Woodland or Yolo County. The proposed project is included in the City of Woodland General Plan (2002), as Kentucky Avenue is identified as a four-lane minor arterial road, and the project is consistent with the applicable General Plan (2002) policies. The full range of cumulative impacts to which this project contributes were anticipated and examined in the City of Woodland General Plan EIR (1996) upon which this analysis relies. There are no new cumulative impacts associated with the project that were not previously analyzed and mitigated. Therefore, the proposed project's contribution is considered less than cumulatively considerable.

- c) **Less Than Significant Impact.** As determined in this IS/MND, with implementation of required permits and compliance with city and state standards, the proposed project would not directly or indirectly cause substantial adverse effects on human beings. There is no other known potential for substantial adverse impacts to human beings beyond that discussed in subsections 3.1 through 3.17 of this IS/MND. Therefore, this impact is considered to be less than significant.

3.0 INITIAL STUDY CHECKLIST

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4.0 LIST OF MITIGATION MEASURES

4.0 SUMMARY OF MITIGATION MEASURES

AESTHETICS (SECTION 3.1)

- MM 3.1.1** All areas disturbed or used for staging of vehicles and equipment shall be restored to their preconstruction condition upon completion of the project. This is essential in order to provide sediment control and soil stabilization, which can best be accomplished by using a tackifying agent or mulch to cover bare soil to help prevent soil erosion. Some areas may also need a seed mix added to the erosion control measure.

Timing/Implementation: During construction

Enforcement/Monitoring: City of Woodland Community Development Department

- MM 3.1.2** The removal of established vegetation, including trees, shall be minimized and avoided where feasible. The areas where trees are present should be protected to reduce damage to the trees' root systems. Where it is possible to save and preserve existing trees (of significant size and maturity), care and caution should be implemented during the construction phase. Environmentally sensitive area fencing shall be installed to demarcate areas where vegetation is being preserved.

Timing/Implementation: Prior to and during construction

Enforcement/Monitoring: City of Woodland Community Development Department

- MM 3.1.3** All disturbed areas during each construction season shall utilize Caltrans Construction Site and Field Manual best management practices, which will include temporary erosion control consisting of a native seed mix at the end of each construction season.

Timing/Implementation: During construction

Enforcement/Monitoring: City of Woodland Community Development Department

- MM 3.1.4** Contour grading and slope rounding shall be utilized on all cut and fill slopes in order to help restore the environment in a manner that will blend with the surrounding natural landscape.

Timing/Implementation: During construction

Enforcement/Monitoring: City of Woodland Community Development Department

AIR QUALITY (SECTION 3.3)

- MM 3.3.1** All active construction sites shall be watered at least twice daily to avoid dust plumes.

Timing/Implementation: During construction

4.0 LIST OF MITIGATION MEASURES

	<i>Enforcement/Monitoring:</i>	<i>City of Woodland Community Development Department</i>
MM 3.3.2	All trucks hauling dirt, sand or loose materials shall be covered or shall maintain at least 2 feet of freeboard.	
	<i>Timing/Implementation:</i>	<i>During construction</i>
	<i>Enforcement/Monitoring:</i>	<i>City of Woodland Community Development Department</i>
MM 3.3.3	Nontoxic binders (e.g., latex acrylic copolymer) shall be applied to exposed areas after cut and fill operations, and the exposed areas shall be hydroseeded. Chemical soils stabilizers shall be applied on inactive construction areas. Inactive construction areas shall be considered disturbed lands within the construction site that are unused for at least four consecutive days.	
	<i>Timing/Implementation:</i>	<i>During construction</i>
	<i>Enforcement/Monitoring:</i>	<i>City of Woodland Community Development Department</i>
MM 3.3.4	Vegetative ground cover shall be planted as soon as possible in disturbed areas of the construction site.	
	<i>Timing/Implementation:</i>	<i>During construction</i>
	<i>Enforcement/Monitoring:</i>	<i>City of Woodland Community Development Department</i>
MM 3.3.5	Streets shall be swept at least once daily if visible soil material is carried out from the construction site.	
	<i>Timing/Implementation:</i>	<i>During construction</i>
	<i>Enforcement/Monitoring:</i>	<i>City of Woodland Community Development Department</i>
MM 3.3.6	Construction vehicles and equipment shall be limited to a maximum speed of 15 miles per hour on unpaved surfaces.	
	<i>Timing/Implementation:</i>	<i>During construction</i>
	<i>Enforcement/Monitoring:</i>	<i>City of Woodland Community Development Department</i>
MM 3.3.7	To the extent feasible, heavy-duty off-road construction equipment shall meet Tier 3 emissions standards.	
	<i>Timing/Implementation:</i>	<i>During construction</i>

Enforcement/Monitoring: City of Woodland Community Development Department

- MM 3.3.8** Idling of on-site diesel-fueled construction equipment and vehicles shall be limited to 5 minutes when not in use, excluding situations where idling of equipment may be required to minimize/avoid public/worker safety hazards or to minimize equipment damage, per manufacturers' recommendations.

Timing/Implementation: During construction

Enforcement/Monitoring: City of Woodland Community Development Department

BIOLOGICAL RESOURCES (SECTION 3.4)

- MM 3.4.1** **Migratory Bird Surveys.** If clearing and/or construction activities will occur during the migratory bird nesting season (April 15–August 15), preconstruction surveys for nesting migratory birds, including special-status mountain plover, shall be conducted by a qualified biologist within 14 days of construction initiation. Focused surveys must be performed by a qualified biologist for the purpose of determining presence/absence of active nest sites within the proposed impact area, including construction access routes and a 200-foot buffer (if feasible).

If active nest sites are identified within 200 feet of project activities, the applicant shall impose a limited operating period (LOP) for all active nest sites prior to commencement of any project construction activities to avoid construction- or access-related disturbances to migratory bird nesting activities. An LOP constitutes a period during which project-related activities (i.e., vegetation removal, earth moving, and construction) will not occur, and will be imposed within 100 feet of any active nest sites until the nest is determined inactive. Activities permitted within and the size (i.e., 100 feet) of LOPs may be adjusted through consultation with the CDFW and/or the City.

No action is necessary if no active nests are found or if construction will occur during the non-breeding season.

Timing/Implementation: Prior and during to construction

Enforcement/Monitoring: City of Woodland Community Development Department

- MM 3.4.2** **Raptor Surveys.** If construction activities will occur during nesting season for raptors (January 15–August 15), all suitable raptor nesting habitat within 0.5 miles of the impacted area shall be surveyed for active raptor nests within 14 days of the commencement of construction. If an active raptor nest is located within 0.5 miles of the construction site, a no-activity buffer will be erected around the nest while it is active to protect the nesting raptors. This buffer distance may be amended to account for nests that are not within the line of sight of the construction activity. Surveys shall be repeated if project activities are suspended or delayed for more than 15 days during nesting season.

4.0 LIST OF MITIGATION MEASURES

No action is necessary if no active nests are found or if construction will occur during the non-breeding season.

Timing/Implementation: Prior to and during construction

Enforcement/Monitoring: City of Woodland Community Development Department

MM 3.4.3

Swainson's Hawk Foraging Habitat. Prior to issuance of grading permits, the City shall demonstrate that Swainson's hawk foraging habitat mitigation has been obtained at a ratio dependent on the distance from the project to a known active Swainson's hawk nest. Mitigation ratios are as follows:

- Active nest within 1 mile of the project area = 1.00 acre for each 1.00 acre of suitable foraging habitat developed
- Active nest between 1 and 5 miles from the project area = 0.75 acre for each 1.00 acre of suitable foraging habitat developed
- Active nest between 5 and 10 miles from project area = 0.5 acre for each 1.00 acre of suitable foraging habitat developed

Suitable foraging habitat consists of row crops or fallow fields that would be affected by construction activities. The City shall mitigate for loss of Swainson's hawk foraging habitat through (1) payment of an in-lieu fee for off-site preservation of foraging habitat to a resource agency or a third-party organization acceptable to a resource agency, or (2) acquisition of an irrevocable instrument (e.g., deed restriction or easement) for preservation of foraging habitat on a property that provides habitat of equal or greater quality.

Timing/Implementation: Prior to and during construction

Enforcement/Monitoring: City of Woodland Community Development Department

CULTURAL RESOURCES (SECTION 3.5)

MM 3.5.1

In accordance with California Public Resources Code Section 5097.5, which prohibits knowing and willful excavation of undiscovered cultural resources without permission from the appropriate public agency with jurisdiction over the lands, and in order to mitigate for the potential discovery of an archaeological or paleontological resource, the following measure will be implemented during construction and included in the construction contract:

If buried archeological and/or paleontological resources, such as chipped or ground stone, historic debris, building foundations, human bone, or fossils, are inadvertently discovered during ground-disturbing activities, work will stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the City and all other appropriate agencies.

Timing/Implementation: *Throughout project construction*

Enforcement/Monitoring: *City of Woodland Community Development Department*

MM 3.5.2 In order to mitigate for the potential discovery or disturbance of any human remains, the protocol of California Health and Safety Code Section 7050.5(b) will be adhered to as follows:

In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27492 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code.

If the remains are determined to be Native American, City policy would dictate that the procedures outlined in CEQA Section 15064.5(d) and (e) be followed.

Timing/Implementation: *Throughout project construction*

Enforcement/Monitoring: *City of Woodland Community Development Department*

HAZARDOUS MATERIALS (SECTION 3.8)

MM 3.8.1 A limited shallow soil investigation to screen for environmentally persistent pesticides shall be conducted in the areas of potential pesticide/herbicide contamination as identified in the Draft ISA. If substances are detected at concentrations that could pose a health hazard and/or violate local, state, or federal health standards, remediation of the affected areas shall be undertaken in accordance with the requirements of the City of Woodland. Development of the site shall not commence until the site is deemed remediated or clear for construction by the City.

Timing/Implementation: *Prior to construction*

Enforcement/Monitoring: *City of Woodland Community Development Department*

MM 3.8.2 Plans for construction and/or partial acquisition shall account for the potential of encountering a leach field, septic tank, and/or buried heating oil tank. The plans and specifications shall inform the contractor of the presence of the oil/water separator identified in the Draft ISA and the potential for oil/grease

4.0 LIST OF MITIGATION MEASURES

in the adjacent soil. The plans and specifications shall also advise the contractor of the potential for residual petroleum-contaminated materials at the former underground storage tank excavation sites identified in the Draft ISA. If an assessment of the extent of residual contamination is needed or if more extensive construction or site acquisition is planned, a limited Phase II subsurface soil investigation may be needed.

Timing/Implementation: *Prior to construction*

Enforcement/Monitoring: *City of Woodland Community Development Department*

MM 3.8.3

Prior to issuance of demolition permits for existing on-site structures, asbestos material sampling shall be conducted to determine whether materials are present. Any identified asbestos-containing building materials present in each of the structures to be dismantled shall be removed under acceptable engineering methods and work practices by a licensed asbestos abatement contractor prior to removal. These practices include, but are not limited to, containment of the area by plastic, negative air filtration, wet removal techniques and personal respiratory protection, and decontamination. The process shall be designed and monitored by a California Certified Asbestos Consultant. The abatement and monitoring plan shall be developed and submitted for review and approval by the appropriate regulatory agency (Yolo County Department of Environmental Health and Safety).

Timing/Implementation: *Prior to issuance of demolition permits*

Enforcement/Monitoring: *Yolo County Department of Environmental Health and Safety; City of Woodland Community Development Department*

MM 3.8.4

Prior to issuance of demolition permits for existing on-site structures, all loose and peeling paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with local, state, and federal regulations. The demolition contractor shall be informed that all paint on the buildings shall be considered as containing lead. The contractor shall take appropriate precautions to protect his/her workers and the surrounding community, and to dispose of construction waste containing lead paint in accordance with local, state, and federal regulations.

Timing/Implementation: *Prior to issuance of demolition permits*

Enforcement/Monitoring: *City of Woodland Community Development Department*

MM 3.8.5

The construction documents shall include specifications making the contractor aware of the possible presence of aurally deposited lead. The City shall make a risk assessment decision based on the potential presence of aurally deposited lead within proposed City-owned right-of-way. Based on the City's risk assessment decision, a shallow subsurface screening investigation for potential aurally deposited lead may be needed.

Timing/Implementation: Prior to construction

Enforcement/Monitoring: City of Woodland Community Development Department

NOISE (SECTION 3.12)

MM 3.12.1 Sound control during construction activities shall conform to the provisions in Section 14-8-02 (Noise Control) of the Caltrans Standard Specifications.

Timing/Implementation: During construction

Enforcement/Monitoring: City of Woodland Community Development Department

MM 3.12.2 Per Section 14.8-02 of the Caltrans Standard Specifications, each internal combustion engine used for any purpose during construction, or related to construction, shall be equipped with a muffler of a type recommended by the manufacturer. No internal combustion engine shall be operated on the job site without an appropriate muffler.

Timing/Implementation: During construction

Enforcement/Monitoring: City of Woodland Community Development Department

MM 3.12.3 Construction activities shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Saturday, and between the hours of 9:00 a.m. and 6:00 p.m. on Sundays.

Timing/Implementation: During construction

Enforcement/Monitoring: City of Woodland Community Development Department

MM 3.12.4 As directed by City staff and/or the Caltrans' resident engineer, the contractor shall implement appropriate additional noise abatement measures including, but not limited to, changing the location of stationary construction equipment, turning off idling equipment, rescheduling construction activity, or installing acoustic barriers around stationary construction noise sources.

Timing/Implementation: During construction

Enforcement/Monitoring: City of Woodland Community Development Department

POPULATION AND HOUSING (SECTION 3.13)

MM 3.13.1 Any person (individual, family, corporation, partnership, or association) who moves from real property or moves personal property from real property as a result of the acquisition of the real property, or required to relocate as a result

4.0 LIST OF MITIGATION MEASURES

of a written notice from the California Department of Transportation from the real property required from a transportation project, is eligible for relocation assistance. All activities will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Relocation resources shall be available to all those displaced free of discrimination.

Timing/Implementation: *Prior to construction*

Enforcement/Monitoring: *City of Woodland Community Development Department*

5.0 LIST OF PREPARERS

5.1 LIST OF PREPARERS**CITY OF WOODLAND COMMUNITY DEVELOPMENT DEPARTMENT**

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5.0 LIST OF MITIGATION MEASURES

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APPENDICES

APPENDIX A – SPECIES LIST

Scientific Name	Common Name	Federal Status	State Status	CNPS Rare Plant Rank	General Habitat Characteristics	Habitat Present/Absent	Rationale
Plants							
<i>Astragalus tener</i> var. <i>tener</i>	alkali milk-vetch	-	-	1B.2	Playas, vernal pools and adobe clay valley and foothill grasslands. Associated with alkaline areas (CNPS 2013). Blooms: March-June Elevation: 1-60 meters	A	No effect. Suitable habitat not present.
<i>Atriplex cordulata</i> var. <i>cordulata</i>	heartscale	-	-	1B.2	Chenopod scrub, meadows, seeps and sandy valley and foothill grassland. Associated with saline or alkaline areas (CNPS 2013). Blooms: April-October Elevation: 0-560 meters	A	No effect. Suitable habitat not present.
<i>Atriplex depressa</i>	brittscale	-	-	1B.2	Chenopod scrub, meadows, seeps, playas, vernal pools, valley and foothill grasslands. Associated with alkaline areas and sandy soils (CNPS 2013). Blooms: April-October Elevation: 1-320 meters	A	No effect. Suitable habitat not present.
<i>Atriplex joaquinana</i>	San Joaquin spearscale	-	-	1B.2	Associated with alkaline areas in chenopod scrub, meadows, seeps, playas, valley and foothill grassland (CNPS 2013). Blooms: April-October Elevation: 1-835 meters	A	No effect. Suitable habitat not present.
<i>California macrophylla</i>	round-leaved filaree	-	-	1B.1	Clay soils in cismontane woodland, valley and foothill grassland (CNPS 2013). Blooms: March-May Elevation: 15-1200 meters	A	No effect. Suitable habitat not present.
<i>Chloropyron palmatum</i>	palmate-bracted bird's-beak	FE	SE	1B.1	Alkaline areas in chenopod scrub, valley and foothill grassland (CNPS 2013). Blooms: May-October Elevation: 5-155 meters	A	No effect. Suitable habitat not present.
<i>Hibiscus lasiocarpus</i> var. <i>occidentalis</i>	wooly rose-mallow	-	-	1B.2	Freshwater marshes and swamps (CNPS 2013). Blooms: June-September Elevation: 0-120 meters	A	No effect. Suitable habitat not present.
<i>Lepidium latipes</i> var. <i>heckardii</i>	Heckard's pepper-grass	-	-	1B.2	Alkaline flats in valley and foothill grassland (CNPS 2013). Blooms: March-May Elevation: 2-200 meters	A	No effect. Suitable habitat not present.
<i>Navarretia leucocephala</i> ssp. <i>bakeri</i>	Baker's navarretia	-	-	1B.1	Mesic areas in vernal pools, meadows, seeps, cismontane woodland, lower montane coniferous forest, and valley and foothill grassland (CNPS 2013). Blooms: April-July Elevation: 5-1740 meters	A	No effect. Suitable habitat not present.
<i>Trifolium hydrophilum</i>	saline clover	-	-	1B.2	Marshes and swamps and vernal pools; also in mesic, alkaline valley and foothill grassland (CNPS 2013). Blooms: April-June Elevation: 0-300 meters	A	No effect. Suitable habitat not present.
Invertebrates							
<i>Branchinecta conservatio</i>	Conservancy fairy shrimp	FE	-		Endemic to vernal pools, often in large and turbid playa pools (USFWS 2012b).	A	No effect. Suitable habitat not present.
<i>Branchinecta lynchi</i>	vernal pool fairy shrimp	FT	-		Found only in vernal pools and vernal pool-like habitats. Distributed throughout the Central Valley, including Sacramento County (USFWS 2005).	A	No effect. Suitable habitat not present.

Scientific Name	Common Name	Federal Status	State Status	CNPS Rare Plant Rank	General Habitat Characteristics	Habitat Present/ Absent	Rationale
<i>Desmocerus californicus dimorphus</i>	valley elderberry longhorn beetle	FT	-		Dependent on hostplant, elderberry (<i>Sambucus</i> spp.), which generally grows in riparian woodlands and upland habitats of the Central Valley. Current beetle distribution in Central Valley ranges from Shasta County to Fresno County (USFWS 1999).	A	No effect. Suitable habitat not present.
<i>Lepidurus packardii</i>	vernal pool tadpole shrimp	FE	-		Wide variety of ephemeral wetland habitats (vernal pools). Distributed throughout Central Valley and San Francisco bay Area (USFWS 2005).	A	No effect. Suitable habitat not present.
Fish							
<i>Acipenser medirostris</i>	green sturgeon	FT	SSC		Entire coast of California. Spawning occurs in Sacramento River and Klamath River (USFWS 1996).	A	No effect. Suitable habitat not present.
<i>Hypomesus transpacificus</i>	delta smelt	FT	SE		Distribution includes the Sacramento River below Isleton, San Joaquin River below Mossdale, and Suisun Bay. Spawning areas include the Sacramento River below Sacramento, Mokelumne River system, Cache Slough, the delta, and Montezuma Slough (USFWS 1996).	A	No effect. Suitable habitat not present.
<i>Oncorhynchus mykiss</i>	Central Valley steelhead	FT	-		Currently found in the upper Sacramento River and its tributaries, including Antelope, Deer, and Mill creeks and the Yuba River. May exist in Big Chico and Butte creeks. Small populations found in the American, Feather, Stanislaus, Mokelumne and Calaveras rivers (NMFS 2009).	A	No effect. Suitable habitat not present.
<i>Oncorhynchus tshawytscha</i>	Central Valley chinook salmon	FT	ST		Currently found in the Sacramento-San Joaquin River Delta, the Sacramento River and its tributaries, including American, Yuba and Feather rivers, and Mill, Deer and Butte Creeks. (NMFS 2009).	A	No effect. Suitable habitat not present.
Amphibians							
<i>Ambystoma californiense</i>	California tiger salamander	FT	ST		Occurs in grasslands of the Central Valley and oak savannah communities in the Central valley, the Sierra Nevada and Coast ranges, and the San Francisco Bay area. Needs seasonal or semi-permanent wetlands to reproduce, and terrestrial habitat with active ground squirrel or gopher burrows (Bolster 2010).	A	No effect. Suitable habitat not present.
<i>Rana draytonii</i>	California red-legged frog	FT	SSC		Occurs in various aquatic, riparian and upland habitats. They need aquatic habitats to breed, whether they be natural or artificial, such as stock ponds. In summer, they move to habitat that provides cover (USFWS 2002).	A	No effect. Suitable habitat not present.
Reptiles							
<i>Thamnophis gigas</i>	giant garter snake	FT	ST		Valley floor wetlands, marshes, sloughs, ponds, small lakes, streams and agricultural wetlands. Ranges in the Central Valley from Butte County to Buena Vista Lake in Kern County (USFWS 2012a).	A	No effect. Suitable habitat not present.
Birds							

Scientific Name	Common Name	Federal Status	State Status	CNPS Rare Plant Rank	General Habitat Characteristics	Habitat Present/ Absent	Rationale
<i>Agelaius tricolor</i>	tricolored blackbird	-	SSC		Nest in wetlands or in dense vegetation near open water (Hamilton 2004).	A	No effect. Suitable habitat not present.
<i>Buteo swainsoni</i>	Swainson's hawk	-	ST		Nests in stands with few trees in riparian areas, juniper-sage flats, and oak savannah in the Central Valley. Forages in adjacent grasslands, agricultural fields and pastures (CDFW 2014).	P	May affect. Suitable foraging habitat present.
<i>Charadrius alexandrinus nivosus</i>	western snowy plover	FT	SSC		Breed on barren to sparsely vegetated flats and along shores of alkaline and saline lakes, reservoirs, ponds and seeps (Shuford and Gardali 2008).	A	No effect. Suitable habitat not present.
<i>Charadrius montanus</i>	mountain plover	-	SSC		Found on short grasslands and plowed fields of the Central Valley from Sutter and Yuba counties southward. Also found in foothill valleys. Avoids high and dense cover. Often roosts in depressions such as ungulate hoof prints and plow furrows (CDFW 2014).	P	May affect. Suitable habitat present.
Mammals							
<i>Antrozous pallidus</i>	pallid bat	-	SSC		Occupies a wide variety of habitats, including grasslands, shrublands, woodlands, and forests. The species is most common in dry, open habitats with rocky areas for roosting. Roosts in caves, crevices, mines, and occasionally in hollow trees or buildings (CDFW 2014).	A	No effect. Suitable habitat not present.
<i>Taxidea taxus</i>	American badger	-	SSC		Open shrub, forest and herbaceous habitats with friable soils. Associated with treeless regions, prairies, park lands and cold desert areas. Range includes most of California, except the North Coast (CDFW 2014).	A	No effect. Suitable habitat not present.
Key							
Federal & State Status							
(FE) Federal Endangered							
(FT) Federal Threatened							
(FC) Federal Candidate							
(FD) Federally Delisted							
(SE) State Endangered							
(ST) State Threatened							
(SSC) State Species of Special Concern							
(SCE) State Candidate Endangered							
(SCT) State Candidate Threatened							
CNPS Rare Plant Rank							
Rareness Ranks							
(1A) Presumed Extinct in California							
(1B) Rare, Threatened, or Endangered in California and Elsewhere							
(2) Rare, Threatened, or Endangered in California, But More Common Elsewhere							
(3) More Species Information Needed							
(4) Limited Distribution							
Threat Ranks							
(0.1) Seriously threatened in California							
(0.2) Fairly threatened in California							
(0.3) Not very threatened in California							

APPENDIX B - PRELIMINARY ESTIMATE OF RIGHT-OF-WAY

APPENDIX B – PRELIMINARY ESTIMATE OF RIGHT-OF-WAY

TABLE B-1
PRELIMINARY ESTIMATE OF RIGHT-OF-WAY TEMPORARY CONSTRUCTION EASEMENTS

Plan ID Tag	APN	Description	Fee Title RoW ¹ Area (SF)	Fee Title RoW Area (Acres)	TCE ² Area (SF)	TCE Area (Acres)
1	005-720-05	Improved Industrial	1,640	0.038	1,640	0.038
4	027-340-15	Improved Service Commercial	7,139	0.164	2,266	0.052
5	027-340-21	Improved Service Commercial	2,678	0.061	2,288	0.053
9	005-705-06	Church	177	0.004	1,997	0.046
11	027-340-25	Improved Commercial	6,674	0.153	5,310	0.122
12	027-340-17	Improved Commercial	4,523	0.104	1,454	0.033
13	027-340-29	Improved Commercial	720	0.017	602	0.014
14	027-340-30	Commercial Land	5,735	0.132	863	0.020
15	027-340-23	Improved Commercial	949	0.022	798	0.018
16	027-340-099+ & 005-680-099+	Railroad Corridor	6,501	0.149	3,214	0.074
17	027-340-038	Land adj. to corridor	623	0.014	520	0.012
18	037-340-11	Improved Industrial	7,617	0.175	2,611	0.060
19	037-340-20	Improved Industrial	547	0.013	6,954	0.160
20	005-750-01	SFR ³ /Rural Residential	2,373	0.054	594	0.014
21	005-692-02	SFR/Rural Residential	2,340	0.054	585	0.013
22	005-680-03	Industrial/Commercial Land	25,102	0.576	9,120	0.209
	Total		75,338	1.730	32,625	0.749

1. RoW = Right-of-Way

2. TCE = Temporary Construction Easement

3. SFR = Single-Family Rural

TABLE B-2
PRELIMINARY ESTIMATE OF RIGHT-OF-WAY TEMPORARY CONSTRUCTION EASEMENTS
(TEMPORARY CONSTRUCTION EASEMENT ONLY)

Plan ID Tag	APN	Description	TCE ¹ Area (SF)	TCE Area (Acres)	Description of Work in TCE
2	005-720-22	Improved Industrial	1,350	0.031	Access for constructing new sidewalk up to existing RoW ³ and minor paving at improved existing driveway.
	027-330-23	Ag., row/field crop, transitional, buildings	8,658	0.199	Access for constructing curb and drainage swale within existing RoW and minor paving at improved existing driveways.
3	027-330-024	Ag., row/field crop, transitional, buildings	11,122	0.255	Access for constructing curb and drainage swale within existing RoW and minor paving at improved existing driveway.
6	005-702-08	Industrial Land	1,353	0.031	Access for constructing new sidewalk up to existing RoW and possible need for fence replacement in place.
7	005-703-10	SFR ² /Rural Residential	1,075	0.025	Access for constructing new sidewalk up to existing RoW at unimproved vacant parcel. Already identified as potential staging site as well.
8	005-705-07	Industrial/ Commercial Land	2,058	0.047	Access for constructing new sidewalk up to existing RoW at unimproved vacant parcel. Already identified as potential staging site as well.
10	005-750-04	Commercial Land	3,590	0.082	Access for constructing new sidewalk, curb and gutter within existing RoW and remove and replace existing parking lot pavement to match improvements.
	005-720-99		973	0.022	Access for constructing new sidewalk, curb and gutter within existing RoW, upgrade the existing under sidewalk drain to City standards and remove and replace existing parking lot pavement to match improvements.
	005-720-21		1,000	0.023	Access for constructing new sidewalk, curb and gutter within existing RoW, upgrade the existing under sidewalk drain to City standards and remove and replace existing parking lot pavement to match improvements.
	005-720-23		1,000	0.023	Access for constructing new sidewalk, curb and gutter within the existing RoW, upgrade the existing under sidewalk drain to City standards and remove and replace existing parking lot pavement to match improvements.
	005-720-24		1,400	0.032	Access for constructing new sidewalk, curb and gutter within existing RoW, upgrade the

APPENDIX B – PRELIMINARY ESTIMATE OF RIGHT-OF-WAY

Plan ID Tag	APN	Description	TCE ¹ Area (SF)	TCE Area (Acres)	Description of Work in TCE
					existing under sidewalk drain to City standards and remove and replace existing parking lot pavement to match improvements.
	005-703-09		800	0.018	Access for constructing new sidewalk within existing RoW and minor concrete pavement replacement at improved existing driveway.
	005-750-03		937	0.022	Access for constructing new sidewalk, curb and gutter within existing RoW and remove and replace existing parking lot pavement to match improvements.
	005-692-54		375	0.009	Access for constructing new sidewalk within existing RoW and minor concrete pavement replacement at improved existing driveway with possible relocation of existing private fence to existing RoW line.
	005-692-60		385	0.009	Access for constructing new sidewalk within existing RoW and minor concrete pavement replacement at improved existing driveway with possible relocation of existing private fence to existing RoW line.

1. TCE = Temporary Construction Easement

2. SFR = Single-Family Rural

3. RoW = Right-of-Way

Legislation Details (With Text)

8.

File #: 14-339 Version: 1 Name:
Type: Report of the City Manager Status: Agenda Ready
File created: 8/21/2014 In control: City Council
On agenda: 10/21/2014 Final action:
Title: SUBJECT: Approval of \$165,597 Loan for Mutual Housing California's Spring Lake Multi-Family Affordable Housing Project

Recommendation for Action: Staff recommends that the City Council:

1. Adopt Resolution No. _____ approving a \$165,597 non-interest bearing loan with a 55-year term funded through the Spring Lake Affordable Housing Fund for Mutual Housing California's Spring Lake affordable multi-family project; and
2. Authorize the City Manager to execute any and all documents needed for the City to carry out the project.

Sponsors:

Indexes:

Code sections:

Attachments: [CC Reso 2nd Loan 7Oct14](#)
[Sound Wall Loan Request 19Aug14](#)
[Loan Agreement 2Sep14](#)
[Promissory Note 19Sep14](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 21, 2014

SUBJECT: Approval of \$165,597 Loan for Mutual Housing California's Spring Lake Multi-Family Affordable Housing Project

Recommendation for Action: Staff recommends that the City Council:

1. Adopt Resolution No. _____ approving a \$165,597 non-interest bearing loan with a 55-year term funded through the Spring Lake Affordable Housing Fund for Mutual Housing California's Spring Lake affordable multi-family project; and
2. Authorize the City Manager to execute any and all documents needed for the City to carry out the project.

Staff Contact

Dan Sokolow, Senior Planner - (530) 661-5927, dan.sokolow@cityofwoodland.org

Fiscal Impact

The City will incur a \$165,597 obligation that will be paid by future revenues received by the City's Spring Lake Off-Site Affordable Housing Fund. The City collects a fee of \$1,100 for each market-rate single-family unit constructed in Spring Lake and the fees collected are deposited into the fund. The available fund balance was less \$30,000 as of July 1, 2014. All subsequent deposits not to exceed \$165,597 will be obligated to the loan with Mutual Housing California for its Spring Lake project. If the City is unable to disburse all or a portion of the loan funds in five years with funding from the Spring Lake Affordable Housing Fund, the City would be required to disburse the loan funds through another funding source(s).

Background

On August 20, 2013 the City Council approved a deferral agreement for the payment of Major Projects Financing Plan (MPFP) fees at the Mutual project with exception of the fee for Parks and Recreational Facilities. The total amount of fees deferred is \$781,739 and no interest is charged during the deferral period. Earlier, on February 5, 2013, the City Council approved a 57-year term residual receipts loan in the amount of \$910,000 for the Mutual project. On May 15, 2012, the City Council approved funding of up to \$20,000 to provide bus service to the Spring Lake Specific Plan Area for a period of two years to assist Mutual with the scoring of its tax credit application. The bus service allowed Mutual to achieve the minimum points necessary for its tax credit application to be fully considered by TCAC and Mutual was awarded tax credits in 2013. The City Council on July 20, 2010 approved a \$350,000 predevelopment loan for Mutual's project. The predevelopment loan was repaid with interest when Mutual closed escrow on its \$910,000 loan with the City in December 2013.

Mutual broke ground on its Spring Lake project last year and is expected to complete construction on its first 62 units and a community center by March 2015. As part of the conditions of approval for the project, the City is requiring, consistent with the provisions of the Spring Lake infrastructure plan, that Mutual construct a sound wall and landscaping on the Pioneer Avenue frontage of the project.

Discussion

Mutual is eligible to receive reimbursement from the City for the Pioneer Avenue frontage improvements through Spring Lake Infrastructure Fees (SLIF); however, reimbursement may not occur for many years if ever as there are a number of developers due SLIF reimbursement before Mutual. Loan assistance is needed to ensure that Mutual can complete the Pioneer Avenue improvements in time to obtain a certificate of occupancy in accordance with the project timeline required by the tax credit program which provided financing for the project. Failure to meet the timeline could place Mutual's tax credits at risk.

The proposed loan is in the amount of \$165,597 with a 55-year term. Repayment of the loan would occur prior to the 55-year term in the event that Mutual received reimbursement for the SLIF improvements along Pioneer Avenue before the 55-year period. The loan would not bear interest and a deed of trust would be recorded when the City has disbursed the loan funds to Mutual. Loan funds would not be disbursed until Mutual has completed and received City of Woodland inspection approval for the construction of the frontage improvements on Pioneer Avenue

The proposed loan agreement anticipates that the City would receive sufficient deposits to its Spring Lake Affordable Housing Fund within a two year period in order to fund the \$165,597 loan. Changes to real estate market conditions and other factors could delay final maps beyond two or even five years. The City collects the Spring Lake Off-Site Affordable Fees prior to final map recordation. In the event that disbursement does not occur within two years, the City has an additional three years to provide the loan funds. If the City is

unable to disburse all or a portion of the loan funds in five years with funding from the Spring Lake Affordable Housing Fund, the City would be required to disburse the loan funds through another funding source(s).

At this time City staff is working with the Spring Lake developers of the Heritage Remainder Area and Heidrick Ranch Phases II and III. Meritage Homes recently closed escrow on the purchase of approximately 100 lots in the Heritage Remainder Area. (Meritage constructed homes in the Heidrick Ranch Phase I Subdivision of Spring Lake about four to five years ago.) Lennar Homes is finalizing improvements plans for the Heidrick Ranch Phase II Subdivision which includes approximately 100 lots and is seeking to have infrastructure in the ground before December of this year. (Lennar is also in the process of building 98 homes at its Lennar Homes at Camellia at Spring Lake project). If the Meritage (Heritage Remainder Area) and Lennar (Heidrick Ranch Phase II) projects record final maps the amount of Spring Lake Off-Site Affordable Fees generated would be sufficient to fund Mutual Housing's loan of \$165,597.

To date, the City has provided a subsidy of \$15,726 for each of the 61 affordable housing units under construction at Mutual's project.

Subsidies:

1. \$910,000 long-term loan
2. \$20,000 contribution towards Spring Lake bus service
3. \$29,315 value of MPFP fee deferral if 3 percent interest had been charged during the estimated deferral period of 15 months

Approval of Mutual's \$165,597 loan request would increase the subsidy to \$18,441/affordable housing unit. The City has provided subsidies for other affordable multi-family projects and the most recent examples include Rochdale Grange (\$93,023 subsidy per affordable unit based on \$4,000,000 HOME loan and 43 affordable units) and Terracina at Spring Lake (\$69,659 subsidy per affordable unit based on \$4,189,000 HOME loan, \$1,732,000 land/cash donation, and 85 affordable units). For the HOME projects (Rochdale Grange and Terracina at Spring Lake), the State granted the HOME funds to the City which subsequently lent the funds to the developers of the two projects; these subsidies did not include contribution of City cash.

Conclusion

Staff recommends that the City Council take the following actions.

1. Adopt Resolution No. _____ approving a \$165,597 non-interest bearing loan with a 55-year term funded through the Spring Lake Affordable Housing Fund for Mutual Housing California's Spring Lake affordable multi-family project; and
2. Authorize the City Manager to execute any and all documents needed for the City to carry out the project.

Prepared by: Dan Sokolow
Senior Planner

Reviewed by: Kim McKinney
Finance Officer

Reviewed by: Ken Hiatt
CDD Director

Reviewed by: Christine Engel
CSD Director

A handwritten signature in dark ink, appearing to read "Paul Navazio", is positioned above the printed name.

Paul Navazio, City Manager

Attachments:

1. Resolution No. _____
2. Mutual Housing California loan request
3. Loan Agreement
4. Promissory Note

RESOLUTION _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING
A LOAN IN THE AMOUNT OF \$165,597 FROM THE SPRING LAKE OFFSITE
AFFORDABLE HOUSING FUND TO ASSIST MUTUAL HOUSING CALIFORNIA IN THE
CONSTRUCTION OF A MULTI-FAMILY RESIDENTIAL PROJECT AT THE
SOUTHEAST CORNER OF PIONEER AVENUE AND FARMERS CENTRAL ROAD IN
THE SPRING LAKE SPECIFIC PLAN AREA**

WHEREAS, Mutual Housing California has submitted a loan request in the amount \$165,597 to assist with the construction of Mutual's 101-unit apartment complex at the southeast corner of Pioneer Avenue and Farmers Central Road in the Heidrick Ranch I Subdivision;

WHEREAS, Mutual will use the loan funds to construct a sound wall and landscaping improvements on the Pioneer Avenue frontage of Mutual's project; and

WHEREAS, Mutual has requested that the City provide a non-interest bearing loan in the amount of \$165,597 for a 55-year term.

NOW THEREFORE BE IT RESOLVED, that the City of Woodland approves a 55-year term non-interest bearing loan with Mutual Housing California in the amount of \$165,597 for Mutual's 101-unit apartment project at the southeast corner of Pioneer Avenue and Farmers Central Road and funding of the loan through the Spring Lake Offsite Affordable Housing Fund subject to the conditions that a deed of trust will be recorded when the City has disbursed the loan funds and that no loan disbursements will occur until Mutual has completed and received City of Woodland inspection approval for the construction of the frontage improvements on Pioneer Avenue;

BE IT FURTHER RESOLVED, the City of Woodland authorizes the City Manager to execute any and all documents needed to implement the loan and amend the budget as needed.

PASSED AND ADOPTED this 7th day of October 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

Kara K. Ueda, City Attorney



August 19, 2014

Mayor Tom Stallard and Council Members
City of Woodland
300 First Street
Woodland, CA 95695

RE: Mutual Housing at Spring Lake; 2170 Farmers Central Road

Dear Mayor Tom Stallard and Council Members,

Mutual Housing respectfully requests the City of Woodland approve an additional loan request for \$165,597 to finance the Spring Lake Infrastructure improvements located along the east side of Pioneer Avenue adjacent to our Mutual Housing at Spring Lake affordable housing development.

In accordance with the Spring Lake Specific Plan area, the City's conditions of approval for the Mutual Housing development include a requirement for us to construct a privacy wall and install associated landscaping in conjunction with our development, the \$165,597 cost of which is to be reimbursable by SLIF credits or future reimbursement agreement.

We understand that the City will not be in a position to provide SLIF reimbursement in the form of cash at the completion of the improvements. Unfortunately, the complex set of regulatory and investor requirements that govern tax credit projects do not allow for a reimbursement arrangement by which financing used for this project would be used to pay for credits applicable to future projects.

We further understand that the City does not have the resources at this time to reimburse us for the cost of the Pioneer improvements from other sources. Unfortunately, neither is Mutual Housing, as a nonprofit organization, in a position to finance the improvements from its own resources.

In light of this situation, Mutual Housing is prepared to borrow the funds required to build the wall with the agreement that the City will ultimately reimburse us when it has the funding in its Spring Lake Affordable Housing Fund to enable it to do so. We are requesting that this City contribution be made in the form of an additional loan to the project in lieu of the SLIF credits as originally envisioned. You will note that the attached loan documents provide for City loan disbursements to be made to Mutual Housing over the course of two (2) years.

Without the promise of disbursements from the proposed City loan, Mutual Housing will not be able to obtain the loan that we will need to ensure that the Pioneer Avenue improvements can

be completed in time to obtain a Certificate of Occupancy in accordance with the timeline required by the tax credit program. This would put our tax credits at risk, and thus could ultimately cause the financial demise of the project since tax credits are the major source of financial investment in the project.

Given these circumstances, we seek the City's approval, in an effort to successfully satisfy our shared goal of completing the required infrastructure improvements in a timely manner.

We are proud to report the project's construction, which commenced in late December 2013, has been successfully progressing, reaching beyond 50% completion at this time. It is currently on track to reach final completion as planned. We are very much looking forward to its grand opening scheduled for March 2015.

Furthermore, Mutual Housing would like to thank the City of Woodland for its initial contribution of a \$910,000 project loan that has been instrumental to the project's feasibility.

We greatly appreciate your consideration of this request and continued support of efforts to complete the Mutual Housing at Spring Lake affordable housing development.

Sincerely,



Rachel Iskow
Executive Director

Enclosures:

Promissory Note – SLIF Improvements
Loan Agreement – SLIF Improvements

CITY OF WOODLAND LOAN AGREEMENT

This LOAN AGREEMENT (“Agreement”) is made and entered into this _____ day of _____, by and between the THE CITY OF WOODLAND (“City”), a public body, corporate and politic, and SPRING LAKE HOUSING ASSOCIATES, L.P., a California limited partnership (“Owner”).

R E C I T A L S

- A. City is a public body, corporate and politic, exercising governmental functions and powers.
- B. Owner is the owner in fee of that certain real property located at 2170 Farmers Central Road in the City of Woodland, County of Yolo, State of California, that is being developed with affordable multifamily housing known as Mutual Housing at Spring Lake (the “Project”).
- C. City is requiring that Owner construct a sound wall and related landscaping and offsite improvements (the “Work”) adjacent to the Project, but City does not currently have the funds on hand to provide a loan to Owner to pay for the Work. The general partner of Owner has agreed to loan funds to Owner needed to complete the Work.
- D. City desires to provide an additional loan to the Owner (the “New Loan”) to reimburse Owner for the costs of completing the Work, and the City acknowledges and agrees that Owner may use the funds from the New Loan to repay its general partner for the costs incurred by the general partner in completing the Work. The City will disburse the New Loan funds to Borrower in accordance with and subject to the provisions of this Agreement.

C O V E N A N T S

Based upon the foregoing Recitals and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City and Owner hereby agree as follows:

1. **THE LOAN.** Subject to the terms and conditions set forth herein, City hereby agrees to provide to Owner the sum of One Hundred Sixty Five Thousand Five Hundred Ninety Seven dollars (\$165,597) in the form of permanent financing with a term of 55 years. The New Loan shall be disbursed to Owner in accordance with Section 2 of this Agreement. Owner’s obligation to repay the City Loan shall be as set forth in the Promissory Note in the form attached hereto as Attachment No. 1. The New Loan shall be unsecured.
2. **LOAN DISBURSEMENT.** The New Loan will be disbursed from City to Owner as funds are deposited into the City’s “Spring Lake Offsite Affordable Housing Fund” (the “Affordable Housing Fund”) from time to time. The City currently collects funds from developers of single family homes as

a condition to final subdivision map approval, and deposits those funds into the Affordable Housing Fund. As and when funds are deposited into the Affordable Housing Fund, such funds shall be automatically committed by the City to fund the New Loan, prior to the City's commitment or use of those funds for any other purpose. The City shall disburse the entire amount of funds in the Affordable Housing Fund to Owner within ten (10) business days following each deposit of such funds into the Affordable Housing Fund. The City shall cause the entire amount of the New Loan to be disbursed no later than two (2) years following the date of this Agreement, provided, however, that if there are insufficient funds in the Affordable Housing Fund to fully disburse the New Loan within the 2-year period, the City may extend the period for fully disbursing the New Loan by up to three (3) years by providing written notice to Owner no later than three (3) months prior to the expiration of the 2-year period. The written notice to extend shall include an accounting of funds in the Affordable Housing Fund and a projection of funds to be deposited into the Affordable Housing Fund prior to the expiration of the extended term. Notwithstanding any extension that may be obtained, the City shall fully disburse the New Loan proceeds no later than the date that is five (5) years from the date of this Agreement, and the City agrees that its obligation to fully disburse the New Loan at the end of the 5-year period is unconditional and is not contingent upon the existence of sufficient funds in the Affordable Housing Fund. In addition, Owner may, at any time, but no more frequently than every six calendar months, request an accounting from the City of the balance of funds in the Affordable Housing Fund. The City shall provide such an accounting within thirty (30) days of the City's request.

3. MISCELLANEOUS.

3.1 Attorneys' Fees. If either party commences an action against the other party arising out of or in connection with this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs of suit from the losing party.

3.2 Notices. All notices to be delivered under this Agreement or the other loan documents to the other party shall be addressed to the respective parties as set forth below or to such other address and to such other persons as the parties may hereafter designate by written notice to the other parties hereto:

To Owner:

Spring Lake Housing Associates, L.P.
c/o Mutual Housing California
8001 Fruitridge Road, Suite A
Sacramento, CA 95820
Attention: Rachel Iskow, Executive Director

With a copy to:

Gubb & Barshay LLP
505 14th Street, Suite 1050
Oakland, CA 94612
Attention: Scott Barshay, Esq.

With a copy to:

Wells Fargo Affordable Housing
Community Development Corporation
MAC D1053-170
301 South College Street
Charlotte, NC 28288
Attention: Director of Tax Credit Asset Management

With a copy to:

Sidley Austin LLP
One South Dearborn Street
Chicago, IL 60603
Attention: Philip C. Spahn

To City:

City of Woodland
300 First Street
Woodland, CA 95695
Attention: _____

3.3 Assignment. Neither party shall assign this Agreement or any right or privilege that party might have under this Agreement without the prior written consent of the other party.

3.4 Binding on Heirs. This Agreement shall be binding upon the parties hereto and their respective heirs, representatives, transferees, successors, and assigns.

3.5 Entire Agreement, Waivers, and Amendments. This Agreement incorporates all of the terms and conditions mentioned herein, or incidental hereto, and supersedes all negotiations and previous agreements between the parties with respect to all or part of the subject matter hereof. All waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of the party to the changes. Any amendment or modification to this Agreement must be in writing and executed by City and Owner.

3.6 Interpretation; Governing Law. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. This Agreement shall be construed in accordance with the internal laws of the State of California.

3.7 Authority. The person(s) executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other agreement to which said party is bound.

3.8 Execution in Counterpart. This Agreement may be executed in several counterparts, and all so executed shall constitute one agreement binding on all parties hereto, notwithstanding that all parties are not signatories to the original or the same counterpart.

3.9 Attachments. Attachment No. 1 is attached to this Agreement are incorporated herein by this reference and made a part hereof.

IN WITNESS WHEREOF, City and Owner have executed this Agreement as of the date set forth above.

CITY:

CITY OF WOODLAND, a public body, corporate and politic

By: _____

Name: Paul Navazio

Its: City Manager

BORROWER:

SPRING LAKE HOUSING ASSOCIATES, L.P., a California limited partnership

BY: SPRING LAKE MUTUAL HOUSING ASSOCIATION, LLC, a California limited liability company, its general partner

BY: MUTUAL HOUSING CALIFORNIA, a California nonprofit public benefit corporation, its sole/managing member

By: _____

Name: Rachel Iskow

Title: Executive Director

ATTACHMENT NO. 1

PROMISSORY NOTE

[Attached]

PROMISSORY NOTE

_____, 2014
Woodland, California

FOR VALUE RECEIVED, **SPRING LAKE HOUSING ASSOCIATION, L.P.**, a California limited partnership (the "Maker"), having an address of 8001 Fruitridge Road, Sacramento, CA 95820, promises to pay the THE CITY OF WOODLAND, a public body, corporate and politic (the "Agency" or "Holder"), having an address at 300 First Street, Woodland, CA 95695 the principal sum of up to ONE HUNDRED SIXTY FIVE THOUSAND FIVE HUNDRED NINETY SEVEN DOLLARS (\$165,597), as provided herein, or such lesser amount actually advanced to Maker by Holder.

1. This is a promissory note for the repayment to Holder of funds advanced to or on behalf of Maker (the "New Loan") for development costs related to the construction of a sound wall and related landscaping and offsite improvements for the Mutual Housing at Spring Lake affordable housing project in Woodland, California and referred to herein as the "Project" in accordance with the terms of the loan agreement entered into between Maker and Holder of even date herewith.

2. Payment of this Note shall be secured by a deed of trust (the "Deed of Trust") that will be recorded against the Project at the time the initial disbursement of the New Loan is funded by Holder. The Deed of Trust will be junior to any other deeds of trust recorded against the Project. The Note shall be nonrecourse to Maker and its partners.

3. The principal amount owed to the City shall be due and payable in full fifty five (55) years after the proceeds of the Note have been fully disbursed to Maker or when the Maker receives reimbursement for the Spring Lake Infrastructure Fund (SLIF) improvements along Pioneer Avenue, whichever occurs first. This Note shall not bear interest. Maker may prepay all or any part of this Note, without penalty, at any time during the term of this Note.

4. Payment shall be made in lawful money of the United States to Holder c/o The City of Woodland, 300 First Street, Woodland, California 95695. The place of payment may be changed from time to time as the Holder may from time to time designate in writing.

5. The occurrence of any of the following shall constitute an event of default under this Note: (i) Maker fails to pay any amount due hereunder within fifteen (15) days of its due date; (ii) any default by Maker under this Note after the expiration of applicable notice and cure periods; or (iii) any default by Maker under the Deed of Trust after the expiration of any applicable cure period.

6. Upon the occurrence of any event of default, or at any time thereafter, at the option of the Holder hereof and without notice, the entire unpaid principal and interest owing on this Note shall become immediately due and payable. This option may be exercised at any time following the occurrence and continuation of any such event of default following expiration of applicable notice and cure periods, and the acceptance of one or more installments thereafter shall not constitute a waiver of Holder's option. Holder's failure to exercise such option shall not constitute a waiver of such option with respect to any subsequent event. Holder's failure in the exercise of any other right or remedy hereunder or under any agreement which secures the indebtedness or is related thereto shall not affect any right or remedy and no single or partial exercise of any such right or remedy shall preclude any further exercise thereof.

7. The Holder hereby agrees that any cure of any default made or tendered by one or more of the Maker's limited partners shall be deemed to be a cure by the Maker and shall be accepted or rejected on the same basis as if made or tendered by the Maker.

8. At all times when Maker is in default hereunder by reason of Maker's failure to pay principal due under this Note or any amounts due under any loan documents securing this Note, the interest rate on the sums as to which Maker is in default (including principal, if Holder has elected to declare it immediately due and payable), shall be the lower of the highest rate then allowed by law or two percent (2%) over the prime interest rate announced by Wells Fargo Bank, N.A., as of the date of the default.

9. Maker and any endorsers hereof and all others who may become liable for all or any part of this obligation, severally waive presentment for payment, demand and protest and notice of protest, and of dishonor and nonpayment of this Note, and expressly consent to any extension of the time of payment hereof or of any installment hereof, to the release of any party liable for this obligation, and any such extension or release may be made without notice to any of said parties and without in any way affecting or discharging this liability.

10. Maker agrees to pay immediately upon demand all costs and expenses of Holder including reasonable attorneys' fees, (i) if after default this Note be placed in the hands of an attorney or attorneys for collection, (ii) if after a default hereunder or under the Deed of Trust or under any loan document referred to herein Holder finds it necessary or desirable to secure the services or advice of one or more attorneys with regard to collection of this Note against Maker, or any other party liable therefor or to the protection of its rights under this Note, the Deed of Trust, or other loan document, or (iii) if Holder seeks to have the Site abandoned by or reclaimed from any estate in bankruptcy, or attempts to have any stay or injunction prohibiting the enforcement or collection of the Note or prohibiting the enforcement of the Deed of Trust or any other agreement evidencing or securing this Note lifted by any bankruptcy or other court.

11. If Holder shall be made a party to or shall reasonably intervene in any action or proceeding, whether in court or before any governmental agency, affecting the property or the title thereto or the interest of the Holder under the Deed of Trust,

including, without limitation, any form of condemnation or eminent domain proceeding, Holder shall be reimbursed by maker immediately upon demand for all costs, charges and attorneys' fees incurred by Holder in any such case, and the same shall be secured by the Deed of Trust as a further charge and lien upon the Site.

12. Any notices provided for in this Note shall be given by mailing such notice by certified mail, return receipt requested at the address stated in this Note or at such address as either party may designate by written notice.

13.. This Note shall be binding upon Maker, its successors and assigns.

14. This Note shall be construed in accordance with and be governed by the laws of the State of California.

15. This is a nonnegotiable Note. Without the consent of the Holder, this Note may not be assigned except to any successor or assignee of the Maker. Any unauthorized assignment or transfer shall, at the option of the Holder, be considered void and of no force and effect. No transferee shall have any greater rights or obligations than the Maker.

16. If any provision of this Note shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby.

MAKER:

SPRING LAKE HOUSING ASSOCIATES, L.P., a California limited partnership

BY: SPRING LAKE MUTUAL HOUSING ASSOCIATION LLC, a California limited liability company, its general partner

BY: MUTUAL HOUSING CALIFORNIA, a California nonprofit public benefit corporation, its sole member/manager

By: _____

Name: Rachel Iskow

Title: Executive Director

Legislation Details (With Text)

9.

File #: 14-432 Version: 1 Name:
Type: Report of the City Manager Status: Agenda Ready
File created: 10/17/2014 In control: City Council
On agenda: 10/21/2014 Final action:
Title: SUBJECT: Measure J Spending Plan -
Authorizing Initial FY2014/15 Program Implementation

Recommendation for Action: Staff recommends that the City Council approve specific FY2014/15 Measure J funding allocations and related actions for initial program implementation to support:

- 1) Expanded Library Hours of Operation and Youth Programming (\$300,000)
- 2) Afterschool Programming and Youth Sports Player Fees (\$320,000)
- 3) Neighborhood Crime Prevention and Police Volunteer Initiatives (\$50,000)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 21, 2014

SUBJECT: Measure J Spending Plan -
Authorizing Initial FY2014/15 Program Implementation

Recommendation for Action : Staff recommends that the City Council approve specific FY2014/15 Measure J funding allocations and related actions for initial program implementation to support:

- 1) Expanded Library Hours of Operation and Youth Programming (\$300,000)
- 2) Afterschool Programming and Youth Sports Player Fees (\$320,000)
- 3) Neighborhood Crime Prevention and Police Volunteer Initiatives (\$50,000)

Council Goal

Quality of Life - Maintain and enhance Woodland's quality of life by ensuring the highest level of public safety, promoting a wide range of parks and recreation facilities and structures, and provision of exceptional public services, consistent with community expectations.

Fiscal Impact

Measure J, passed by the voters at the June 2014 election, extends an existing ¼ cent local sales tax through 2022, and is expected to generate approximately \$2 million per year. Revenues generated by Measure J will commence being collected on October 1st - coinciding with the expiration of Measure V - resulting in

approximately \$1.7 million expected to be collected in the current fiscal year. The recommendations contained in this staff report would result in the allocation of \$670,000 of currently-budgeted FY2014/15 Measure J funds in support of initial program implementation.

Discussion

At the Council meeting of September 16, 2014, staff presented a preliminary spending plan for implementation of Measure J funding across an array of program areas, consistent with the intent of Measure J and its accompanying advisory measures.

In order to begin implementation of selected specific Measure J programs, staff is currently recommending Council approval of the following funding and staffing augmentations for Afterschool Activities, Youth Sports, Expanded Hours of Library Operations and Youth Programming and Enhancement of the Crime Prevention Program, as summarized in the following section of this report:

Preliminary Measure J Funding Recommendations

				Funding		FY 2014/15		FY 2015/16	
CATEGORY	PROGRAM / Description	Lead	Partner	One-Time	Recurring	One-Time	Recurring	One-Time	Recurring
Sports and Activities									
	After-School Sports Activities				\$ 220,000		\$ 206,000		\$ 220,000
	Summer-time Sports Activities				\$ 90,000		\$ 73,000		\$ 90,000
	Youth Sports Player Fee				\$ 35,000		\$ 20,000		\$ 35,000
	Expand Swim Lesson Season				\$ 10,000		\$ 5,000		\$ 10,000
	Expand Boxing Program				\$ 20,000		\$ 10,000		\$ 20,000
Summer Programming									
	Outdoor Adventures				\$ 100,000		\$ 46,000		\$ 100,000
	Summer Camps				\$ 180,000		\$ 144,000		\$ 180,000
Community Service									
	Youth Services Committee				\$ 65,000				\$ 65,000
Enrichment Opportunities									
	Career Skills				\$ 50,000				\$ 50,000
	New Programming				Contract				
Teen Activities					\$ 105,000		\$ 50,000		\$ 105,000
Hiddleston Pool - Support									
	Capital Project Costs			\$ 250,000				\$ 250,000	
	Ongoing Operations				\$ 40,000				\$ 40,000
Rec Van				\$ 50,000		\$ 50,000			
Movie Screen / Projector				\$ 20,000		\$ 20,000			
				\$ 320,000	\$ 915,000	\$ 70,000	\$ 554,000	\$ 250,000	\$ 915,000
Expansion of Library Hours					\$ 200,000	\$ -	\$ 100,000		\$ 200,000
Children / Teen Programming					155,000	-	77,500		155,000
Children / Teen Collections					45,000	-	22,500		45,000
One-time Costs (Circulation, Computers)				\$ 100,000		\$ 100,000			
				\$ 100,000	\$ 400,000	\$ 100,000	\$ 200,000		\$ 400,000
							\$ 300,000		\$ 400,000
Crime Prevention									
	Restore Crime Prevention Program				\$ 100,000		\$ 50,000		\$ 100,000
	Enhance Crime Analysis Pprogram				\$ 100,000		\$ 50,000		\$ 100,000
At-Risk Youth									
	Restore Youth Diversion Program				\$ 50,000		\$ 25,000		\$ 50,000
	YGRIP Support				\$ 30,000				\$ 30,000
	Enhance School Resource Officer Program				CalGrip				
					\$ 280,000		\$ 125,000		\$ 280,000
Meas N									
	Utility Rate-Payer Assistance Program				\$ 100,000		\$ 75,000		\$ 100,000
					Recommended Incremental FY2014/15 Funding Allocations				
					Previously approved FY2014/15 Funding Allocations				

Conclusion

Staff recommends that the City Council authorizing re-programming of \$670,000 in funding already provided in the FY2014/15 approved budget for initial implementation of specific Measure J programming, as outlined in this report.

Paul Navazio, City Manager

Youth Programming - Measure K

Afterschool Programs : clubs/leagues for middle-school youth (intramural sports, yoga, zumba, garage band, art), Monday - Thursday afterschool at multiple locations in the community, beginning with Douglass Middle School. Hire teen/college temporary employees to run the program along with an adult temp employee (one coordinator) and full-time staff oversight. Some programming may also occur during lunch at each of the middle schools. Contractors/stipends would be used for running programs such as ropes course, woodshop, art studio.

Summertime Sports & Activities : clubs/leagues for middle school youth during the summer. Utilize city parks, Woodland Sports Park, and Community & Senior Center gym. Hire teen/college temporary employees to run the program, with an adult temp employee and full-time staff oversight. Deploy a “Rec Van” to area parks for games and activities.

Waive Per-Player Fees for Youth Sports

Staffing for After-School Programming and Summertime Sports Activities

- Community Services Program Manager
- Recreation Coordinator

Library Programming - Measure L

The Library service priorities for Measure J as identified by city staff and the Library Board of Trustees are as follows:

- Open Hours and Access
- Children and Teen Programming
- Children and Teen Print and Electronic Collections

Open Hours and Access

Beginning January 2015 the library will increase hours from 44 hours a week to 51 hours per week. The library is currently open 9-7 four days a week. Peak library usage times are weekdays, with Mondays being the highest tapering down towards the end of the week. Peak library usage hours are between 10:00am and 5:00pm. The library is open when the public uses it the most, and the increase in hours will add Friday afternoons and Saturday mornings. The current Library hours use a permanent staff of 5 for a 40 hour work week Mon-Thu and temporary help is used to keep Saturdays open. Saturdays have minimal programming. Two days with a full complement of programming results in the necessity of additional permanent staffing.

Proposed Hours Schedule: *Mon-Thu 9am-7pm *Fri 12pm-4pm *Sat 9am-4pm

Children and Teen Programming

The library anticipates increasing children and teen programming using Measure J Funding. Programming may

include and is not limited to family and early literacy support for parents and day care providers, books clubs, city-wide Kid's Read programs, library card campaigns, Teen Advisory Board, SAT and ACT test prep courses, one-on-one online homework help, and research databases to support school curriculum and Common Core. The intention of the children and teen programming increases at the Library are to get Library staff and volunteers out into the community working directly with children, teens, and to support those who work with children and teens.

Children and Teen Collection

Youth need access to current print and electronic materials. The Library will focus on creating a collection that includes databases and a larger non-fiction collection. Additionally a "Moving Up" collection will be created for children transitioning from easy readers to chapter books. Teens need a collection that is dynamic and full of popular fiction. The increase and development of the youth collection is an on-going process.

One-time Costs

In order to prepare for increased hours and usage, the library has identified some one-time costs that would be beneficial to the children, teens, and all patrons using the Library. For example: Modern circulation and service desks, Afterschool Edge Computers, and computers with Word Processing in the children's area.

Additional Staffing to support increased hours and programming

- Teen Services Librarian
- Library Tech Assistant III (Youth)
- Library Tech Assistant I (Circulation)
- Literacy Coordinator
- Increase temporary seasonal staffing to provide pages for open hours and temp to support outreach programs

Crime Prevention - Measure M

Restore Crime Prevention Program

- Increase participation in Neighborhood Watch Program with the goal of increasing the number of neighborhoods participating in the program and the Department's outreach and support of those neighborhoods. This will improve the communication between the Police Department and the community and will strengthen the community's involvement in crime prevention efforts.
- Launch Police Department Nextdoor.com website with the goal of enabling department communication with community members utilizing Nextdoor.com as a virtual Neighborhood Watch improving the community's crime prevention efforts.
- Partner with officers addressing complex P.O.P. issues by working with community members to address CPTED (Crime Prevention Through Environmental Design) concerns.
- Oversight of Volunteer Program with the goal of providing regular and consistent management of the volunteer program and increasing the number of our volunteers and the diversity of opportunities for

volunteers to assist the department's efforts in our community.

Staffing in Support of Crime Prevention and Volunteer Initiatives

- Crime Prevention Community Services Officer

Legislation Details (With Text)

10.

File #: 14-430 Version: 1 Name:
Type: Report of the City Manager Status: Agenda Ready
File created: 10/16/2014 In control: City Council
On agenda: 10/21/2014 Final action:
Title: SUBJECT: Follow-up from Retreat/Study Session:
City Council Priority Goals (2014-2016)

Recommendation for Action: Staff recommends that the City Council receive this informational staff report summarizing the City Council's Priority Goals for 2014-16, as discussed and refined through the Council Retreat and follow-up with selected Council Subcommittees.

Sponsors:

Indexes:

Code sections:

Attachments: [Council Goals Summary Oct 2014](#)
[2014 Update to Council Goals](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 21, 2014

SUBJECT: Follow-up from Retreat/Study Session:
City Council Priority Goals (2014-2016)

Recommendation for Action: Staff recommends that the City Council receive this informational staff report summarizing the City Council's Priority Goals for 2014-16, as discussed and refined through the Council Retreat and follow-up with selected Council Subcommittees.

Staff Contact

Paul Navazio, City Manager - (530) 661-5800, paul.navazio@cityofwoodland.org

Fiscal Impact

This is an informational report and - as such - the recommendation included in this report does not result in any specific fiscal impact to the City. However, the update of City goals for 2014-16 will directly influence allocation of available City resources as well as provide direction on pursuing targeted opportunities for additional funding in areas that directly advance City Council goals.

Report in Brief

Establishing updated, clear, and explicit City Council goals and priorities for the next two years (and beyond) is important in several respects. First, the goals set by the Council will continue to form the basis for assessing progress made in addressing the most important issues facing the City and community. In addition, clearly articulated Council priorities will assist in ensuring that the City's limited resources are focused on those initiatives and programs that contribute most directly to the outcomes envisioned in advancing city priorities.

Background

On September 9, 2014, Council participated in a Retreat/Workshop to review progress towards previously established goals and priorities and to provide direction to refine and update those goals and priorities to guide us into the next two years. Subsequent to the Retreat, the Councils Economic Development Subcommittee and Downtown Subcommittee reviewed and updated strategies and initiatives specific to their area of focus. Staff will continue to refine the critical initiatives through our ongoing work with the Council subcommittees.

Discussion

Over the past several years, Council, city management and staff have worked very hard at focusing the limited resources towards activities connected to the Council goals. While not every work-effort can be centered on a specific goal, we have tried to concentrate our efforts towards meeting the highest priorities. The Council goal framework will help guide our organization as we embark on the FY2016 budget process, implementing a two-year budget with a focus on improving long-term financial planning and enhancing organizational stability.

Conclusion

Staff looks forward to focusing our resources towards advancing the goals, strategies and priority initiatives established by the City Council.

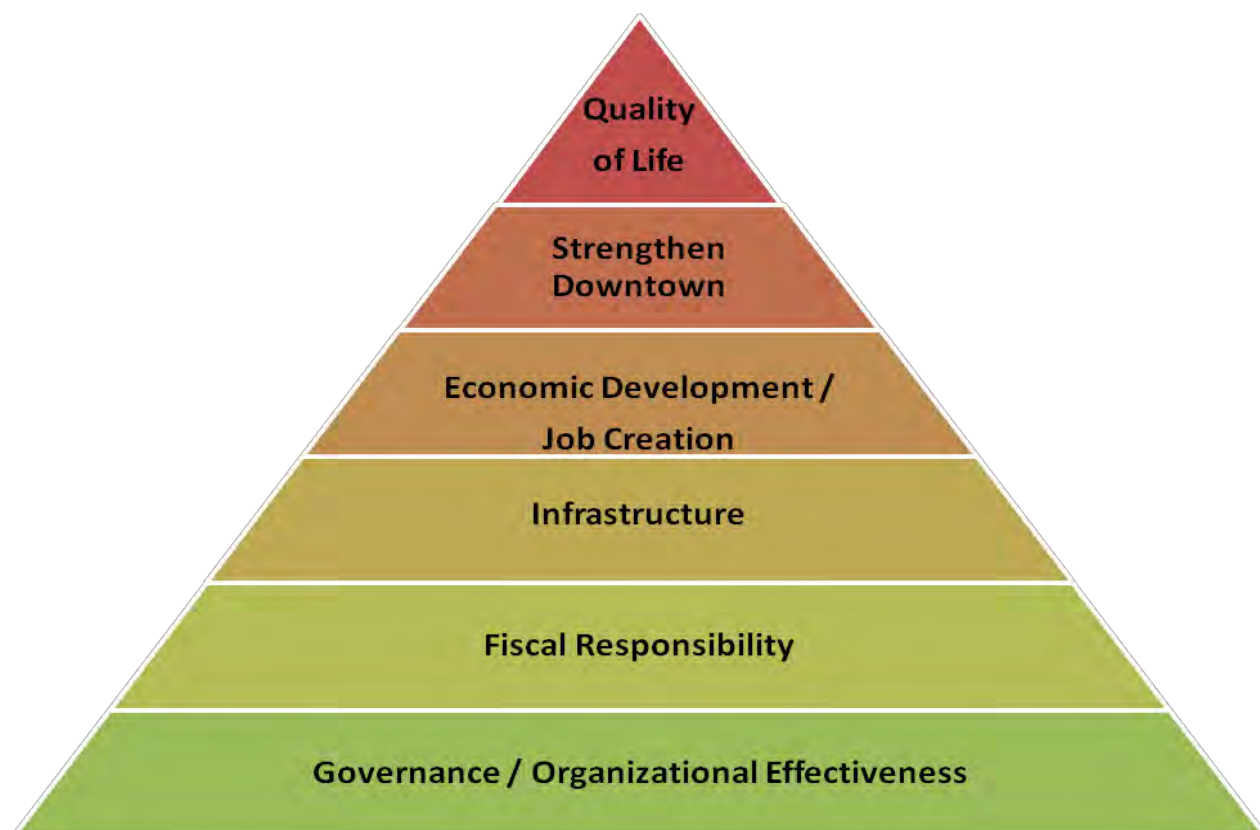


Paul Navazio, City Manager

Attachments

- 1) Summary of City Council Goals
- 2) Priority Goal Objectives and Strategies

MAJOR GOAL AREAS



Major Goal Areas	Sub-Categories
Quality of Life	Arts, Culture & Recreation Health, and Environmental Sustainability
Public Safety	Police, Fire, Emergency Preparedness and Response
Strengthen Downtown	Streetscapes, Lighting & Signage Special Events / Civic Activities Historic Preservation
Economic Development / Job Creation	Employment & Jobs Business Climate Business Retention / Attraction
Infrastructure	Water, Sewer and Storm Drain Streets, Roads, Sidewalks and Bike Paths Parks & Urban Forest City Facilities
Fiscal Responsibility	Balanced-Budget, Financial Planning Capital / Debt, Treasury & Cash Management Unfunded Liabilities, Fiscal Policies
Governance / Organizational Effectiveness	Engagement, Collaboration, Transparency Public Information, Customer Service, Technology Performance Management, Accountability Labor-Management Relations, Succession Planning

CITY COUNCIL PRIORITY GOALS

Goal Statement / Objectives

QUALITY OF LIFE	
	<i>Maintain and enhance Woodland's quality of life by promoting a wide range of parks and recreational facilities and activities, provision of exceptional public services, consistent with community expectations, and encouraging and modeling environmental stewardship.</i>
PUBLIC SAFETY	
	<i>Maintain and enhance Woodland's quality of life by ensuring the highest level of public safety.</i>
STRENGTHEN DOWNTOWN	
	<i>Revitalize the Downtown district as the Heart of the City, and center of civic activity, by enhancing a mix of residential and commercial activity, while preserving its historic and cultural resources and small-town character.</i>
ECONOMIC DEVELOPMENT / JOB CREATION	
	<i>Provide for a diversified economic base with a range of employment opportunities by supporting growth of existing businesses, and providing expanded opportunities for new businesses through targeted infrastructure investments and leveraging existing community and regional assets.</i>
INFRASTRUCTURE	
	<i>Ensure that the City's physical infrastructure is planned, funded and maintained to provide for current and future community needs, in support of commercial, recreational and environmental requirements and standards, while managing the overall cost consistent with available resources.</i>
FISCAL RESPONSIBILITY	
	<i>Maintain structurally-balanced budget where current services can be sustained with ongoing, recurring revenues, while maintaining prudent reserves, adequately funding infrastructure maintenance and replacement needs, and addressing long-term unfunded liabilities and debt obligations.</i>
GOVERNANCE / ORGANIZATIONAL EFFECTIVENESS	
	<i>Promote a local government and city organization that is committed to meeting the needs of the community, encourages collaboration, civic participation, and promotes accountability and transparency in the effective delivery of services.</i>

CITY COUNCIL PRIORITY GOALS

Goal Strategies

QUALITY OF LIFE

Strategies

- Ensure appropriate staffing and resource support of public safety departments, programs and initiatives
- Identify opportunities to restore funding to expand recreation programs and library services
- Ensure adequate funding to maintain parks, streetscapes, and other community amenities
- Promote bicycle and pedestrian friendly infrastructure: downtown, community, and safe-routes to school
- Identify opportunities to achieve city-wide conservation goals for use of energy, water, and other natural resources
- Work collaboratively with WJUSD and WCC to support enhanced educational opportunities and academic achievement goals
- Promote expanded community events in neighborhood parks

PUBLIC SAFETY

Strategies

- Ensure appropriate staffing and resource support of public safety departments
- Expand Crime Prevention and Neighborhood Watch
- Implement prevention and intervention programs for at-risk youth
- Review and Update Fire Department Master Plan

STRENGTHEN DOWNTOWN

Strategies

- Convene regular meetings of Downtown Committee
- Update General Plan & Downtown Specific Plan to streamline development consistent with ED goals
- Improve Live/Work Balance in the Downtown district
- Seek to leverage remaining Redevelopment Assets and Financing tools for targeted projects
- Increase number and frequency of Special Events and Community Activities throughout the downtown
- Expand Art & Entertainment Activities/Venues in Downtown
- Continue to enhance the walkability and Sense of Place

ECONOMIC DEVELOPMENT / JOB CREATION

Strategies

- Update General Plan with Land Use Plan and Policies that support diversification of economy
- Comprehensive Review of City Codes and Regulations
- Continue to improve Business-Friendly Culture and Practices
- Develop Plan to Mitigate Flood Issues in City's Industrial Area
- Market and Promote Targeted Business opportunities in collaboration with Local and Regional Agencies/Organizations: Cities/County/UCD/Chamber/Business Associates
- Establish new master Tax Sharing Agreement with Yolo County

INFRASTRUCTURE

Strategies

- Secure long-term, reliable and high-quality water supply
- Manage existing infrastructure to reduce long-term cost of maintenance and replacement needs
- Seek support for securing Federal/State, regional and local funding for major infrastructure projects
- Explore regional opportunities for sharing of infrastructure facilities, reduce environmental impacts and costs
- Complete Cache Creek Flood Control Plan
- Update Facilities Master Plan to include energy plan for agriculture

FISCAL RESPONSIBILITY

Strategies

- Ensure ongoing expenditures are supported by ongoing revenues; one-time sources applied to one-time needs
- Maintain prudent reserves across all major operating funds
- Achieve agreement on fair and sustainable labor contracts
- Implement measures to address long-term unfunded liabilities
- Reduce burden of existing debt obligations

PUBLIC SAFETY

Strategies

- Ensure appropriate staffing and resource support of public safety departments
- Expand Crime Prevention and Neighborhood Watch
- Implement prevention and intervention programs for at-risk youth
- Review and Update Fire Department Master Plan

GOVERNANCE / ORGANIZATIONAL EFFECTIVENESS

Strategies

- Build-up and strengthen collaborations with Yolo County and its cities
- Actively engage in advocacy at State/Federal level to support City interests
- Partner with community-based organizations to leverage community assets towards common objectives
- Empower city employees and work groups
- Enable appropriate alternative duty models

QUALITY OF LIFE

Goal Statement/Objective(s) – *What are we trying to accomplish?*

Maintain and enhance Woodland's quality of life by promoting a wide range of parks and recreational facilities and activities, provision of exceptional public services, consistent with community expectations, and encouraging and modeling environmental stewardship.

Goal Strategies - *How do we envision accomplishing this goal/objective(s)?*

- A. Ensure appropriate staffing and resource support of public departments, programs and initiatives
- B. Identify opportunities to restore funding to expand recreation programs and library services
- C. Ensure adequate funding to maintain parks, streetscapes, and other community amenities
- D. Promote bicycle and pedestrian friendly infrastructure: downtown, community, and safe-routes to school
- E. Identify opportunities to achieve city-wide conservation goals for use of energy, water, and other natural resources
- F. Work collaboratively with WJUSD and WCC to support enhanced educational opportunities and academic achievement goals
- G. Promote expanded community events in neighborhood parks

Critical Initiatives/Special Projects – *What specific work plan efforts are most likely to advance this goal and related strategies?*

- Implement Community-supported Climate Action Plan and related greenhouse gas reduction targets
- Identify opportunities to implement cost-effective renewable energy projects
- Implement new and expanded programming consistent with the Measure J Spending Plan to expand recreational opportunities and increase Library hours of operation
- Develop citywide Volunteer Program in support of community projects, events and programs
- Implement programs and strategies to engage community around health and active lifestyles.

STRENGTHEN DOWNTOWN

Goal Statement/Objective(s) – *What are we trying to accomplish?*

Revitalize the Downtown district as the Heart of the City and center of civic activity, by enhancing mix of residential, commercial & entertainment activity, while preserving its historic and cultural resources and small-town character.

Goal Strategies - *How do we envision accomplishing this goal/objective(s)?*

- A. Convene regular meetings of Downtown Subcommittee
- B. Update General Plan & Downtown Specific Plan to streamline development consistent with ED goals
- C. Improve Live/Work Balance in the Downtown district
- D. Seek to leverage remaining Redevelopment Assets and Financing tools for targeted projects
- E. Increase number and frequency of Special Events and Community Activities throughout the downtown
- F. Expand Art & Entertainment Activities/Venues in Downtown
- G. Continue to enhance the walkability and Sense of Place

Critical Initiatives/Special Projects – *What specific work plan efforts are most likely to advance this goal and related strategies?*

- Complete Renovation of State Theater & Multiplex Project
- Complete Courthouse Project
- Complete Main Street Beautification Projects (3rd- 6th and Elm to Walnut)
- Complete Wayfinding and Signage Upgrade
- Complete “Good Neighbor” policy/procedures for Events
- Complete comprehensive downtown parking and access plan
- Targeted improvements/upgrades to alleys for circulation and activity
- Complete Woodland Opera House expansion for Dance and Theatre Academy
- Partner with private developer to build a downtown hotel
- Establish regular music venue(s)
- Partner with Yolo County on reuse strategy for existing Court House (Agriculture Research & Technology Accelerator)
- Support establishment of a Property Based Business Improvement District
- Improve Heritage Plaza to support community events and function as community’s central civic space
- Continue to partner with community groups to bring more events downtown
- Continue to make improvements to lighting, landscaping, outdoor dining throughout downtown

ECONOMIC DEVELOPMENT/JOB

Goal Statement/Objective(s) – *What are we trying to accomplish?*

Provide for a diversified economic base with a range of employment opportunities by supporting growth of existing businesses, and providing expanded opportunities for new business through targeted infrastructure investments and leveraging existing community and regional assets.

Goal Strategies - *How do we envision accomplishing this goal/objective(s)?*

- A. Update General Plan with Land Use Plan and Policies that support diversification of economy
- B. Comprehensive Review of City Codes and Regulations
- C. Continue to improve Business-Friendly Culture and Practices
- D. Develop Plan to Mitigate Flood issues in City's Industrial Area
- E. Market and Promote Targeted Business opportunities in collaboration with Local and Regional Agencies/Organizations: Cities/County/UCD/Chamber/YCVB/Business Associates
- F. Establish new master Tax Sharing Agreement with Yolo County

Critical Initiatives/Special Projects – *What specific work plan efforts are most likely to advance this goal and related strategies?*

- Complete Lower-Cache Creek Flood Study and Implementation Plan
- Implement On-line Business Licensing
- Enhance collaboration with Hoteliers and YCVB to promote Woodland as a destination
- Develop Targeted Marketing Campaign and Strategy (Leverage the Woodland Story)
- Complete Entitlement Process and Annex Woodland Commerce Center
- Incorporate Technology Park(s) in General Plan Update and work with land owners to advance development
- Establish Food and Ag. Industry Advisory Council
- Improve Infrastructure/Industrial Area
 - Industrial Area Capital Infrastructure and Financing Plan
 - Broadband/Technology
 - Aesthetics/Brand of Industrial District(s)

INFRASTRUCTURE

Goal Statement/Objective(s) – *What are we trying to accomplish?*

Ensure that the City's physical infrastructure is planned, funded and maintained to provide for current and future community needs, in support of commercial, recreational and environmental requirements and standards , while managing the overall cost consistent with available resources.

Goal Strategies - *How do we envision accomplishing this goal/objective(s)?*

- A. Secure long-term, reliable and high-quality water supply
- B. Manage existing infrastructure to reduce long-term cost of maintenance and replacement needs
- C. Seek support for securing Federal/State, regional and local funding for major infrastructure projects
- D. Explore regional opportunities for sharing of infrastructure facilities, reduce environmental impacts and costs
- E. Complete Cache Creek Flood Control Plan
- F. Update Facilities Master Plan to include energy plan for agriculture

Critical Initiatives/Special Projects – *What specific work plan efforts are most likely to advance this goal and related strategies?*

- Implement WDCWA Surface Water Project
- Process Improvements at Wastewater Treatment Facility
- Update comprehensive Street and Sidewalk maintenance program and related funding mechanism
- Identify means to increase funding for maintenance of parks and urban forest
- Expand Bicycle and Pedestrian-friendly infrastructure in support of active lifestyle and environmental quality
- Advance Kentucky Avenue Reconstruction Project
- Address flood issues in Industrial Area
- Management Plan for addressing State/Federal storm water regulations
- Update Parks Facilities Master Plan

FISCAL RESPONSIBILITY

Goal Statement/Objective(s) – *What are we trying to accomplish?*

Maintain structurally-balanced budget where current services can be sustained with ongoing, recurring revenues, while maintaining prudent reserves, adequately funding infrastructure maintenance and replacement needs, and addressing long-term unfunded liabilities and debt obligations.

Goal Strategies - *How do we envision accomplishing this goal/objective(s)?*

- A. Ensure ongoing expenditures are supported by ongoing revenues; one-time sources applied to one-time needs
- B. Maintain prudent reserves across all major operating funds
- C. Achieve agreement on fair and sustainable labor contracts
- D. Implement measures to address long-term unfunded liabilities
- E. Reduce burden of existing debt obligations

Critical Initiatives/Special Projects – *What specific work plan efforts are most likely to advance this goal and related strategies?*

- Review and update comprehensive budget and fiscal management policies
- Review and revise labor agreements to better manage short and long-term personnel costs
- Implement regular budget updates and ongoing refinement of long-range financial forecasts and plans
- Identify opportunities to re-allocate existing resources in support of highest priority community needs
- Implement Multi-Year Budget Process to improve financial planning and enhance organizational stability
- Undertake Comprehensive Fee Study
- Review Development Impact Fee Program (MPFP) to ensure that current fees are consistent with long-term infrastructure requirements and development projections

PUBLIC SAFETY

Goal Statement/Objective(s) – *What are we trying to accomplish?*

Maintain and enhance Woodland's quality of life by ensuring the highest level of public safety.

Goal Strategies - *How do we envision accomplishing this goal/objective(s)?*

- A. Ensure appropriate staffing and resource support of public safety departments, programs and initiatives
- B. Expand Crime Prevention and Neighborhood Watch
- C. Implement prevention and intervention programs for at-risk youth
- D. Review and Update Fire Department Master Plan

Critical Initiatives/Special Projects – *What specific work plan efforts are most likely to advance this goal and related strategies?*

- Identify new technology to improve crime prevention
- Expand community outreach to enhance Neighborhood Watch and communication with the community
- Strengthen and grow Volunteer Program
- Restore youth Diversion Program
- Regionalize Fire Promotional testing
- Involve County in Fire Prevention shared services
- Complete Confined Space Rescue training
- Develop Fire Department succession plan

GOVERNANCE/ORGANIZATIONAL EFFECTIVENESS

Goal Statement/Objective(s) – *What are we trying to accomplish?*

Promote local government and city organization that is committed to meeting the needs of the community, encourages collaboration, civic participation, and promotes accountability and transparency in the effective delivery of services.

Goal Strategies - *How do we envision accomplishing this goal/objective(s)?*

- A. Build-up and strengthen collaborations with Yolo County and its cities
- B. Actively engage in advocacy at State/Federal level to support City interests
- C. Partner with community-based organizations to leverage community assets towards common objectives
- D. Empower city employees and work groups
- E. Enable appropriate alternative service models

Critical Initiatives/Special Projects – *What specific work plan efforts are most likely to advance this goal and related strategies?*

- Implement organizational changes to align resources and responsibilities for effective delivery of services
- Review City Policies and Procedures; update City Business Model
- Expand and improve customer service with aid of e-governance tools and technologies
- Improve Public Information and Outreach to engage community in City issues and activities
- Establish bi-annual community survey tool
- Develop performance-management system to promote transparency and accountability
- Implement labor/management work group