

City of Woodland

300 First Street
Woodland, CA 95695

Meeting Agenda City Council

Tuesday, January 6, 2015

6:00 PM

Council Chambers

**JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY
JANUARY 6, 2015
6:00 P.M.**

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. COMMUNICATIONS-PUBLIC COMMENT

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

14-519 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. MINUTES

1. 14-513 SUBJECT: Council Meeting Minutes

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meetings of December 2, 2014 and December 16, 2014.

Attachments: [12 02 14 DRAFT Meeting Minutes for approval](#)
[12 16 14 DRAFT Meeting Minutes for approval](#)

H. CONSENT CALENDAR

2. 14-525 SUBJECT: Proclamation Honoring Judge Stephen L. Mock on his Retirement

Recommendation for Action: Staff recommends that the City Council adopt a Proclamation Honoring Stephen L. Mock on his retirement and service to Yolo County.

Attachments: [Proclamation Judge Mock](#)

3. **14-497** SUBJECT: Approve Consultant Agreement for Construction Management of CIP 08-58 Downtown Streetscape (Third St. to Sixth St.) and CIP 15-16 Main St. Streetscape Improvement Project (Elm St. to Cleveland St.);

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ to approve a consultant services agreement for construction management and inspection with Associated Engineering Consultants, Inc. in the amount of \$216,000 for the Downtown Streetscape Project, CIP 08-58 and \$117,000 for the Main Street Streetscape Improvement Project, CIP 15-16; and authorize the City Manager to execute the agreement and amendments as necessary up to 20% of the agreement amount.

Attachments: [A - Resolution](#)

4. **14-508** SUBJECT: Adoption of Resolution requesting the County of Yolo Quitclaim and Transfer a Portion of County Road 25A to the City of Woodland

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, a resolution of the City Council of the City of Woodland Requesting the County of Yolo Quitclaim and Transfer a Portion of County Road 25A to the City of Woodland.

Attachments: [A - Resolution](#)

[B - Location Map](#)

5. **14-509** SUBJECT: Final Acceptance and Notice of Completion for the 2014 Road Maintenance Project, CIP 14-14

Recommendation for Action: Staff recommends that the City Council accept the 2014 Road Maintenance Project, CIP 14-14 construction contract as complete and authorize the City Clerk to file a Notice of Completion.

6. **14-510** SUBJECT: East Kentucky Avenue Road Rehabilitation Project, CIP 10-07; Authorize the City Manager to Execute a Contract Amendment for Construction Management and Inspection Services

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, to authorize the City Manager to execute a Contract Amendment in the amount of \$66,000 for the Construction Management and Inspection Services provided by Associated Engineering Consultants for the East Kentucky Avenue Road Rehabilitation Project, CIP 10-07.

Attachments: [A - Resolution](#)

7. **14-511** SUBJECT: 2014 Water and Sewer Repair and Replacement Project, CIP 15-19 approve Plans and Specifications, and Authorize Bid Advertisement

Recommendation for Action: Staff recommends that City Council adopt Resolution No. _____, to 1) approve Plans and Specifications for CIP 15-19; 2014 Water and Sewer Repair and Replacement Project; 2) authorize bid advertisement; and 3) reallocate \$1,500,000 from CIP 09-23 and \$300,000 from CIP 14-03 to CIP 15-19 to fund the project.

Attachments: [A - Resolution](#)

[2014-12-18_VICINITY MAP.pdf](#)

8. **14-514** SUBJECT: Adoption of Resolution No. _____ approving a Settlement Agreement and Release between the City Council of the City of Woodland and Browns Corner, LLC

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving a Settlement Agreement and Release between the City of Woodland and Browns Corner, LLC; and authorizing the City Manager to sign on behalf of the City.

Attachments: [A - Resolution](#)

[B - Settlement Agreement](#)

I. PUBLIC HEARINGS

9. **14-524** SUBJECT: Solar Project CEQA Compliance and Project Approvals

Recommendation for Action: Staff recommends that the City Council hold a public hearing and:

(1) Adopt Resolution No. _____ adopting a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program under the California Environmental Quality Act (CEQA) for the Water Pollution Control Facility Solar Power Project and approving the project; and

(2) Adopt Resolution No. _____ finding additional solar photovoltaic projects at various City sites exempt from CEQA and approving the projects.

Attachments: [Resolution for WPCF Solar Project MND rev 12-29-14](#)

[Resolution for Various Solar Project NOEs 12-29-14](#)

[Draft WPCF Solar IS-MND](#)

[Final WPCF Solar IS-MND with MMRP](#)

J. REPORTS OF THE CITY MANAGER

10. **14-520** SUBJECT: First Amendment to Exclusive Engagement Agreement

with TerraVerde Renewable Partners

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ approving the First Amendment to Exclusive Engagement Agreement with TerraVerde Renewable Partners.

Attachments: [Resolution to amend TerraVerde contract](#)

[WOODLAND First Amendment to TerraVerde Exclusive EA 12-23-2014](#)

- 11. 14-512** SUBJECT: Award Construction Contract for Water Transmission Main West, CIP #12-05

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, to award a construction contract in the amount of \$2,362,225.00 to Teichert Construction for CIP 12-05, Water Transmission Main West, Surface Water Local Projects and approve a ten percent (10%) construction contingency in the amount of \$ 236,222.00.

Attachments: [A - Resolution](#)

[B - Project Map](#)

- 12. 14-523** SUBJECT: \$505,800 City of Woodland Community Facilities District 2004-1 (Spring Lake) Subordinate Special Tax Bonds, Series 2015E

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ Authorizing the Execution and Delivery of a Bond Issuance Agreement; Authorizing the Issuance of Subordinate Special Tax Bonds; and Approving Certain Other Actions Related Thereto.

Attachments: [Exhibit A](#)

[City Council Resolution](#)

[Bond Issuance Agreement](#)

- 13. 14-527** SUBJECT: Implementation of Council District Elections

Recommendation for Action: Staff recommends that the City Council

- 1) Review the remaining issues related to implementation of Council District elections consistent with voter-approval of Measure U in the November 2014 general election, and
- 2) Provide direction to staff on preparation of specific ordinance amendments required to effectively implement Council District elections, beginning with the 2016 Council election.

Attachments: [Exhibit A Council District Map](#)

[Exhibit B SAMPLE Mayor and Mayor Pro Tem Selection Process](#)

[Exhibit C Voter Turn-out Data](#)

[Exhibit D Ordinance No. 1561](#)

K. ADJOURN

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 Text

File #: 14-519, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: January 6, 2015

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

A handwritten signature in black ink, appearing to read "Paul Navazio".

Paul Navazio, City Manager

Attachment

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

JANUARY 20th REGULAR MEETING REPORTS DUE 1/6

Consent

CDD Quarterly Status Report
Verizon Lease Agreement at Sports Park
E. Main Street Improvement Project CIP 13-05
Approve Consultant Agreement for CM Services and Inspection Services - Solara Ranch Subdiv. Improv.

Regular Calendar

Housing Related Grant Parks
Elm to Walnut Streetscape Project, CIP 15-16 and Downtown Streetscape Project, CIP 08-58
Consideration of Local Tobacco License (Fee/Program)
AT&T Cell Tower Appeal

FEBRUARY 3RD REGULAR MEETING REPORTS DUE 1/20

Community Service Awards
Final Acceptance and NOC for Southwest Tank Acceptance, CIP 08-33

FEBRUARY 17th REGULAR MEETING REPORTS DUE 2/3

CDBG – Updated Five-Year Plan
Mid-Year Budget Update

FUTURE AGENDA ITEMS – DATE TO BE DETERMINED:

Purchase Contract – Recycled Water
Council Direction on Preferred General Plan Land Use Scenario (Feb/Mar)
Revise/Update of Development Impact Fees

FUTURE STUDY SESSIONS (TBD):

Lower Cache Creek Flood Control Feasibility Study
Update Economic Development Strategic Plan
Budget Workshop – Long-range Planning (Spring)

Updated 12/30/14



City of Woodland

300 First Street
Woodland, CA 95695

Legislation Text

1.

File #: 14-513, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: January 6, 2015

SUBJECT: Council Meeting Minutes

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meetings of December 2, 2014 and December 16, 2014.

Staff Contact

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

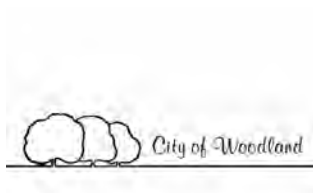
A handwritten signature in black ink, appearing to read "Paul Navazio".

Paul Navazio, City Manager

Attachments

City of Woodland

*300 First Street
Woodland, CA 95695*



Meeting Minutes - Draft

Tuesday, December 2, 2014

6:00 PM

Council Chambers

City Council

**JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY
DECEMBER 2, 2014
6:00 P.M.**

A. CALL TO ORDER

Meeting called to order at 6:00PM.

B. ROLL CALL

Present: 4 - Council Member Jim Hilliard, Council Member Sean Denny, Council Member Angel Barajas and Mayor Tom Stallard

Absent: 1 - Mayor Pro Tem William Marble

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance Led by Jimin Moon.

D. COMMUNICATIONS-PUBLIC COMMENT

Robert Fierro, Rudy Ruiz and Steven Payan spoke regarding the Armored Vehicle acquired by the Police Dept.

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

Verbal updates provided by Council Members/Staff.

14-473 SUBJECT: Long Range Calendar

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

F. COMMITTEE REPORTS

14-465 SUBJECT: Commission on Aging Meeting Minutes for September 11, 2014

Recommendation for Action: Staff recommends that the City Council receive the September 11, 2014 Commission on Aging Minutes that were approved on November 13, 2014.

Council Members received the Commission on Aging Meeting Minutes for September 11, 2014.

14-469 SUBJECT: Parks & Recreation Commission Meeting Minutes for September 22, 2014

Recommendation for Action: Staff recommends that the City Council receive the September 22, 2014 Parks & Recreation Commission

Minutes that were approved on October 27, 2014.

Council Members received the Parks & Recreation Commission Meeting Minutes of September 22, 2014.

G. PRESENTATIONS

1. **14-483** SUBJECT: Yolo HCP/NCCP Update

Recommendation for Action: Staff recommends the City Council receive an update on the Yolo HCP/NCCP currently under development by the Yolo County HCP/NCCP Joint Powers Agency, of which the City of Woodland is a member.

Council Members received a presentation from Petrea Marchase, JPA Executive Director and opening remarks from Chris Ledesma, Chair Joint Powers Agency.

12. **14-490** SUBJECT: City Hall Annex Building Condition and Woodland Opera House Reuse Assessment Report

Recommendation for Action: Staff recommends the City Council:

1. Receive the City Hall Annex Building Condition and Woodland Opera House Reuse Assessment Report;
2. Approve the attached resolution authorizing the City Manager to execute a lease agreement with the Woodland Opera House for use of the City Hall Annex Building for theatre and dance programming; and
3. Approve a budget adjustment allocating up to \$475,000 in Measure E funding toward building improvement costs in support of the Woodland Opera House's reuse of the City Hall Annex for theatre and dance educational programming.

Jimin Moon and Kimmie Ruanto spoke regarding this item. The Cast of Woodland Opera House (WOH) Christmas Carol sang a song.

On a motion by Council Member Hilliard, seconded by Council Member Denny and carried unanimously, Council Members adopted Resolution No. 6353, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH WOODLAND OPERA HOUSE, INC. FOR THE RENOVATION AND LEASE OF THE CITY HALL ANNEX LOCATED AT 520 COURT STREET.

Ayes: 4 - Council Member Hilliard, Council Member Denny, Council Member Barajas and Mayor Stallard

H. MINUTES

2. **14-488** SUBJECT: Council Meeting Minutes

Recommendation for Action: Staff recommends that the City Council

adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meetings of November 4, 2014 and November 18, 2014.

On a motion by Council Member Denny, seconded by Council Member Barajas and carried unanimously, Council Members adopted the minutes of the Joint Regular City Council/Woodland Finance Authority meetings of November 4, 2013 and November 18, 2014.

Ayes: 4 - Council Member Hilliard, Council Member Denny, Council Member Barajas and Mayor Stallard

I. CONSENT CALENDAR

Mayor Stallard received a request from a member of the public to remove Item No. 4 from the Consent Calendar and will be taken up independently after the Consent Calendar.

- 3. 14-416** **SUBJECT:** Purchase of Two Ford F350s for Sewage Collection System

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____ authorizing the purchase of two (2) Ford F350 trucks for the Sewage Collection System.

Adopted Resolution No. 6347, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A PURCHASE OF TWO (2) FORD F250 TRUCKS FROM ELM FORD.

- 5. 14-454** **SUBJECT:** 2014 "Tree City USA" Recertification

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ in support of recertification of the City of Woodland as a "Tree City USA" for 2014.

Adopted Resolution No. 6349, A RESOLUTION OF THE CITY OF WOODLAND SUPPORTING THE RECERTIFICATION OF THE CITY OF WOODLAND AS A "TREE CITY USA" FOR 2014.

- 6. 14-467** **SUBJECT:** Waste Management 2015 Rate Adjustment

Recommendation for Action: Staff recommends that the City Council receive the Waste Management 2015 rate adjustment information and accept it as complete and adequate.

This Consent Item(s) was approved on the Consent Agenda.

- 7. 14-472** **SUBJECT:** Declaring the Results of the November 4, 2014 Election and Timetable for Next Steps

Recommendation for Action: Staff recommends that the City council adopt Resolution No. _____ declaring the results of the November 4, 2014 election related to Measure U.

Adopted Resolution No. 6350, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND DECLARING THE RESULTS OF THE SPECIAL ELECTION HELD ON NOVEMBER 4, 2014.

8. **14-482** SUBJECT: Approval of Emergency Solutions Grant Funding Applications

Recommendation for Action: Staff recommends that the City Council take the following actions.

1. Approve the submittal of 2014 Emergency Solutions Grant funding applications by the Yolo Family Resource Center and Fourth and Hope; and
2. Direct the City Manager to sign a Certification of Local Approval for each of the funding applications.

This Consent Item(s) was approved on the Consent Agenda.

4. **14-450** SUBJECT: Authorize the Sole-Source Purchase of Coagulants for the Water Pollution Control Facility

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____ authorizing the City Manager to execute a contract for the sole-source purchase of coagulants from Rosa Water Technology Associates with an amount not-to-exceed one hundred thirty-five thousand dollars (\$135,000) for budget year FY 15.

On a motion by Council Member Denny, seconded by Council Member Hilliard and carried unanimously, Council Members approved Consent Calendar Items No. 3 through 8, minus Item No. 4 were approved. Item No. 4 taken up independently of the Consent Calendar.

Doug Someya Reed spoke regarding Item No. 4.

Consent Calendar Item No. 4 - On a motion by Council Member Denny, seconded by Council Member Hilliard and carried unanimously, Council Members adopted Resolution No. 6348, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE THE FY 15 SOLE SOURCE CONTRACT WITH ROSA WATER TECHNOLOGY ASSOCIATES IN AN AMOUNT NOT-TO-EXCEED ONE HUNDRED THIRTY-FIVE THOUSAND DOLLARS (\$135,000).

Ayes: 4 - Council Member Hilliard, Council Member Denny, Council Member Barajas and Mayor Stallard

J. PUBLIC HEARINGS

A motion was made by Council Member Hilliard, seconded by Council Member Denny, that the be approved. The motion carried by the following vote:

Ayes: 4 - Council Member Hilliard, Council Member Denny, Council Member Barajas and Mayor Stallard

9. **14-463** SUBJECT: Beeghly Ranch Development Agreement Amendment

Recommendation for Action: Staff recommends that the City Council:

- (1) Receive the staff report,
- (2) Hold a public hearing on the Amendment to the Development Agreement between the City of Woodland, Centex Homes, a Nevada General Partnership, and Western Pacific Housing, Inc., a Delaware Corporation for the Beeghly Ranch Subdivision; and
- (3) Waive the first reading and read by title only Ordinance No. _____, an Ordinance of the City Council of the City of Woodland, California, Approving an Amendment to the Development Agreement between the City of Woodland, Centex Homes, and Western Pacific Housing, Inc. for the Beeghly Ranch Subdivision.

On a motion by Council Member Hilliard, seconded by Council Member Denny and carried unanimously, Council Members approved this Public Hearing Item. Council received the staff report; held a Public Hearing and Waived First Reading and Read by Title Only Ordinance No. _____, an Ordinance of the City Council fo the City of Woodland, Californias Approving an Amendment to the Development Agreement between the City of Woodland, Centex Homes and Western Pacific Hosuing, Inc. for the Beeghly Ranch Subdivision.

K. REPORTS OF THE CITY MANAGER

10. **14-470** SUBJECT: Floodsafe Yolo/Cache Creek Feasibility Study, CIP 09-15; Approve Contract Amendment No. 2

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____ and authorize the City Manager to execute Amendment #2 to the consultant services agreement with MBK Engineers (MBK) for the Floodsafe Yolo/Cache Creek Feasibility Study, CIP 09-15, for an additional amount up to \$119,000.

On a motion by Council Member Hilliard, seconded by Council Member Denny and carried unanimously, Council Members adopted Resolution No. 6351, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN AGREEMENT WITH MBK ENGINEERS FOR ENGINEERING CONSULTING SERVICES.

Ayes: 4 - Council Member Hilliard, Council Member Denny, Council Member Barajas and Mayor Stallard

11. **14-477** SUBJECT: Authorize Contract Amendment with Wood Rodgers for Floodsafe Yolo/Lower Cache Creek Feasibility Study, CIP 09-15

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____ and authorize the City Manager to execute Amendment #5 to the consultant services agreement with Wood Rodgers for the Floodsafe Yolo/Cache Creek Feasibility Study, CIP 09-15, for an additional amount not to exceed \$227,478.

On a motion by Council Member Denny, seconded by Council Member Barajas and carried unanimously, Council Members adopted Resolution No. 6352, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN AGREEMENT WITH WOOD RODGERS, INC. FOR ENGINEERING ASSISTANCE CONSULTING SERVICES.

Ayes: 4 - Council Member Hilliard, Council Member Denny, Council Member Barajas and Mayor Stallard

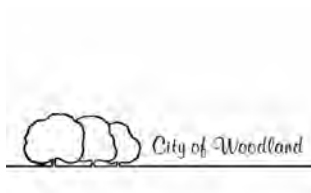
L. ADJOURNED AT 7:36PM

Respectfully submitted,

Ana B. Gonzalez, City Clerk

City of Woodland

*300 First Street
Woodland, CA 95695*



Meeting Minutes - Draft

Tuesday, December 16, 2014

6:00 PM

Council Chambers

City Council

**JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY
DECEMBER 16, 2014
6:00 P.M.**

A. CALL TO ORDER

B. ROLL CALL

Present: 4 - Council Member Jim Hilliard, Council Member Angel Barajas, Mayor Tom Stallard and Mayor Pro Tem William Marble

Absent: 1 - Council Member Sean Denny

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Margaret Baum.

D. COMMUNICATIONS-PUBLIC COMMENT

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

Verbal updates provided by Council Members/Staff.

14-502 **SUBJECT:** Long Range Calendar

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

F. COMMITTEE REPORTS

14-462 **SUBJECT:** Planning Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the November 6, 2014 Planning Commission Minutes that were approved on November 20, 2014.

Council Members received the Planning Commission Meeting Minutes for November 6, 2014.

14-486 **SUBJECT:** Parks & Recreation Commission Meeting Minutes for October 27, 2014

Recommendation for Action: Staff recommends that the City Council receive the October 27, 2014 Parks & Recreation Commission Minutes that were approved on November 24, 2014.

Council Members received the Parks & Recreation Commission Meeting Minutes for October 27, 2014.

G. CONSENT CALENDAR

On a motion by Council Member Hilliard, seconded by Council Member Barajas and carried unanimously, Consent Calendar items No. 1 through 10 were approved.

Ayes: 4 - Council Member Hilliard, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

- 1. 14-496** **SUBJECT:** Public Works Quarterly Status Report for the period of September through November 2014

Recommendation for Action: Staff recommends that the City Council accept the Public Works Department's Quarterly Status Report

This Consent Item(s) was approved on the Consent Agenda
- 2. 14-475** **SUBJECT:** Approval of Final Map 4853 Solara Ranch and Related Subdivision Improvement Agreement.

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ a Resolution of the City Council 1) approving Final Map 4853 Solara Ranch, 2) the related Subdivision Improvement Agreement, 3) authorizing City Manager to sign on behalf of the City, and 4) authorizing the City Manager to approve amendments to the Subdivision Improvement Agreement for the extension of time.

Adopted Resolution No. 6354, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING FINAL MAP 4853 AND A SUBDIVISION IMPROVEMENT AGREEMENT WITH WESTERN PACIFIC HOUSING INC. FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS.
- 3. 14-474** **SUBJECT:** Adopt Resolution No. _____ amending the City of Woodland Spring Lake Infrastructure Fee Nexus Study.

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, amending the City of Woodland Spring Lake Infrastructure Fee Nexus Study.

Adopted Resolution No. 6355, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN AMENDMENT TO THE 2010 SPRINGLAKE INFRASTRUCTURE FEE NEXUS STUDY.
- 4. 14-481** **SUBJECT:** Second Reading of Ordinance No. _____, an Ordinance of the City Council of the City of Woodland, California, Approving an Amendment to the Development Agreement between the City of Woodland, Centex Homes, and Western Pacific Housing, Inc. for the Beeghly Ranch Subdivision.

Recommendation for Action: Staff recommends that the City Council

adopt Ordinance No. _____, an Ordinance of the City Council of the City of Woodland, California, Approving an Amendment to the Development Agreement between the City of Woodland, Centex Homes, and Western Pacific Housing, Inc. for the Beeghly Ranch Subdivision.

Adopted Ordinance No. 1572, AN ORDINANCE OF THE CITY OF WOODLAND APPROVING THE CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP PULTE HOMES (CENTEX), WESTERN PACIFIC HOUSING INC., A DELAWARE CORPORATION (WPHI) – BEEGHLY DEVELOPMENT AGREEMENT (DA) AMENDMENTS RELATIVE TO PROPERTY LOCATED WITHIN THE SPRING LAKE SPECIFIC PLAN AREA.

5. **14-485** SUBJECT: Approval to Execute Janitorial Services Agreement

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____ authorizing the City Manager to execute a Janitorial Services Agreement with Lincoln Training Center to perform janitorial services at six City-owned facilities in the amount of \$72,356.20 per year for three years (\$217,068.60 total).

Adopted Resolution No. 6356, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE CITY MANAGER TO EXECUTE A JANITORIAL SERVICES AGREEMENT WITH LINCOLN TRAINING CENTER.

6. **14-471** SUBJECT: Accept the AB1600 Development Fees Annual Report for the Fiscal Year Ended June 30, 2014

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ accepting the AB1600 Annual Report for the year ended June 30, 2014

Adopted RESOLUTION NO. 6357, A RESOLUTION OF THE CITY OF WOODLAND ACCEPTING THE FISCAL YEAR 2013/14 ANNUAL REPORT OF DEVELOPMENT FEES (AB1600 REPORT).

7. **14-476** SUBJECT: Annual Measure E Report for Fiscal Year Ending June 30, 2014

Recommendation for Action: Staff recommends that the City Council
1.) Approve the Annual Measure E Report for Fiscal Year Ending June 30, 2014 and 2.) Direct staff to publish the required excerpts of the report in the Daily Democrat and on the City's website

This Consent Item(s) was approved on the Consent Agenda

8. **14-479** SUBJECT: Annual Measure V Report for Fiscal Year Ending June 30, 2014

Recommendation for Action: Staff recommends that the City Council
1.) Approve the Annual Measure V Report for Fiscal Year Ending June 30, 2014 and 2.) Direct staff to publish the required excerpts of

the report in the Daily Democrat and on the City's website

This Consent Item(s) was approved on the Consent Agenda

9. **14-498** SUBJECT: Update on the Water Utility Advisory Committee (WUAC)

Recommendation for Action: Staff recommends that the City Council:

- 1) adopt staff recommendations for Committee membership, consistent with suggestions offered by the WUAC via their 2014 Annual Report, and
- 2) affirm the advisory purpose of the Committee consistent with original scope, expanded to encompass water, sewer and storm drainage issues

This Consent Item(s) was approved on the Consent Agenda

10. **14-499** SUBJECT: Amendment of the Conflict of Interest Code Pursuant to the Political Reform Act of 1974

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ approving and adopting the amended Conflict of Interest Code pursuant to the Political Reform Act of 1974.

Adopted Resolution No. 6358, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, ADOPTING AN AMENDED CONFLICT OF INTEREST CODE PURSUANT TO THE POLITICAL REFORM ACT OF 1974.

H. PUBLIC HEARINGS

11. **14-506** SUBJECT: Terra Verde / Solar Project - Approval of Power Purchase Agreement and Site Agreement with Performance Contracting Inc./Hanwha Q Cells for a Solar Photovoltaic Project at Various City Sites, Authorization of a Battery Energy Storage Contract, and Authorization of a Site Lease with Conaway Preservation Group

Recommendation for Action: Staff recommends that the City Council hold a Public Hearing and that, pursuant to Section 4217.10 et seq. of the Government Code, the City Council adopt Resolution No. _____ which:

- (1) finds that the cost of the purchase of electricity from the Solar Project at six City facilities under the proposed Power Purchase Agreement (PPA) will be offset and will be less than the anticipated marginal cost to the City of electrical or other energy that would have been consumed by the City if such Solar Project were not completed;
- (2) finds that the difference, if any, between the fair rental value for the real property subject to the Site Agreement and the agreed rent is anticipated to be offset by below-market energy purchases; and
- (3) authorizes the City Manager to execute the proposed PPA and Site Agreement for the construction of the Solar Project with the special

purpose entity formed by Performance Contracting Inc./Hanwha Q Cells, to execute a contract for the Battery Energy Storage component of the Solar Project with Performance Contracting Inc., and
(4) to execute a Site Lease with Conaway Preservation Group.
(5) Resolution No. _____ further finds such approvals exempt under the California Environmental Quality Act.

Christine Shumaker and Mark Aulman spoke regarding this item.

On a motion by Mayor Pro Tem Marble, seconded by Council Member Hilliard and carried unanimously, the Public Hearing item was approved as recommended to the City Council in addition to the changes suggested by Christine Shumaker regarding the additional clause supporting environmental objectives.

Adopted Resolution No. 6359, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND MAKING FINDINGS UNDER THE GOVERNMENT CODE AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; APPROVING THE POWER PURCHASE AGREEMENT AND SITE AGREEMENT WITH PERFORMANCE CONTRACTING INC./HANWHA Q CELLS FOR A SOLAR PHOTOVOLTAIC PROJECT AT VARIOUS CITY SITES; AUTHORIZING A BATTERY ENERGY STORAGE CONTRACT WITH PERFORMANCE CONTRACTING INC.; AND AUTHORIZING A SITE LEASE WITH CONAWAY PRESERVATION GROUP.

Ayes: 4 - Council Member Hilliard, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

I. REPORTS OF THE CITY MANAGER

- 12. 14-504** **SUBJECT:** State Theatre - Disposition and Development Agreement and Operating Covenant Acquisition Agreement

Recommendation: Staff recommends the City Council approve Resolution No. _____ authorizing the City Manager to enter into an amended and restated Disposition and Development Agreement with Woodland State Theatre, LLC and to acquire an Operating Covenant in property from the State Theatre Management Group.

Paul Haynes spoke regarding this item

On a motion by Council Member Hilliard, seconded by Council Member Barajas and carried unanimously, Council Members adopted Resolution No. 6360, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AMENDED AND RESTATED DISPOSITION AND DEVELOPMENT AGREEMENT WITH WOODLAND STATE THEATRE, LLC AND TO ACQUIRE AN OPERATING COVENANT IN PROPERTY FROM THE STATE THEATRE MANAGEMENT GROUP.

Ayes: 4 - Council Member Hilliard, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

- 13. 14-493** **SUBJECT:** Approve Contract with Carollo Engineers for New ASR

Wells #29 and #30, CIP 15-02

Recommendation for Action: Staff recommends that the City Council:

1) approve Resolution No. _____ authorizing the City Manager to execute the consultant services agreement with Carollo Engineers (Carollo) for the New Aquifer Storage & Recovery (ASR) Wells #29 and #30, CIP 15-02, for an amount not to exceed \$995,355 and, (2) appropriate \$500,000 additional funding for FY2014/15 from the FY2015/16 planned allocation (CIP 15-02) to cover the design contract cost.

On a motion by Mayor Pro Tem Marble, seconded by Council Member Hilliard and carried unanimously, Council Members adopted Resolution No. 6361, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN AGREEMENT WITH CAROLLO ENGINEERS FOR ENGINEERING CONSULTING SERVICES.

Ayes: 4 - Council Member Hilliard, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

14. 14-500

SUBJECT: Measure J Spending Plan -
Authorizing Initial FY2014/15 Program Implementation

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

- 1) Expanded Youth Sports Activities (\$30,000)
- 2) Aquatics Programming (\$36,000)
- 3) Recreation Programming and Teen Activities (\$211,000)
- 4) Rec2GO Van Purchase (\$50,000)
- 5) School Resource Officer / Gang Prevention Education Program (\$50,000)

On a motion by Council Member Barajas, seconded by Council Member Hilliard and carried unanimously, Council Members approved this item as recommended to the City Council.

Ayes: 4 - Council Member Hilliard, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

J. ADJOURNED AT 7:48 PM

Respectfully submitted,

Ana B. Gonzalez, City Clerk



Legislation Text

2.

File #: 14-525, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: January 6, 2015

SUBJECT: Proclamation Honoring Judge Stephen L. Mock on his Retirement

Recommendation for Action: Staff recommends that the City Council adopt a Proclamation Honoring Stephen L. Mock on his retirement and service to Yolo County.

Staff Contact

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

Background

Judge Rosenberg submitted a request to the City Council for a Proclamation in recognition of Judge Stephen L. Mock upon his retirement. Judge Mock served as a judge for 24 years and also as a Yolo County Deputy District Attorney.

Prepared by: Ana B. Gonzalez, City Clerk

Paul Navazio, City Manager

Attachment

City of Woodland

PROCLAMATION

HONORING STEPHEN L. MOCK AND HIS SERVICE TO YOLO COUNTY

WHEREAS, Stephen L. Mock graduated from the University of California at Davis in 1968, earning a Bachelor of Arts Degree; and

WHEREAS, he received his Juris Doctorate from the University of California at Berkeley's Boalt Hall School of Law in 1971; and

WHEREAS, in 1973 began his tenure in Yolo County as a Deputy District Attorney and during his 17 years he prosecuted over 250 jury trials; and

WHEREAS, was elected to the Superior Court in 1990 and assumed office on January 7, 1991; and

WHEREAS, during his tenure presided over civil, family, and criminal calendars; and

WHEREAS, was elected by his peers to be Presiding Judge in 1995 and again in 2006; and

WHEREAS, was a member of the Cow County Judges Association, and served as the President between 1995 – 1996; and

WHEREAS, was appointed as the Supervising Judge of the Criminal Division in 2008.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Woodland does hereby congratulate Stephen L. Mock as a man of character who is highly esteemed by all and who is an asset to the Yolo County Superior Courts and will be missed by all.

Dated: January 6, 2015

Tom Stallard, Mayor

William L. Marble, Mayor Pro Tem

Jim Hilliard, Council Member

Sean Denny, Council Member

Angel Barajas, Council Member

Legislation Text

3.

File #: 14-497, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: January 6, 2015

SUBJECT: Approve Consultant Agreement for Construction Management of CIP 08-58 Downtown Streetscape (Third St. to Sixth St.) and CIP 15-16 Main St. Streetscape Improvement Project (Elm St. to Cleveland St.);

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ to approve a consultant services agreement for construction management and inspection with Associated Engineering Consultants, Inc. in the amount of \$216,000 for the Downtown Streetscape Project, CIP 08-58 and \$117,000 for the Main Street Streetscape Improvement Project, CIP 15-16; and authorize the City Manager to execute the agreement and amendments as necessary up to 20% of the agreement amount.

Staff Contact

Clara Olmedo, Assistant Engineer - (530) 661-5824, clara.olmedo@cityofwoodland.org

Fiscal Impact

The Downtown Streetscape Improvement Project, CIP 08-58, is included in the FY 14/15 Capital Budget in the amount of \$1,165,000. Funding includes \$1,015,000 of Community Design Grant funds from the Sacramento Area Council of Governments (SACOG), \$100,000 of Measure E funds and \$50,000 of remaining bond proceeds issued in 2007 under the former Redevelopment Agency.

The Main Street Streetscape Improvement Project (Elm St to Cleveland St), CIP 15-16, was approved by Council at the November 4, 2014 City Council meeting. The project was incorporated into the Capital Budget with a budget of \$1,400,000 of bond proceeds issued in 2007 under the former Redevelopment Agency.

Both project budgets include the cost for design, management, inspection and construction.

There is no impact to the General Fund.

Background

Two independent projects were planned to improve the streetscape of Main Street in Downtown Woodland. The two projects bookend the existing improvements from Elm to Third streets. Project 08-58 improves Third to Sixth streets and Project 15-16 improves Elm to Walnut streets.

The improvements are proposed to establish a sense of entry into the downtown from the east and west, complementing the entry improvements at East and Main streets and expanding the existing improvements

downtown. The projects will include traffic calming, landscape and a tree canopy for the roadway to enhance the overall aesthetic of the Downtown.

Both improvement projects include reconstructed sidewalks with decorative exposed aggregate strips, signal improvements for pedestrians, intersection bulb outs, and street trees on Main Street.

The Main Street Streetscape Improvement Project from Elm to Walnut streets also includes installation of a mid-block crosswalk with bulb outs on both sides. This project is also proposed to include pavement resurfacing and restriping of the block between Walnut and Cleveland streets.

Timely completion of the two projects is necessary to support the re-use of the State Theater and the on-going construction of the Court House project.

Discussion

The projects are anticipated to be under construction for a significant portion of this summer. The work included in these two construction projects requires specific, ongoing inspection and may require multiple inspectors. Additionally, because the Third to Sixth street portion is federally funded, there are additional construction management and inspection requirements imposed.

In November 2014, staff released a request for proposals from firms/teams to perform construction management and inspection services for these projects. After a thorough evaluation of the submitted proposals, staff determined the top rated firm was Associated Engineering Consultants, Inc.

Staff is requesting that Council approve the consultant service agreement with Associated Engineering Consultants, Inc. in the amount of \$216,000 for the Downtown Streetscape Project, CIP 08-58 and \$117,000 for the Main St. Streetscape Improvement Project, CIP 15-16. The scope of this agreement is to provide construction management and inspection services for construction of both streetscape projects.

Staff is requesting a 20% contingency for this contract given the issues anticipated that are related to traffic control, public access, public relations and potential discovery of unknown underground conflicts. Staff and the design firms have attempted to identify and account for all of these issues, however we know that construction of this extent in an active downtown will have many unanticipated conflicts to manage. Staff will be contracting with Associated Engineering Consultants upon Council approval to perform a constructability review prior to bidding the project to minimize potential construction issues.

Plans and specifications; and bid authorization for both projects are scheduled for Council approval on January 20th. Staff anticipates bidding the construction of both projects in late January with work to begin in Spring 2015 and be completed by Fall 2015. Staff anticipates greater interest in bidding from contractors if both projects are bid and constructed at the same time.

Staff and the Construction Manager will work to minimize the impact of both construction projects to downtown businesses and the traveling public; and to keep the public informed about the projects.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____ to approve a consultant services agreement for construction management and inspection with Associated Engineering Consultants, Inc. in the

amount of \$216,000 for the Downtown Streetscape Project, CIP 08-58 and \$117,000 for the Main Street Streetscape Improvement Project, CIP 15-16; and authorize the City Manager to execute the agreement and amendments as necessary up to 20% of the agreement amount.

Prepared by: Clara Olmedo, Assistant 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

Attachment: Attachment A - Resolution

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING AN AGREEMENT WITH ASSOCIATED ENGINEERING
CONSULTANTS, INC. FOR CONSTRUCTION MANAGEMENT CONSULTANT
SERVICES**

WHEREAS, Main Street Streetscape Improvement (Elm St. to Cleveland St.) Project, CIP 15-16 is fully funded in the Capital Budget; and

WHEREAS, Downtown Streetscape Project, CIP 08-58 (Third St. to Sixth St.) is fully funded in the Capital Budget; and

WHEREAS, the City desires to have the construction management, inspection by an experienced consultant selected by a qualifications based selection process; and

WHEREAS, the City Council wishes to approve the Agreement and authorize its execution through the adoption of this Resolution.

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

Section 1. The City Council hereby approves the consultant services agreement and authorizes and directs the City Manager to execute the agreement in the amount of \$216,000 for the Downtown Streetscape Project (Third St. to Sixth St.), CIP 08-58 and \$117,000 for the Main Street Streetscape Improvement (Elm St. to Cleveland St.), CIP 15-16; and amendments as necessary up to 20% of the agreement amount, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the Agreement does not change.

Section 2. An executed copy of the Agreement will be available and on file in the City Clerk's office, and are incorporated herein by reference and made a part of this Resolution.

PASSED AND ADOPTED this _____ day of _____ 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

Legislation Text

4.

File #: 14-508, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: January 6, 2015

SUBJECT: Adoption of Resolution requesting the County of Yolo Quitclaim and Transfer a Portion of County Road 25A to the City of Woodland

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, a resolution of the City Council of the City of Woodland Requesting the County of Yolo Quitclaim and Transfer a Portion of County Road 25A to the City of Woodland.

Staff ContactBruce D. Pollard, (530) 661-5820, bruce.pollard@cityofwoodland.org**Fiscal Impact**

Construction of improvements is included in the Spring Lake financing plan, and will not impact City funds. The City will assume the incremental cost of road maintenance by adding 3,000 feet of centerline roadway to the City's roadway network. The additional maintenance costs will be minimal for the first 10-15 years as the road segment will be newly reconstructed by the Spring Lake Development.

Background

County Road 25A between Harry Lorenzo Avenue and State Route 113 serves to connect the Spring Lake Plan area to State Route 113, the City of Davis and points south. The road is substandard and in poor condition. The road is also County owned and within the unincorporated County of Yolo. In order for the City (through the Spring Lake Development improvements) to improve the road the City needs to take ownership of the road. The County has indicated that they are willing to quitclaim the road to the City.

Discussion

As Spring Lake Subdivisions make road connections to Harry Lorenzo Avenue additional traffic will travel to Davis via the Road 25A connection to State Route 113. (1300 trips per day are projected with the initial connection of Marston Drive to Harry Lorenzo Avenue). This road is currently substandard and in poor condition, necessitating improvement of the road. The road is within the City's Urban Limit line and will ultimately serve the Spring Lake Master Plan Remainder area. Prior to construction of improvements the City must be in control of the Roadway and requests the County quitclaim the Road to the City. County staff has indicated that the County is in favor of this process. With the approval of the Beeghly Ranch Development Agreement and the Subdivision Improvement Agreement at the December 16, 2014 City Council meeting, the developer is planning to begin construction of the County Road 25A improvements in the Spring of 2015.

Adoption of this Resolution will allow the City to have the Spring Lake Development improve the road; and remove an obstacle to the build out of the Spring Lake plan area. Staff has received requests from citizens in Spring Lake to connect to State Route 113 via Harry Lorenzo Avenue and County Road 25A.

Conclusion

Staff recommends that the City Council approve Resolution No. _____, a resolution of the City Council of the City of Woodland Requesting the County of Yolo Quitclaim and Transfer a Portion of County Road 25A to the City of Woodland.

Prepared by: Bruce D. Pollard
Senior Civil Engineer

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



Paul Navazio, City Manager

Attachment: Attachment A - Resolution
Attachment B - Location Map

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND REQUESTING THE COUNTY OF YOLO QUITCLAIM AND TRANSFER A PORTION OF COUNTY ROAD 25A TO THE CITY OF WOODLAND

WHEREAS, the City of Woodland has an adopted Spring Lake Specific Plan for planned development in the southeast corner of the City; and

WHEREAS, the planned Spring Lake development calls for the improvement of County Road 25A between Harry Lorenzo Avenue (also known as County Road 101) and State Route 113; and

WHEREAS, the improvement of County Road 25A is necessary to serve vehicles travelling to and from the Spring Lake Specific Plan Area and State Route 113; and

WHEREAS, the City desires to take ownership of, and assume responsibility for maintenance of this portion of County Road 25A; and

WHEREAS, County Road 25A is shown in a map filed with the Yolo County Recorder's Office on June 3, 1895 by P.N. Ashley, County Surveyor in Maps & Surveys Book 2, Page 2; and

WHEREAS, County Road 25A is also shown in a map filed with the Yolo County Recorder's Office on August 2, 1968 by H. Van Reyper, County Surveyor in Maps & Surveys Book 10, Page 27; and

WHEREAS, this portion of County Road 25A is included in the certified, maintained mileage of Yolo County; and

WHEREAS, pursuant to California Government Code Section 25365, the Board of Supervisors may, by four-fifths vote, quitclaim and transfer to city interests belonging to the County.

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

Section 1. The City of Woodland hereby requests that the County of Yolo quitclaim the right-of-way and transfer the corresponding road maintenance responsibilities to the City of Woodland for the portion of County Road 25A between the existing city limits at Harry Lorenzo Avenue (also known as County Road 101) and the east side of the State Route 113 northbound ramp terminal intersection; and

Section 2. The City of Woodland agrees to accept the transferred portion of County Road 25A for the benefit of the public; and

Section 3. The City Clerk is directed to take any and all actions necessary to complete the transfer of this portion of County Road 25A following action by the Yolo County Board of Supervisors.

PASSED AND ADOPTED this _____ day of _____ 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



**PORTION OF 25A TO
QUITCLAIM TO CITY**

Kentucky Avenue

East Kentucky Avenue

Beamer Street

East Beamer Street

Main Street

East Main Street

County Road 98

Cottonwood Street

West Street

College Street

East Street

Gibson Road

Bourne Dr.

County Road 102

To Sacramento →

East Gibson Road

Farmers Central Road

Heritage Parkway

← Hwy 113 To Davis

Rd 25A

Legislation Text

5.

File #: 14-509, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: January 6, 2015

SUBJECT: Final Acceptance and Notice of Completion for the 2014 Road Maintenance Project, CIP 14-14

Recommendation for Action: Staff recommends that the City Council accept the 2014 Road Maintenance Project, CIP 14-14 construction contract as complete and authorize the City Clerk to file a Notice of Completion.

Staff Contact

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

Fiscal Impact

The total project budget is \$1,000,000 which consists entirely of Measure E funding identified and allocated in the Capital Budget as CIP 14-14. The project was completed on time and under budget with a total project cost of approximately \$982,000. The construction contract including change orders was \$874,665.55. The difference between the total project cost and the construction contract is the amount budgeted for design, construction management and inspection. There is no impact to the General Fund.

Background

In 2006, voters approved the Measure E ½ cent sales tax along with advisory measures to identify voter preferences for use of those tax proceeds. Under the advisory measures, road maintenance and repair received the second highest voter response. Accordingly, staff identified a pavement management program that included annual road maintenance projects and semi-annual road reconstruction projects for the Capital Budget. Project 14-14 has \$1,000,000 of Measure E funds budgeted to scope, design, construct, inspect, and manage construction for the subject project.

Discussion

On April 15, 2014, the City Council adopted Resolution No. 6222 which approved the project plans and specifications for the 2014 Road Maintenance Project, CIP 14-14; authorized bid advertisement; and authorized the City Manager to award the construction contract to the lowest responsive, responsible bidder up to \$900,000. On June 13, 2014, the City executed a construction contract with Windsor Fuel Company in the amount of \$869,775.05 for the 2014 Road Maintenance Project to conduct surface sealing of streets in Zones 5 and 6 of the pavement management program. This area is south of Gibson Road bounded by CR98 on the west, East Street on the east, and the south City limits. The work was performed in accordance with the plans and

specifications and is ready for acceptance by City Council.

The contractor began construction of the 2014 Road Maintenance Project in June 2014 and finished the work September 2014.

Change orders were issued in the amount of \$4,890.50. The change orders were for quantity adjustments based on actual quantities placed and added work on several streets.

Conclusion

Staff recommends that the City Council accept the 2014 Road Maintenance Project, CIP 14-14 construction contract as complete and authorize the City Clerk to file a Notice of Completion.

Prepared by: Diana R. Ayón P.E., Associate Civil Engineer

Reviewed by: Katie Wurzel P.E., T.E., Principal Civil 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

Legislation Text

6.

File #: 14-510, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: January 6, 2015

SUBJECT: East Kentucky Avenue Road Rehabilitation Project, CIP 10-07; Authorize the City Manager to Execute a Contract Amendment for Construction Management and Inspection Services

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, to authorize the City Manager to execute a Contract Amendment in the amount of \$66,000 for the Construction Management and Inspection Services provided by Associated Engineering Consultants for the East Kentucky Avenue Road Rehabilitation Project, CIP 10-07.

Staff Contact

James Heath, Associate Civil Engineer, (530) 661-5977, james.heath@cityofwoodland.org

Fiscal Impact

The total project budget is \$1,472,683 which consists of \$761,950 of Measure E funding and \$710,733 of Transportation Grant funding as identified and allocated in the Capital Budget as CIP 10-07.

Associated Engineering Consultants' original contract amount was for a not to exceed amount of \$95,995. To date, AEC has been paid \$95,198. Due to unexpected issues during construction, additional management and inspection services were needed. The requested action will allocate an additional \$66,000 of existing project funding to Associated Engineering Consultants' contract to cover these expenses. Sufficient funding remains in the project budget to cover these expenses.

There is no impact to the General Fund.

Background

This project reconstructed East Kentucky Avenue between East Street and Paddock Place. The travel lanes were reconfigured to include one lane of travel in each direction separated by a two-way center turn lane to facilitate access to the adjacent parcels. Bike lanes were added in each direction to close the gap in the bike system between the existing bike lanes to the east; and the existing bike route to the west.

Discussion

During construction, the project was faced with unexpected site conditions, changes to the scope, and unforeseen conflicts with PG&E and City Utilities. Throughout the project construction; and specifically with some of the change orders requiring design work, we relied heavily on the engineering division of Associated Engineering Consultants (AEC), our Construction Management and Inspection firm. AEC provided guidance to City staff on conflict resolutions through design alternatives. They also ensured that the contractor was not overinflating claims and requests for changes.

Scope changes to the construction contract also required additional construction management, project documentation, inspection and materials testing to comply with Caltrans standards for grant funded roadway construction.

Staff estimates that AEC's involvement saved the city over \$250,000 in construction contract change orders while allowing the project to stay on schedule and avoid further disruption to surrounding businesses.

Conclusion

Staff recommends that the City Council adopt Resolution No._____, to authorize the City Manager to execute a Contract Amendment in the amount of \$66,000 for the Construction Management and Inspection services provided by Associated Engineering Consultants for the East Kentucky Avenue Road Rehabilitation Project, CIP 10-07.

Prepared by: James Heath P.E., Associate Civil Engineer

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



Paul Navazio, City Manager

Attachment: Attachment A -Resolution

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND FOR THE
EAST KENTUCKY AVENUE PROJECT CIP 10-07 AUTHORIZING THE CITY
MANAGER TO EXECUTE A CONTRACT AMENDMENT FOR THE
CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES**

WHEREAS, the East Kentucky Avenue Road Rehabilitation Project, CIP 10-07 is fully funded in the Capital Budget and;

WHEREAS, The City Council authorized the City Manager to execute a contract for Construction Management and Inspection services provided by Associated Engineering Consultants for the East Kentucky Avenue Road Rehabilitation Project, CIP 10-07 on May 20, 2014, and;

WHEREAS, Additional Construction Management, Inspection and Materials Testing services were required due to the differing site conditions, changes in character of work, and unforeseen underground conflicts.

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

Section 1. The City Council authorizes the City Manager to execute a Contract Amendment for the Construction Management and Inspection services provided by Associated Engineering Consultants for the East Kentucky Avenue Road Rehabilitation Project, CIP 10-07 in the amount of \$66,000.

PASSED AND ADOPTED this _____ day of _____ 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

Legislation Text

7.

File #: 14-511, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: January 6, 2015

SUBJECT: 2014 Water and Sewer Repair and Replacement Project, CIP 15-19 approve Plans and Specifications, and Authorize Bid Advertisement

Recommendation for Action: Staff recommends that City Council adopt Resolution No. _____, to 1) approve Plans and Specifications for CIP 15-19; 2014 Water and Sewer Repair and Replacement Project; 2) authorize bid advertisement; and 3) reallocate \$1,500,000 from CIP 09-23 and \$300,000 from CIP 14-03 to CIP 15-19 to fund the project.

Staff Contact:

Tim Busch, PE, Principal Utilities Civil Engineer - 530- 661-5963, tim.busch@cityofwoodland.org

Fiscal Impact:

The funding for CIP Project 09-23, Water System Leak Detection Maintenance and Repair, and CIP Project 14-03, Replacement of Orangeburg Sewer Laterals is included in the Capital Budget approved by City Council on June 17, 2014. The funding sources are the Water Enterprise Fund and the Sewer Enterprise Fund. The total project budget of \$1.8 million dollars is sufficient to cover construction, construction contingency, inspection and construction management costs.

Because CIP projects 09-23 and 14-03 are ongoing programs instead of one time projects, staff typically breaks out separate project numbers for specific projects so that costs can be tracked more efficiently.

Background

City Engineering and Operations staff identified several locations in the City that have the greatest occurrence of water main and lateral breaks and leaks, and prioritized the areas for repair and replacement. The areas prioritized for replacement are streets with two-inch (2") cast iron water mains located behind sidewalks. The majority of these water mains were constructed in the 1950's and are in need of replacement. The 2" water mains have been experiencing an increasing number of breaks in recent years. The City has approximately 130,000 lineal feet of streets with 2" diameter cast iron pipe that were installed prior to 1965. This is the first phase of a multi-year project which will annually identify locations for water and sewer repair and replacement.

Discussion

Based on the prioritization, this project was designed to repair and replace water mains and laterals in a localized residential area south of Woodland Avenue and east of Cottonwood Street. This is an area with two-inch (2") cast iron water mains located behind sidewalks. These mains are notorious for problems such as

breaks and leaks. The project will construct new eight-inch (8") mains in the street and connect the residences with new polyethylene services. Approximately 5,000 lineal feet of water main will be replaced. Once completed, the project will result in more reliable water pressure and uninterrupted water service for 147 residences. At the same time, the project identified sewer lateral defects in the same area and will correct 60 sewer laterals. The project was coordinated with Transportation Engineering, so that construction will be completed prior to the road maintenance project for this area.

Conclusion

Staff recommends that City Council adopt Resolution No. _____, to 1) approve Plans and Specifications for CIP 15-19, 2014 Water and Sewer Repair and Replacement Project; 2) authorize bid advertisement; and 3) reallocate \$1,500,000 from CIP 09-23 and \$300,000 from CIP 14-03 to CIP 15-19 to fund the project.

Prepared by: Liz Houck, Senior Engineering Assistant

Reviewed by: Tim Busch, P.E., Principal Civil Engineer
Brent Meyer, P.E., City Engineer
Ken Hiatt, Community Development Director



Paul Navazio, City Manager

Attachment: Attachment A - Resolution

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENT FOR BIDS FOR THE 2014 ANNUAL WATER & SEWER REPAIR & REPLACEMENT PROJECT AND REALLOCATE FUNDS FROM CIP 09-23 AND CIP 14-03 TO FUND PROJECT.

WHEREAS, the City of Woodland wishes to approve the plans and specifications and authorize advertisement for bids for the 2014 Annual Water and Sewer Repair and Replacement project, CIP 15-19; and

WHEREAS, the City of Woodland wishes to reallocate \$1,500,000 from CIP 09-23, System Leak Detection, Maintenance and Repairs and \$300,000 from CIP 14-03, Replacement of Orangeburg Laterals to CIP 15-19 to fund the project; and

WHEREAS the City Council approved the Capital Improvement Budget on June 17, 2014 for the above projects; and

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

Section 1. The City Council hereby approves the plans and specifications and authorizes advertisement for bids for the 2014 Annual Water and Sewer Repair and Replacement project, CIP 15-19. The City Council hereby authorizes reallocation of \$1,500,000 from CIP 09-23, System Leak Detection, Maintenance and Repairs and \$300,000 from CIP 14-03, Replacement of Orangeburg Laterals to CIP 15-19 to fund the project.

PASSED AND ADOPTED this _____ day of _____ 2015, by the following vote:

AYES:

NOES:

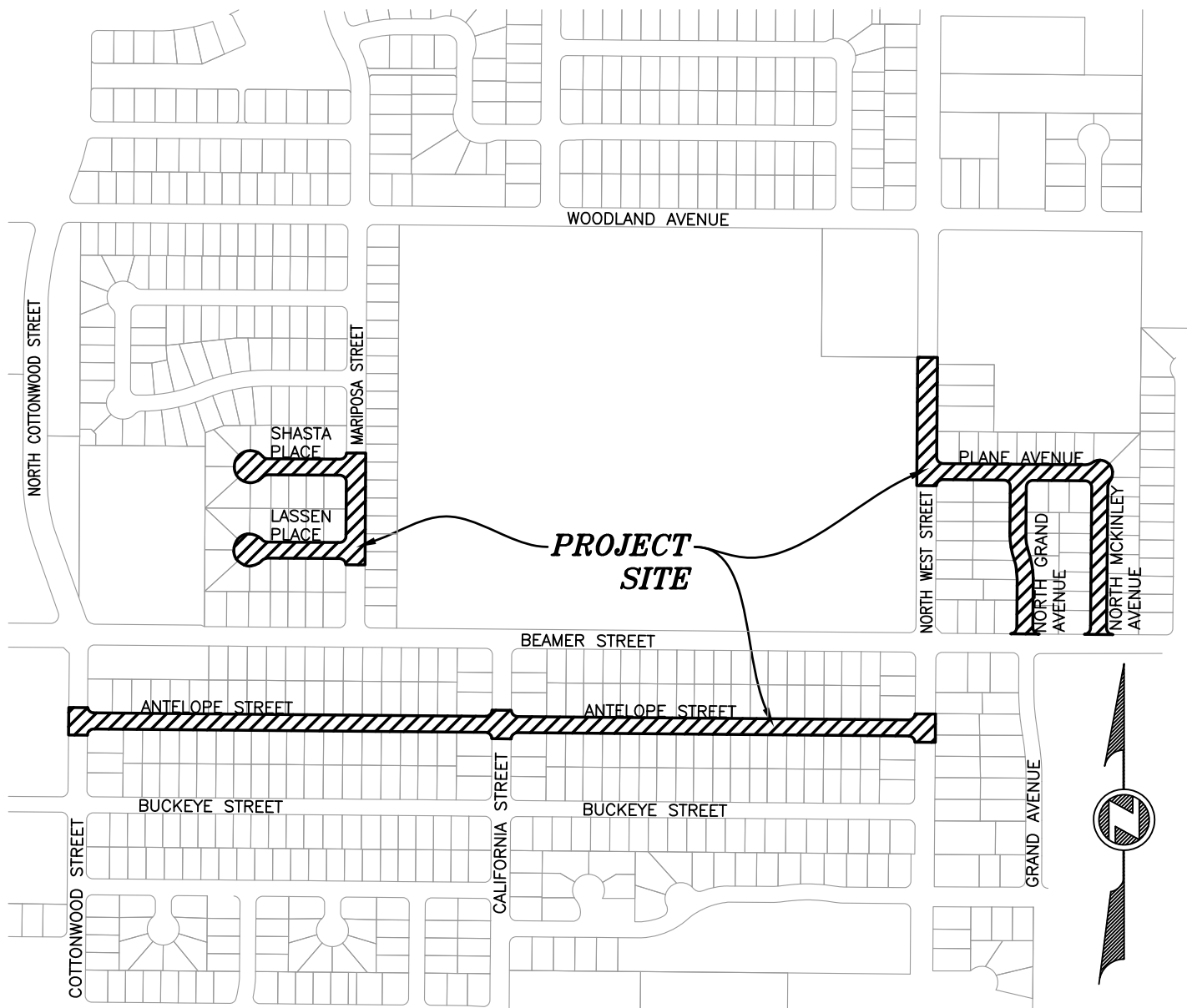
ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

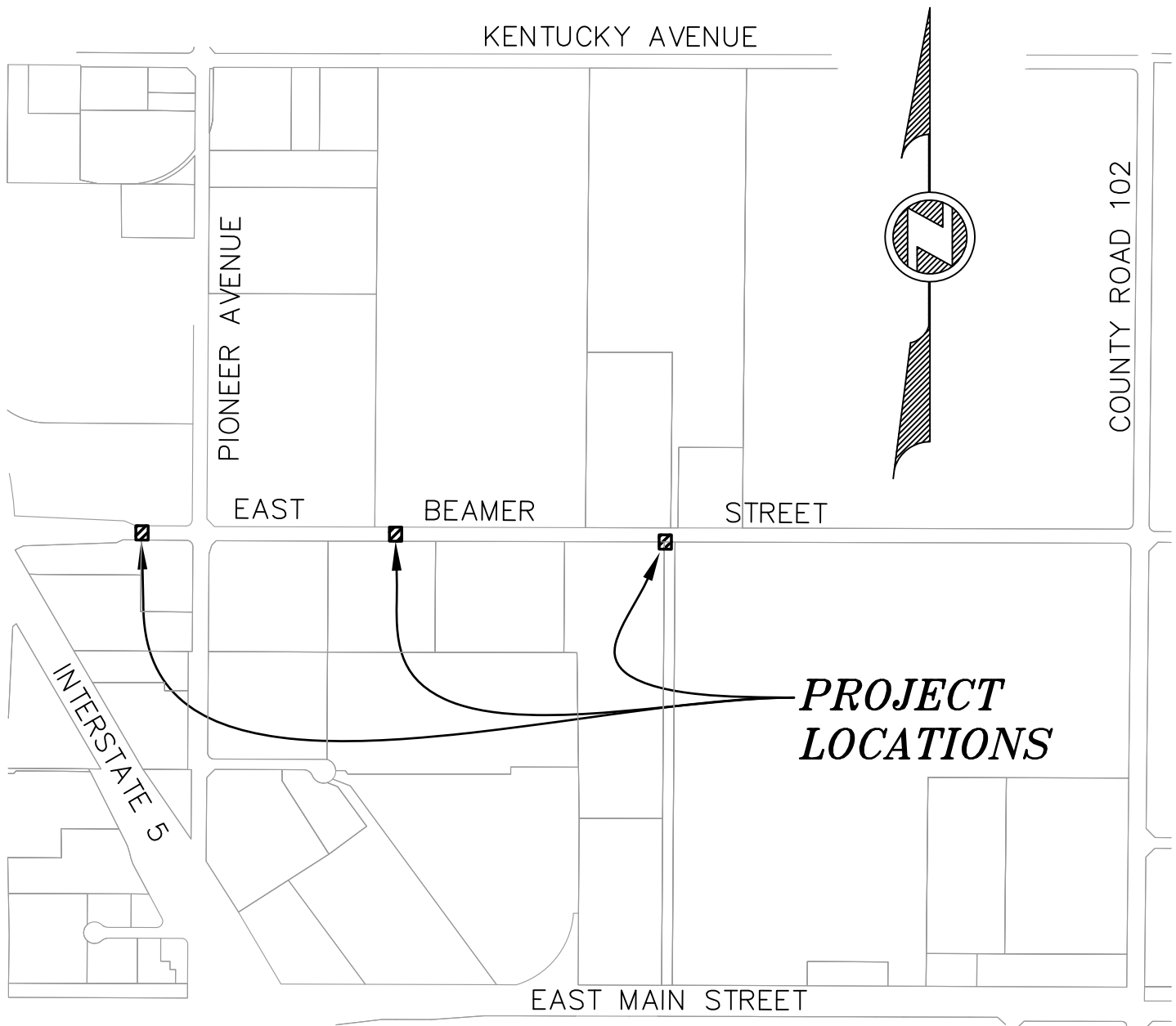


**C.I.P. 15-19
VICINITY MAP
PUBLIC IMPROVEMENTS**

FOR
**ANNUAL WATER & SEWER REPAIR
& REPLACEMENT PROJECT**
CITY OF WOODLAND, YOLO COUNTY,
CALIFORNIA

SHEET 1 OF 2

DECEMBER 18, 2014



C.I.P. 15-19
VICINITY MAP
PUBLIC IMPROVEMENTS
 FOR
ANNUAL WATER & SEWER REPAIR
& REPLACEMENT PROJECT
 CITY OF WOODLAND, YOLO COUNTY,
 CALIFORNIA
 SHEET 2 OF 2 DECEMBER 18, 2014

LM LAUGENOUR AND MEIKLE
 CIVIL ENGINEERING · LAND SURVEYING · PLANNING
 608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
 P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

X: \\Land Projects\449-124\dwg\VICINITY MAP2

Legislation Text

8.

File #: 14-514, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: January 6, 2015

SUBJECT: Adoption of Resolution No. _____ approving a Settlement Agreement and Release between the City Council of the City of Woodland and Browns Corner, LLC

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving a Settlement Agreement and Release between the City of Woodland and Browns Corner, LLC; and authorizing the City Manager to sign on behalf of the City.

Staff ContactBruce D. Pollard, Senior Civil Engineer, 530-661-5820, bruce.pollard@cityofwoodland.org**Fiscal Impact**

Approval of this agreement will result in the exchange of land rights and will be cost neutral to the City.

Background

The extension of water service from Court Street western terminus to 315 CR 98 was necessary to allow for adequate fire protection (site fire hydrants) and provide a separate water service to the property as required by City Standards. The City extended a 6" water main to the property while crossing 362 West Main Street (AKA Browns Corner) property to address these water service deficiencies with the City water meter phase 3 project in 2012. In the fall of 2013 the City entered into discussions to obtain an easement for permanent operation of a public water main.

Discussion

City staff, including the City Attorney, has been in discussion with the property owner, Browns Corner, LLC, to come to an equitable resolution to the property rights issue. During these discussions both parties agreed that in place of a dual appraisal system and purchasing of an easement for the waterline, it would be more efficient and beneficial to exchange City land adjacent to the property for a water line easement across the property. This will save the City the cost of appraisal and acquisition; will enhance the value; and the ability to develop Brown's Corner. City staff has prepared property descriptions and the City Attorney has prepared a settlement agreement. The property owner has signed the agreement.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, approving a Settlement Agreement and Release between the City of Woodland and Browns Corner, LLC; and authorizing the City Manager to sign on behalf of the City.

Prepared by: Bruce D Pollard, Senior Civil Engineer

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



Paul Navazio, City Manager

ATTACHMENTS: Attachment A - Resolution
Attachment B - Settlement Agreement

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING SETTLEMENT AGREEMENT AND RELEASE BETWEEN CITY OF
WOODLAND AND BROWN'S CORNER LLC.**

WHEREAS, the City of Woodland has a waterline across APN 064-017-06 that serves a public purpose; and

WHEREAS, the City does not have an easement or other property right to allow maintenance and operation of the waterline; and

WHEREAS, the owner, Browns Corner, LLC has requested the City remediate the condition; and

WHEREAS, the City of Woodland and Brown's Corner, LLC have reached a mutually agreeable settlement that gives the City an easement for the waterline in exchange for other property considerations on the City's adjacent property.

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

Section 1. The City Council approves Settlement Agreement and Release Between City of Woodland and Brown's Corner, LLC. The City Manager is hereby authorized and directed to execute the Agreement as well as deeds and easements.

Section 2. A copy of the Settlement Agreement and Release Between City of Woodland and Brown's Corner, LLC is available and on file in the City Clerk's office, and is incorporated herein by reference and made a part of this Resolution.

PASSED AND ADOPTED by the City Council this _____ day of _____
2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

SETTLEMENT AGREEMENT AND RELEASE BETWEEN CITY OF WOODLAND AND BROWN'S CORNER, LLC

This Settlement Agreement and Release ("Agreement") is entered into by and between the City of Woodland ("City"), a municipal corporation of the State of California, and Brown's Corner, LLC ("Brown's"), a California limited liability corporation. City and Brown's are sometimes referred to together as "parties" and individually as a "party" in this Agreement.

RECITALS

WHEREAS, Brown's owns certain real property in the City of Woodland identified with Yolo County Assessor's Parcel Number 064-017-06 ("Brown's Property"); and

WHEREAS, the City installed a water pipeline under and across a portion of Brown's Property, for which Brown's now desires to grant City an easement in exchange for City's dedication of certain other real property to Brown's as well as an access easement to access such real property; and

WHEREAS, without admitting liability and in the interest of avoiding litigation, the parties now desire to fully and completely resolve all claims that have been asserted by Brown's or could be asserted by Brown's in a lawsuit regarding the installation of a water pipeline under and across a portion of Brown's Property ("Claims").

AGREEMENT

In consideration of the mutual covenants, agreements, representations, and warranties contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Conveyance of Real Property Interests.

A. Conveyance of Public Utility Easement to City from Brown's. Brown's hereby conveys a twenty foot wide public utility easement to City across Brown's Property, as further described and depicted in **Exhibit 1**, attached hereto and incorporated herein.

B. Conveyance of Real Property via Grant Deed to Brown's from City. City hereby conveys, via grant deed, that certain real property as further described and depicted in the grant deed attached hereto as **Exhibit 2**, and incorporated herein. City conveys such property in an "as is" condition and also reserves to itself a public utility access easement, as further described in Exhibit 2.

C. Conveyance of Access Easement to Brown's from City. In order to grant Brown's access to the certain real property conveyed by City to Brown's, City hereby grants to Brown's an access easement to certain of City's real property, as further described and depicted in **Exhibit 3**, attached hereto and incorporated herein.

D. Recording of Property Interests. The City shall record, or cause to be recorded, the public utility easement, the grant deed, and the public access easement, all as described in this Section 1, within thirty (30) days of the Effective Date of this Agreement (as defined in Section 17).

E. Relocation of Public Utilities and Public Utility Easements. Notwithstanding the foregoing, Brown's shall have the right to relocate the twenty foot wide public utility easement, as described and depicted in **Exhibit 1**, as well as the ten foot wide public utility easement currently used by the City for a sewer line to another portion of Brown's Property, at Brown's sole cost.

2. Attorneys' Fees and Costs. The parties agree to bear their own attorneys' fees and costs incurred in resolving the outstanding Claims. If any action or other proceeding is brought for the enforcement or interpretation of this Agreement, or because of an alleged lawsuit, default, or misrepresentation in connection with any of its provisions, the prevailing party will be entitled to reasonable attorneys' fees and other costs incurred in the action or proceeding.

3. Mutual Release. In consideration of the fee and access easement conveyances provided for in this Agreement, Brown's, on behalf of itself and its agents, heirs, successors, and assigns, finally and unconditionally releases and discharges the City and its counsel from any and all claims, demands, liabilities, damages, obligations, actions, or causes of action of any kind, known or unknown, past or present, arising out of, relating to, or in connection with the Claims.

In consideration of the public utility easement conveyance provided for by this Agreement, the City, on behalf of itself and its agents, heirs, successors, and assigns, finally and unconditionally releases and discharges Brown's from any and all claims, demands, liabilities, damages, obligations, actions, or causes of action of any kind, known or unknown, past or present, arising out of, relating to, or in connection with the Claims.

The parties agree to refrain forever from instituting, initiating, prosecuting, maintaining, or participating in any lawsuit, claim, or other proceeding in any jurisdiction or forum relating in any way to the Claims, other than an action to enforce this Agreement, if necessary; and as to such action, Section 2 concerning attorneys' fees, above, applies. This release may be pled as a full and complete defense to, and may be used as the basis for an injunction against any lawsuit, suit, or other proceeding that may be instituted, prosecuted, or attempted in breach of this mutual release.

However, nothing contained herein shall be construed as a release by either party of any obligation or claim arising out of a breach of this Agreement.

4. Waiver of Civil Code Section 1542. The mutual release in section 3 of this Agreement is intended to be complete and final and to cover not only claims, demands, liabilities, damages, actions, and causes of action that are known, but also claims, demands, liabilities, damages, actions, and causes of action that are unknown or that the parties do not suspect to exist in their favor that, if known at the time of executing this Agreement, might have

affected their actions, and therefore the parties expressly waive the benefit of the provision of section 1542 of the California Civil Code, which provides:

A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor.

The parties hereby waive and relinquish all rights and benefits that they have or may have had under section 1542 of the California Civil Code or the law of any other state, country, or jurisdiction to the same or similar effect to the full extent that they may lawfully waive such rights.

5. No Admission of Liability. Neither this Agreement nor compliance with it shall operate, or be construed, as an admission by the City of any liability, misconduct, or wrongdoing whatsoever against Brown's.

6. No Prior Assignments or Transfers. The parties to this Agreement further represent and warrant to the other that they have not assigned or transferred, or purported to assign or transfer, to any person, firm, corporation, estate, insurance carrier, or other entity whatsoever any claim, controversy, right, promise, debt, liability, demand, obligation, cost, expense, action, or cause of action arising out of the Claims and released in this Agreement.

7. Governing Law; Consent to Jurisdiction. This Agreement shall be governed by and construed in accordance with the laws of the State of California. To the maximum extent permitted by law, the parties agree that all actions or proceedings arising in connection with this Agreement shall be tried and determined in the Superior Court of the State of California, in and for the County of Yolo.

8. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all other agreements between the parties, unless expressly stated otherwise herein. No other promise or inducement has been offered for this Agreement. Any amendments to this Agreement must be in writing, signed by duly authorized representatives of both the City and Brown's, and must state that the parties intend to amend the Agreement.

9. Partial Invalidity. The invalidity or unenforceability of any provision of this Agreement shall in no way affect the validity or enforceability of any other provision of this Agreement.

10. Voluntary Execution of Agreement. Brown's represents that it had the opportunity to receive independent legal advice from attorneys of its choice with respect to the preparation, review, and advisability of executing this Agreement. Brown's further represents that it knows and understands the contents of this Agreement and that it has freely and voluntarily executed this Agreement after independent investigation and without fraud, duress, or undue influence, with a full understanding of the legal and binding effect of this Agreement.

11. Negotiated Agreement. This Agreement was the subject of negotiation between the parties, and no ambiguity or uncertainty in this Agreement shall be construed against either of the parties based upon drafting/authorship of any of the provisions contained herein.

12. Notice. All notices, requests, or other communications provided for or permitted to be given or made under this Agreement must be in writing and must be given by personal delivery, or by certified or registered United States mail (postage prepaid, return receipt requested), addressed as follows or addressed to such other address or addresses as the party to receive such notice shall have designated by written notice as required by this Section 12. Notice or payment shall be deemed to have been effective and properly delivered or made on the earlier of (a) if given by personal delivery, the date of actual delivery, (b) if sent by certified or registered mail, the first business day that is at least four (4) calendar days after the notice has been deposited in the U.S. mail in accordance with this Section 12.

TO CITY: City of Woodland
 300 First Street
 Woodland, CA 95695
 Attn: City Manager

TO BROWN'S Brown's Corner, LLC
 19984 County Road 99
 Woodland, CA 95695
 Attn: Richard W. Harrison

13. Execution in Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

14. Authority to Execute. The undersigned warrant that they are fully authorized to execute this Agreement on behalf of the parties.

15. Incorporation of Recitals. The recitals set forth on the first page, and all defined terms set forth in such recitals and in the introductory paragraph preceding the recitals, are hereby incorporated into this Agreement as if set forth herein in full.

16. Headings. The headings contained in this Agreement are provided exclusively for reference and the convenience of the parties. No legal significance of any type shall be attached to the headings.

///

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[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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17. Effective Date. This Agreement shall be deemed effective on the date this Agreement is executed by the City Manager.

THE UNDERSIGNED HAVE READ THE FOREGOING AND FULLY UNDERSTAND IT.

Dated: _____ BROWN'S CORNER, LLC,
a California limited liability company

By _____

Its: _____

Dated: _____ CITY OF WOODLAND, CALIFORNIA.

By _____
Paul Navazio
City Manager

EXHIBIT 1

RECORDING REQUESTED BY AND WHEN RECORDED, MAIL TO:

The City of Woodland
300 First Street
Woodland, CA 95695
Attention: City Clerk

**Exempt from recording fees
pursuant to Government Code
section 27383**

APN 064-017-06

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PUBLIC UTILITY EASEMENT DEED

1. Granting of Easement. For valuable consideration, receipt of which is hereby acknowledged, Brown's Corner, LLC ("Grantor"), a California Limited Liability Company, does hereby grant to the City of Woodland ("Grantee"), a municipal corporation, a public utility easement in, over, under, through, and across, the real property in the City of Woodland, County of Yolo, described as follows:

See **Exhibit "A"** and **Exhibit "B"** Plat and Legal Description and Depiction, attached hereto and by this reference made a part hereof ("Easement Area").

2. Scope of Easement. This Easement Deed shall grant a perpetual easement in order to permit the Grantee, its successors and assigns, to lay out, construct, build, install, maintain, repair, improve, remove, replace, and/or rebuild, above the ground and below the ground, pipes, conduits, improvements, poles, wires, utility control equipment, appurtenances, and other utilities equipment for public utilities including but not limited to water, sewer and storm drainage utilities, gas, electrical, phone and communications facilities, and all other public utilities.

3. Maintenance of Public Utilities. Grantee shall be solely responsible for the maintenance of the public utilities, including repair and testing of the public utilities.

4. Access Rights Granted. Grantor assigns the non-exclusive, unrestricted right of ingress and egress over and across and adjacent to real property owned or controlled by the Grantor to and from Easement Area to Grantee for the purpose of exercising the rights granted herein, including Grantee's installation, use, repair, testing, rebuilding, maintenance, and replacement of utilities and related facilities. Grantor also grants Grantee the right to remove any obstructions (including trees or brush) within the Easement Area, at Grantee's sole cost and

expense, if such obstruction interferes with the Grantee's installation, use, repair, testing, replacement, rebuilding, or maintenance of public utilities. Grantee, its employees, and its agents have the right to enter the Easement Area with workers, equipment, and material in order to inspect and survey the Easement Area and to carry out the Easement purposes.

5. Prohibited Activity. Grantor, and its successors or assigns, shall not erect or construct any building or other structure, or drill or construct or operate any well, or construct any reservoir or other obstruction in the Easement Area, or diminish or substantially add to the ground over the Easement Area. Grantor shall not make any improvements within or abutting the Easement Area that interferes with, or will interfere with, Grantee's exercise of its rights under this Easement. Nothing in this clause shall prohibit Grantor from paving a road or other type of access over the Easement Area for ingress and egress to Grantor's property.

6. Relocation of Easement. Notwithstanding the foregoing, Grantor shall have the right to relocate the Easement Area to another portion of the Grantor's Property, described as Yolo County Assessor's Parcel Number 064-017-06, at Grantor's sole cost.

7. Easement Runs with the Land. The rights, conditions, restrictions, and duties created by this Easement Deed shall run with the land and shall accrue to and be binding on the successors-in-interest, heirs, and assigns of Grantor and Grantee.

Dated: _____ BROWN'S CORNER, LLC,

By: _____

Its: _____

Dated: _____ CITY OF WOODLAND

By: _____

Paul Navazio
City Manager

EXHIBIT A
WATER LINE EASEMENT

THAT portion of real property situate in the City of Woodland, County of Yolo, State of California, and being a portion of the Southwest Quarter of Section 30, Township 10 North, Range 2 East, and also being a portion of that Parcel of land as described in Book 1301 of Official Records at Page 447, said County Records, and also being a portion of that Parcel of land as described in Document No. 2002-0030517-00, said County Records, and being more particularly described as follows:

BEGINNING at a point distant the following two (2) courses and distances from the Northeast corner of said Parcel of land as described in Book 1301 of Official Records at Page 447: 1) along the North line of said Parcel of land, North 89°32'50" West 80.86 feet; and 2) leaving said North line, South 00°20'12" West 64.04 feet; thence, from said POINT OF BEGINNING, South 00°20'12" West 15.96 feet to the South line of the future expansion of Court Street as shown in Book 8 of Maps & Surveys at Page 125, said County Records; thence, along said South line, North 89°32'50" West 40.00 feet; thence, along a line 15.00 feet East of and parallel to the West line of said Parcel of land, South 00°20'12" West 3.90 feet; thence, leaving said parallel line, North 89°21'18" West 214.99 feet to the West line of said Parcel of land as described in said Document No. 2002-0030517-00; thence, along said West line, North 00°20'12" East 20.00 feet; thence, leaving said West line, South 89°21'18" East 254.99 feet to the POINT OF BEGINNING.

Containing 550 Square Feet (0.113 acres) of land, more or less.

The basis of bearings for this description is the North line of said Parcel of land shown as North 89°32'50" West in said Book 8 Maps & Surveys at Page 125, said County Records.

End of description.




Bryan P. Bonino, L.S.

8/11/14
Date

LANDS OF GRAY & AFFRIME
DOC-2007-0022303-00

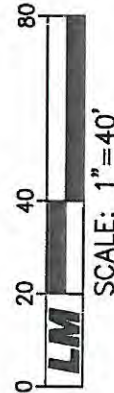
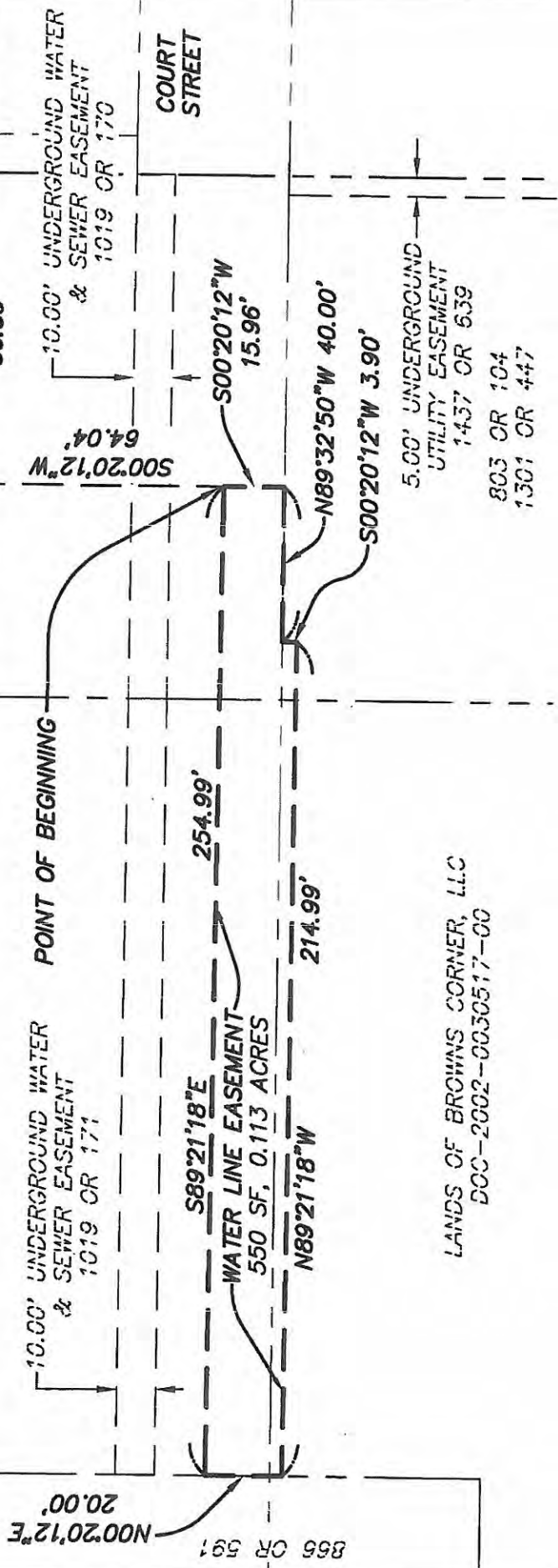


EXHIBIT B
WATER LINE EASEMENT
FOR

CITY OF WOODLAND

BEING A PORTION OF SECTION 30,
TOWNSHIP 10 NORTH, RANGE 2 EAST,
MOUNT DIABLO BASE & MERIDIAN,
CITY OF WOODLAND, YOLO COUNTY,
STATE OF CALIFORNIA

SHEET 1 OF 1
AUGUST 8, 2014

Bryan P. Bonino 8/8/14

BRYAN P. BONINO DATE
THIS EXHIBIT WAS PREPARED BY ME OR
UNDER MY DIRECTION IN ACCORDANCE WITH
SECTION 8761 OF THE PROFESSIONAL LAND
SURVEYORS' ACT.

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
808 COURT STREET, WOODLAND, CALIFORNIA 95695 • PHONE: (530) 862-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 • FAX: (530) 862-4602



#449-125

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
COUNTY OF YOLO)

On _____, before me, _____,
a Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument,
the person(s) or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

EXHIBIT 2

**RECORDING REQUESTED BY
AND WHEN RECORDED, MAIL
TO:**

The City of Woodland
300 First Street
Woodland, CA 95695
Attention: City Clerk

**Exempt from recording fees
pursuant to Government Code
section 27383**

APN 064-017-30

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

For valuable consideration, receipt of which is hereby acknowledged, City of Woodland, a California municipal corporation ("Grantor"), hereby GRANTS to Brown's Corner, LLC, a California limited liability company ("Grantee"), the following real property ("Property"), in an as is condition, in the City of Woodland, County of Yolo, reserving however a public utility and access easement as described in **Exhibit C**, attached hereto and made a part hereof:

See **Exhibit "A"** and **Exhibit "B"** Plat and Legal Description and Depcition, attached hereto and by reference made a part hereof.

Dated: _____, 2014

By: _____
City of Woodland

EXHIBIT A
LAND DESCRIPTION
FOR
PARCEL "A"

THAT portion of real property situate in the City of Woodland, County of Yolo, State of California, and being a portion of the Southwest Quarter of Section 30, Township 10 North, Range 2 East, and also being a portion of that Parcel of land as described in Book 1301 of Official Records at Page 447, said County Records, and being more particularly described as follows:

BEGINNING at a point on the North line of said Parcel of land, said point being distant North 89°32'50" West 80.86 feet from the Northeast corner of said Parcel of land; thence, leaving said North line, South 00°20'12" West 80.00 feet to the South line of the future expansion of Court Street as shown in Book 8 of Maps & Surveys at Page 125, said County Records; thence, along said South line, North 89°32'50" West 40.00 feet; thence, along a line 15.00 feet East of and parallel to the West line of said Parcel of land, South 00°20'12" West 147.00 feet to the South line of said Parcel of land; thence, along said South line, North 89°32'50" West 15.00 feet to the Southwest corner of said Parcel of land; thence, along the West line of said Parcel of land, North 00°20'12" East 227.00 feet to the Northwest corner of said Parcel of land; thence, along the North line of said Parcel of land, South 89°32'50" East 55.00 feet to the POINT OF BEGINNING.

Containing 6,605 Square Feet (0.151 acres) of land, more or less.

The basis of bearings for this description is the North line of said Parcel of land shown as North 89°32'50" West in said Book 8 Maps & Surveys at Page 125, said County Records.

End of description.




Bryan P. Bonino, L.S.

8/11/14
Date

DOC-2007-0022303-00

S89°32'50"E
55.00'

BASIS OF BEARINGS
N89°32'50"W 80.86'

POINT OF
BEGINNING

10.00' UNDERGROUND
WATER & SEWER
EASEMENT, 1019 OR 170

PARCEL "A"
6,605 SF
0.151 ACRES

COURT
STREET

S00°20'12"W 80.00'

227.00'

N89°32'50"W 40.00'

15.00'

5.00' UNDERGROUND
UTILITY EASEMENT,
1437 OR 639

LANDS OF BROWNS CORNER, LLC
DOC-2002-0330517-00

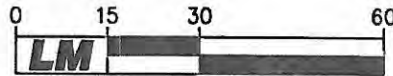
N00°20'12"E

147.00'

S00°20'12"W

N89°32'50"W
15.00'

803 OR 104
1301 OR 447



SCALE: 1"=30'



8 M&S 125

608 OR 116

Bryan P. Bonino 8/8/14

BRYAN P. BONINO

DATE

THIS EXHIBIT WAS PREPARED BY ME OR
UNDER MY DIRECTION IN ACCORDANCE WITH
SECTION 8761 OF THE PROFESSIONAL LAND
SURVEYORS' ACT.

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING • LAND SURVEYING • PLANNING

608 COURT STREET, WOODLAND, CALIFORNIA 95695 • PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 • FAX: (530) 662-4602

EXHIBIT B

EXHIBIT TO ACCOMPANY DESCRIPTIONS
FOR

CITY OF WOODLAND

BEING A PORTION OF SECTION 30,
TOWNSHIP 10 NORTH, RANGE 2 EAST,
MOUNT DIABLO BASE & MERIDIAN,
CITY OF WOODLAND, YOLO COUNTY,
STATE OF CALIFORNIA

SHEET 1 OF 1

AUGUST 8, 2014

#449-125

EXHIBIT C

1. Scope of Easement. Grantor reserves a Public Utility Easement, as described in Exhibit "1-A" (the "Easement Area"), for use by Grantor for the purposes of a public utility easement as described and in accordance with the conditions and covenants as set forth in this Exhibit "1." Grantor reserves and grants to itself the perpetual right to use the Easement Area in accordance with the conditions and covenants as set forth herein.

Grantor, its successors, and assigns shall have the right to use the Easement Area to lay out, construct, build, install, maintain, repair, improve, remove, replace, and/or rebuild, above and below the ground, pipes, conduits, improvements, poles, wires, utility control equipment, appurtenances, and other utilities equipment for public utilities including but not limited to water, sewer and storm drainage utilities, gas, electrical, phone and communications facilities, and all other public utilities, together with unrestricted ingress and egress to the Property for the purpose of installing, repairing, testing, maintaining, and replacing the utilities and related facilities and the right to remove any obstructions (including trees or brush) placed within the Easement Area, at Grantor's sole cost and expense. Grantor shall have the right to enter the Easement Area with workers, equipment, and materials to inspect and survey the Easement Area and to carry out the Easement purposes.

2. Maintenance of Public Utilities. Grantor shall be solely responsible for maintenance of the public utilities, including the repair and testing of the public utilities.

3. Prohibited Uses. Grantor shall not permit, and Grantee shall not allow, any other use or utilities to be located in the Easement Area without Grantor's prior written consent. Grantee shall not be permitted to erect or construct any building or other structure, or drill or operate any well, or construct any reservoir or other obstruction in the Easement Area, substantially add to the ground over the Easement Area, or make any improvements within or abutting the Easement Area that interferes with, or will interfere with, Grantor's exercise of its rights under this Easement. Nothing in this clause shall prohibit Grantee from paving a road or other type of access over the Easement Area for ingress and egress to Grantee's property.

4. Grantee's Use. Grantee may use the surface of the Easement Area provided such use does not interfere with Grantor's rights contained in this reservation of easement and subject to the terms of this Easement, in particular Section 3.

5. Relocation of Easement Area. Notwithstanding the foregoing, Grantee shall have the right to relocate the Easement Area to another portion of Grantee's property, described as Yolo County Assessor's Parcel Number 064-017-06, at Grantee's sole cost.

6. Easement Runs with the Land. The rights, conditions, restrictions, and duties created by this deed shall run with the land and shall accrue to and be binding on the successors-in-interest, heirs and assigns of Grantor and Grantee.

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
COUNTY OF YOLO)

On _____, before me, _____,
a Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument,
the person(s) or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

EXHIBIT 3

**RECORDING REQUESTED BY
AND WHEN RECORDED, MAIL
TO:**

The City of Woodland
300 First Street
Woodland, CA 95695
Attention: City Clerk

**Exempt from recording fees
pursuant to Government Code
section 27383**

APN 064-017-30

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ACCESS EASEMENT

1. Granting of Easement. For valuable consideration, receipt of which is hereby acknowledged, the City of Woodland ("Grantor") does hereby grant to Brown's Corner, LLC ("Grantee"), a Limited Liability Company, a non-exclusive access easement over and across the surface of the real property(the Burdened Property). The Easement Area is described as follows:

See **Exhibit "A"** and **Exhibit "B"**, Plat and Legal Description, attached hereto and by this reference made a part hereof.

2. Scope of Easement. The Easement Area is approximately eighty feet wide and is a part of the Burdened Property, as depicted in **Exhibit B**, attached hereto and incorporated herein. The Easement is granted for the purpose of vehicular and pedestrian ingress and egress by Grantee and its guests and invitees over the Easement Area. Grantee has the right, but not the obligation, to maintain and repair the Easement Area. Grantee does not have the right to make or construct improvements in, on, under, or across the Easement Area.

3. Benefited Property. This Easement is made for the direct benefit of the Benefited Property, as depicted in **Exhibit C**, attached hereto and incorporated herein, and shall not be conveyed or transferred separately from the Burdened Property and shall bind and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of Grantor and Grantee.

4. Rights Limited to the Parties. This Easement shall not be deemed to constitute a gift or dedication of any portion of the Burdened Property to the general public or for any public use or purpose whatsoever. Nothing expressed or implied in this Easement shall confer upon any

person, other than Grantor and Grantee, their successors and assigns, any rights or remedies under or by reason of this Easement.

5. Easement Runs with the Land. The rights, conditions, restrictions, and duties created by this deed shall run with the land and shall accrue to and be binding on the successors-in-interest, heirs, and assigns of Grantor and Grantee.

Dated: _____ BROWN'S CORNER, LLC,

By: _____

Its: _____

Dated: _____ CITY OF WOODLAND

By: _____

Paul Navazio
City Manager

EXHIBIT A
ACCESS EASEMENT

THAT portion of real property situate in the City of Woodland, County of Yolo, State of California, and being a portion of the Southwest Quarter of Section 30, Township 10 North, Range 2 East, and also being a portion of that Parcel of land as described in Book 1301 of Official Records at Page 447, said County Records, and being more particularly described as follows:

BEGINNING at the Northeast corner of said Parcel of land; thence, from said POINT OF BEGINNING and along the North line of said Parcel of land, North 89°32'50" West 80.86 feet; thence, leaving said North line, South 00°20'12" West 80.00 feet to the South line of the future expansion of Court Street as shown in Book 8 of Maps & Surveys at Page 125, said County Records; thence, along said South line, South 89°32'50" East 80.86 feet to the East line of said Parcel of land; thence, along the East line of said Parcel of land, North 00°20'12" East 80.00 feet to the POINT OF BEGINNING.

Containing 6,408 Square Feet (0.148 acres) of land, more or less.

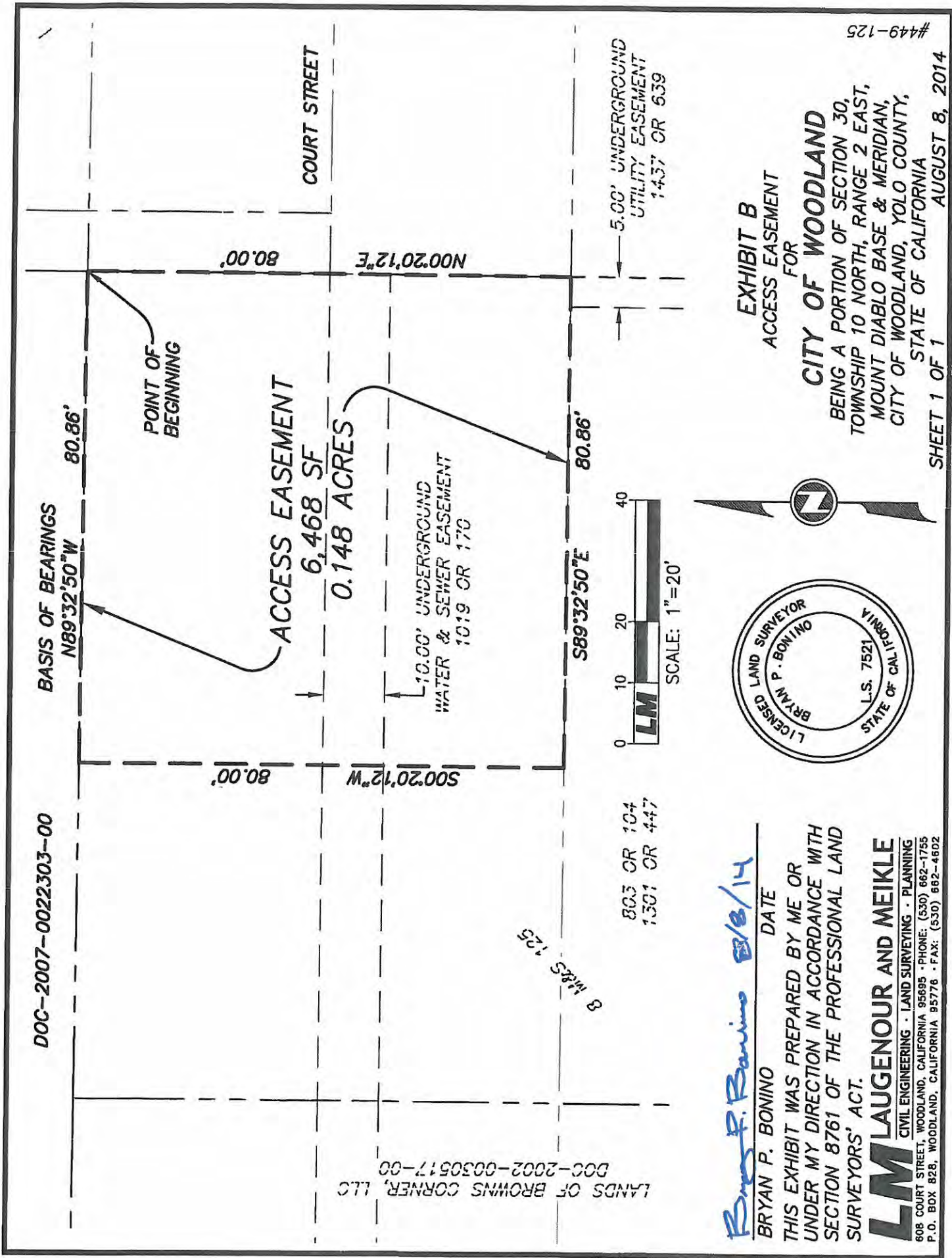
The basis of bearings for this description is the North line of said Parcel of land shown as North 89°32'50" West in said Book 8 Maps & Surveys at Page 125, said County Records.

End of description.




Bryan P. Bonino, L.S.

8/11/14
Date



Bryan P. Bonino 8/8/14
 BRYAN P. BONINO DATE
 THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH SECTION 8761 OF THE PROFESSIONAL LAND SURVEYORS' ACT.
LM LAUGENOUR AND MEIKLE
 CIVIL ENGINEERING • LAND SURVEYING • PLANNING
 608 COURT STREET, WOODLAND, CALIFORNIA 95695 • PHONE: (530) 662-1755
 P.O. BOX 828, WOODLAND, CALIFORNIA 95778 • FAX: (530) 662-4602

EXHIBIT B
 ACCESS EASEMENT
 FOR

CITY OF WOODLAND
 BEING A PORTION OF SECTION 30,
 TOWNSHIP 10 NORTH, RANGE 2 EAST,
 MOUNT DIABLO BASE & MERIDIAN,
 CITY OF WOODLAND, YOLO COUNTY,
 STATE OF CALIFORNIA
 SHEET 1 OF 1
 AUGUST 8, 2014



#449-125

EXHIBIT C

All that real property situate in the City of Woodland, County of Yolo, State of California described as follows:

The West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 30, Township 10 North, Range 2 East, M.D.B.&M., according to the Official Plat thereof.

EXCEPTING THEREFROM that portion thereof described as follows:

Commencing at a point bearing North 52 deg. 57' West Sixty-nine and ninety-one hundredths (69.91) feet from Engineers Station 51+40.4 of the California Highway Commission Survey from Woodland to Zamora; thence following along a curve to the right with a radius of sixty (60) feet for ninety-three and thirty-nine hundredths (93.39) feet; thence South 0 deg. 07' East fifty-nine and two tenths (59.2) feet; thence South 89 deg. 18' East fifty-nine and two tenths (59.2) feet to the point of beginning. The above said Engineers Station 51+40.4 bears South 89 deg. 28' East three hundred three and six tenths (303.6) feet, thence South 87 deg. 57' West one hundred fifty-one and seven tenths (151.7) feet from the Southwest corner of said Section Thirty (30).

ALSO EXCEPTING THEREFROM:

- (A) That portion thereof described in the deed to Arthur L. Cropper et al, recorded June 30, 1960, in book 608 of Official Records, page 116.
- (B) That portion thereof described in the deed to Woodland Title Guaranty Company, a California Corporation, recorded February 2, 1961, in book 626 of Official Records, page 474.
- (C) That portion thereof described in the deed to Woodland Tractor & Equipment Co., a Co-partnership, recorded July 12, 1961, in book 642 of Official Records, page 339.
- (D) That portion thereof described in the deed to Arthur L. Cropper, et al, recorded July 22, 1965, in book 803 of Official Records, page 104.
- (E) That portion thereof described in the deed to Ross F. Carter et al, recorded in book 866 of Official Records, page 591.

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
COUNTY OF YOLO)

On _____, before me, _____,
a Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument,
the person(s) or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Legislation Text

9.

File #: 14-524, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: January 6, 2015

SUBJECT: Solar Project CEQA Compliance and Project Approvals

Recommendation for Action: Staff recommends that the City Council hold a public hearing and:

(1) Adopt Resolution No. _____ adopting a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program under the California Environmental Quality Act (CEQA) for the Water Pollution Control Facility Solar Power Project and approving the project; and

(2) Adopt Resolution No. _____ finding additional solar photovoltaic projects at various City sites exempt from CEQA and approving the projects.

Staff Contact

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

Council Goal

This recommendation is consistent with the City's goals for fiscal responsibility and environmental sustainability.

Fiscal Impact

It is conservatively estimated that the proposed solar projects at various City facilities would result in savings of about \$7.8 million over 28 years, or net present value savings of \$4 million.

Background

The City Council on July 6, 2014, adopted the Preliminary 2020 Climate Action Plan, which presents a program of actions to reduce Woodland's greenhouse gas (GHG) emissions 15% from 2005 levels by 2020, including increased reliance on renewable energy sources such as solar photovoltaic systems.

The City has been working with TerraVerde Renewable Partners to develop solar photovoltaic projects that would be constructed by Performance Contracting Inc./Hanwha Q Cells (PCI/Hanwha) at six City locations:

- Water Pollution Control Facility (WPCF) - 1.5-megawatt ground-mount array on 6.5 acres of Parcel No. 027-390-022-000 northeast of the WPCF
- WPCF screw pump - 39-kilowatt (kW) ground-mount array within the WPCF facility
- Community and Senior Center - 553-kW carport arrays in the south parking lot
- Police Station - parking structure covering the back lot and a small roof-mount array for a total of 462 kW
- Municipal Service Center (MSC) - 138-kW parking structure array for public works equipment within the corporation yard)
- Public parking lot at the northwest corner of College and Court Streets - 216-kW parking structure array for City Hall and the Library combined

Implementation of the projects would reduce the City's GHG emissions by 600-900 metric tons of CO₂ per year, or about 30-40% of the Climate Action Plan goal for GHG reductions from City government operations. It is conservatively estimated that implementation would result in City energy cost savings of \$7.8 million over 28 years, or net present value savings of \$4 million.

The City Council on December 16, 2014 adopted Resolution No. 6359 approving the Power Purchase Agreement (PPA) for installation, operation, and maintenance of the solar arrays with PCI/Hanwha along with related documents. The PPA will not become effective and the Notice to Proceed will not be issued until CEQA compliance has been completed and the limitation periods for challenges to CEQA approvals have expired.

Additional project details are provided in the December 16, 2014 staff report.

Discussion

At the Community and Senior Center, Police Station, MSC, and public parking lot, the arrays would be roof mounted or carports over existing parking lots. City staff determined that such projects are exempt from CEQA review under Public Resources Code Section 21080.35 (exclusions regarding installation of solar energy systems) and Title 14 of the California Code of Regulations, section 15000 et seq. (State CEQA Guidelines), sections 15303 (new construction of small structures) and 15311 (accessory structures).

The other two arrays would be ground-mounted systems serving the City's WPCF and are considered a "project" subject to environmental review under CEQA.

Pursuant to State CEQA Guidelines section 15063, the City's consultant, Raney Planning & Management, Inc., prepared an Initial Study to assess the potential adverse environmental effects of the proposed Water Pollution Control Facility Solar Power Project, consisting of the main WPCF array and the WPCF screw pump array, and concluded that potentially significant environmental effects could occur from project implementation in the areas of biological resources and cultural resources. However, mitigation measures were identified that would reduce these potential impacts to a less-than-significant level. A Mitigated Negative Declaration (MND) was prepared, and the Initial Study/MND was filed with the State Clearinghouse (SCH#2014112048). The Initial

Study/MND was also circulated for public review from November 26, 2014 through December 26, 2014. A Notice of Intent to Adopt a Mitigated Negative Declaration for the Proposed Water Pollution Control Facility Solar Power Project was posted by the Yolo County Clerk on November 25 and published in the Woodland Daily Democrat on November 26.

Comments on the Initial Study/MND were received, and responses to those comments have been included in the Final Initial Study/MND. No new significant environmental effects have been identified, and changes to the Initial Study/MND in response to comments were not substantial revisions requiring recirculation. A Mitigation Monitoring and Reporting Program has been prepared and incorporates the mitigation measures as presented in the Final Initial Study/MND.

Commission/Committee Recommendation

Details of the proposed solar projects were presented to the City Council Sustainability Committee at the November 12, 2013 and November 12, 2014 meetings and to the City Council members of the committee on December 5, 2014. The committee is supportive of the projects.

Conclusion

Staff recommends that the City Council hold a public hearing and:

- (1) Adopt Resolution No. _____ adopting a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program under CEQA for the Water Pollution Control Facility Solar Power Project and approving the project; and
- (2) Adopt Resolution No. _____ finding additional solar photovoltaic projects at various City sites exempt from CEQA and approving the projects.

Prepared by: Roberta Childers, Environmental Resource Analyst

Reviewed by: Gregor G. Meyer, Public Works Director



Paul Navazio, City Manager

Attachments:

Resolution Adopting Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approving the Water Pollution Control Facility Solar Power Project

Resolution finding additional solar projects at City sites exempt from CEQA and approving the projects

Draft Initial Study/Mitigated Negative Declaration

Final Initial Study/Mitigated Negative Declaration, including Mitigation Monitoring and Reporting Program

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
ADOPTING A MITIGATED NEGATIVE DECLARATION AND
A MITIGATION MONITORING AND REPORTING PROGRAM
UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE
WATER POLLUTION CONTROL FACILITY SOLAR POWER PROJECT,
AND APPROVING THE PROJECT**

WHEREAS, scientific evidence from many studies indicates that human activities are increasingly producing atmospheric concentrations of greenhouse gases (“GHGs”) that are much higher than the naturally occurring GHGs in the atmosphere, resulting in rapid climate change characterized by increasing average global temperatures, changing frequencies and intensities of droughts and floods, and rising sea levels, and concerted efforts are needed to reverse current trends by reducing GHG emissions; and

WHEREAS, Assembly Bill 32 (2006), the Global Warming Solutions Act, established a statewide target for reducing GHG emissions to 1990 levels by 2020, Executive Order S-3-05 established a GHG emissions reduction target of 80% below 1990 levels by 2050, and state guidance encourages local governments to contribute to these GHG reduction efforts by reducing GHG emissions 15% from 2005 levels by 2020 and taking longer-term actions to meet the 2050 target; and

WHEREAS, the City of Woodland (“City”) on July 6, 2014, adopted the Preliminary 2020 Climate Action Plan, which presents a program of actions to reduce Woodland’s GHG emissions 15% from 2005 levels by 2020, including increased reliance on renewable energy sources such as solar photovoltaic systems; and

WHEREAS, the City intends to construct solar photovoltaic systems at the City’s Water Pollution Control Facility (“WPCF”) located at 42929 County Road 24 and an adjacent parcel in the City of Woodland, Yolo County, California identified as Yolo County Assessor’s Parcel Number (APN) 042-580-034-000 and 027-390-022-000, respectively (“Project”). The location of one of the solar power facilities would be on fallow land that was previously a deposition site for tomato processing waste material and more recently a deposition site for excess soil from regional construction projects, northeast of the treatment facilities, consisting of approximately 7.0 acres. The other location is at the screw pump south of the treatment facilities, consisting of approximately 0.2 acres; and

WHEREAS, on December 16, 2014, the City adopted Resolution No. 6359 making findings under the Government Code and the California Environmental Quality Act; approving a Power Purchase Agreement (“PPA”) and a Site Agreement with Performance Contracting Inc./Hanwha Q Cells for a solar photovoltaic project at various City sites (WPCF sites, Community and Senior Center, Police Station, Municipal Service Center, and public parking lot at the northwest corner of College and Court Streets); authorizing a related Battery Energy Storage Contract with Performance Contracting Inc. to enable the installation of a battery energy storage system at the Community and Senior Center in order to avoid demand charges and increase the solar savings; and authorizing a Site Lease with Conaway Preservation Group

(“CPG”) to allow access to a small segment of a canal owned by CPG over which an electrical distribution line is needed to serve the WPCF array; and

WHEREAS, the City’s obligations under the PPA for the Project are subject to several conditions, including future compliance with the California Environmental Quality Act (“CEQA”), Public Resources Code section 21000 *et seq.*; and

WHEREAS, the City, as lead agency under CEQA, has prepared an Initial Study to evaluate potential environmental impacts of the Project under State CEQA Guidelines section 15063; and

WHEREAS, based on the Initial Study, which indicated all potential environmental impacts from the Project would be less than significant with incorporation of mitigation measures, City staff determined that a Mitigated Negative Declaration (“MND”) should be prepared; and

WHEREAS, the Initial Study and MND includes a Mitigation Monitoring and Reporting Program (“MMRP”) that identifies and commits the City to measures that will mitigate any potential environmental impacts resulting from the Project; and

WHEREAS, the Initial Study, MND and MMRP were prepared pursuant to CEQA and the State CEQA Guidelines; and

WHEREAS, under State CEQA Guidelines sections 15072 and 15073, the City made the Initial Study and the MND available to the public and all potentially interested, responsible and trustee agencies to review and comment from November 26, 2014 through December 26, 2014 by: (1) filing a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) with the State Clearinghouse; (2) filing the NOI with the Yolo County Clerk; (3) placing the NOI in the Woodland Daily Democrat, a newspaper of General Circulation; (4) posting the NOI on the City’s website at www.cityofwoodland.org/envirowoodland; and (5) mailing the NOI to interested agencies; and

WHEREAS, the City has considered and responded to any comments received on Initial Study/MND during the review period; and

WHEREAS, the Final Initial Study/MND consists of any responses to comments and any revisions to the Initial Study/MND; and

WHEREAS, the City Council held a noticed public hearing to consider the Final Initial Study/MND, the MMRP, and the Project on January 6, 2015; and

WHEREAS, the City Council has reviewed the Final Initial Study/MND and all other relevant information contained in the administrative record regarding the Project.

NOW, THEREFORE, the City Council of the City of Woodland does hereby resolve, determine and order as follows:

Section 1. Recitals. The Council hereby finds and determines that all of the recitals set forth above are true and correct.

Section 2. Compliance with the California Environmental Quality Act. As the decision-making body for the Project, the City Council has reviewed and considered the Final Initial Study/MND and the administrative record for the Project, including any oral and written comments received during the comment period. The City Council finds that the Final Initial Study/MND and the administrative record have been completed in compliance with CEQA and the State CEQA Guidelines.

Section 3. Findings In Support of Mitigated Negative Declaration. Based on the Final Initial Study/MND and the administrative record, including any written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of the Project are less than significant with mitigation. The City Council further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in significant environmental impacts. The City Council finds that the Final Initial Study/MND contains a complete, objective and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City Council. The City Council also finds that no new significant environmental effects have been identified, and any changes to the Initial Study and the MND in response to comments or otherwise do not constitute substantial revisions requiring recirculation under State CEQA Guidelines section 15073.5.

Section 4. Adoption of Mitigated Negative Declaration. The City Council approves and adopts the MND pursuant to Public Resources Code section 21080, subdivision (c)(2).

Section 5. Adoption of Mitigation, Monitoring and Reporting Program. Pursuant to Public Resources Code section 21081.6, the City Council approves and adopts the Mitigation Monitoring and Reporting Program prepared for the Project as presented in the Final Initial Study/MND.

Section 6. Approval of Project. The City Council approves the Project as described in the Final Initial Study/MND.

Section 7. Notice of Determination. The City Council directs staff to file a Notice of Determination with the Yolo County Clerk within five (5) working days of approval of the Project.

Section 8. Location of Documents. The administrative record for the City's approval of Project is maintained at the Community Development Department at City Hall located at 300 First Street, Woodland, California, 95695.

PASSED AND ADOPTED this 6th day of January 2015, by the following vote:

AYES:

NOES:

ABSENT:
ABSTAIN:

Tom Stallard, Mayor

APPROVED AS TO FORM:

Kara Ueda, City Attorney

ATTEST:

Ana B. Gonzalez, City Clerk

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
FINDING SOLAR PHOTOVOLTAIC PROJECTS AT VARIOUS CITY SITES
EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT,
AND APPROVING THE PROJECTS**

WHEREAS, scientific evidence from many studies indicates that human activities are increasingly producing atmospheric concentrations of greenhouse gases (“GHGs”) that are much higher than the naturally occurring GHGs in the atmosphere, resulting in rapid climate change characterized by increasing average global temperatures, changing frequencies and intensities of droughts and floods, and rising sea levels, and concerted efforts are needed to reverse current trends by reducing GHG emissions; and

WHEREAS, Assembly Bill 32 (2006), the Global Warming Solutions Act, established a statewide target for reducing GHG emissions to 1990 levels by 2020, Executive Order S-3-05 established a GHG emissions reduction target of 80% below 1990 levels by 2050, and state guidance encourages local governments to contribute to these GHG reduction efforts by reducing GHG emissions 15% from 2005 levels by 2020 and taking longer-term actions to meet the 2050 target; and

WHEREAS, the City of Woodland (“City”) on July 6, 2014, adopted the Preliminary 2020 Climate Action Plan, which presents a program of actions to reduce Woodland’s GHG emissions 15% from 2005 levels by 2020, including increased reliance on renewable energy sources such as solar photovoltaic systems; and

WHEREAS, the City intends to construct separate solar photovoltaic systems at four City-owned sites consisting of the Community Senior Center Solar Project, the Municipal Service Center Solar Project, the Police Station Solar Project, and the Public Parking Lot Solar Project (collectively referred to as “Solar Projects”); and

WHEREAS, on December 16, 2014, the City adopted Resolution No. 6359 making findings under the Government Code and the California Environmental Quality Act (“CEQA”); approving a Power Purchase Agreement (“PPA”) and a Site Agreement with Performance Contracting Inc./Hanwha Q Cells for the Solar Projects, as well as solar photovoltaic systems at the City’s Water Pollution Control Facility (“WPCF”) located at 42929 County Road 24 and an adjacent parcel in the City of Woodland, Yolo County, California identified as Yolo County Assessor’s Parcel Number (APN) 042-580-034-000 and 027-390-022-000, respectively; authorizing a related Battery Energy Storage Contract with Performance Contracting Inc. to enable the installation of a battery energy storage system at the Community and Senior Center in order to avoid demand charges and increase the solar savings; and authorizing a Site Lease with Conaway Preservation Group (“CPG”) to allow access to a small segment of a canal owned by CPG over which an electrical distribution line is needed to serve the WPCF array; and

WHEREAS, the City’s obligations under the PPA for the Solar Projects are subject to several conditions, including future compliance with CEQA, Public Resources Code section 21000 *et seq.*; and

WHEREAS, the City, as the lead agency under CEQA, has determined that the Solar Projects are not subject to environmental review under Public Resources Code section 21080.35 (exclusions regarding installation of solar energy systems) and Title 14 of the California Code of Regulations, section 15000 *et seq.* (“State CEQA Guidelines”), sections 15303 (new construction of small structures) and 15311 (accessory structures); and

WHEREAS, the City has considered any comments received at the noticed public meeting on January 6, 2015, prior to adoption of this Resolution; and

WHEREAS, the determination that the Solar Projects are exempt from environmental review under CEQA reflects the City Council’s independent judgment and analysis.

NOW, THEREFORE, the City Council of the City of Woodland does hereby resolve, determine and order as follows:

Section 1. Recitals. The Council hereby finds and determines that all of the recitals set forth above are true and correct.

Section 2. California Environmental Quality Act Findings. The City Council finds that the Solar Projects are statutorily exempt from environmental review under Public Resources Code section 21080.35 (exclusions regarding installation of solar energy systems) and categorically exempt from environmental review under State CEQA Guidelines sections 15303 (new construction of small structures) and 15311 (accessory structures) based on the following :

(a) Community and Senior Center, 2001 East Street, Woodland, CA 95776. The Community and Senior Center Solar Project consists of three rows of new solar carport structures, with associated electrical equipment, in an existing off-street public parking lot that would be accessory to the City’s existing institutional facilities. Associated electrical equipment will occupy less than 500 square feet of ground surface; will be located on a site that does not contain plants protected by the Native Plant Protection Act; and does not require state or federal permits for impacts to any waterway, water quality, or protected plant or animal species. The solar installation will require the removal of as many as 49 non-native, ornamental trees that were planted in 2006-2007 when the facility was constructed. Thus, the project would not require the removal of a native tree over 25 years old or removal of a tree required to be planted, maintained, or protected pursuant to local, state, or federal requirements. The interconnection run to the Pacific Gas & Electric (“PG&E”) service will be within the facility property and is expected to be accomplished using directional boring. Vehicles will be redirected to parking areas on other parts of the property during construction, which will not affect roadway traffic.

(b) Municipal Service Center, 655 North Pioneer Avenue, Woodland, CA 95776. The Municipal Service Center Solar Project consists of one new 15-foot-tall solar shade structure for large equipment in the existing, paved parking and storage area of the City’s existing corporation yard that would be accessory to the City’s existing institutional facilities. Related electrical equipment will be installed at the building and will occupy less than 500 square feet of ground surface; will be located on a site that does not contain plants protected by the Native Plant Protection Act; and does not require state or federal permits for impacts to any waterway, water quality, or protected plant or animal species. The project does not require the removal of a

native tree over 25 years old or removal of a tree required to be planted, maintained, or protected pursuant to local, state, or federal requirements. The interconnection run to the meter will be accomplished using directional boring within the property. Construction will not affect roadway traffic.

(c) Police Station, 1000 Lincoln Avenue, Woodland, CA 95695. The Police Station Solar Project consists of a new solar shade structure for employee and service vehicles in an existing, non-public parking lot; associated electrical equipment; and a roof-mounted array that would be accessory to the City's existing institutional facilities. Associated electrical equipment will occupy less than 500 square feet of ground surface; will be located on a site that does not contain plants protected by the Native Plant Protection Act; and does not require state or federal permits for impacts to any waterway, water quality, or protected plant or animal species. Installation of the solar parking structure will require the removal of as many as 29 non-native, ornamental trees that were planted in 2003-2004, when the facility was built. The project does not require the removal of a native tree over 25 years old or removal of a tree required to be planted, maintained, or protected pursuant to local, state, or federal requirements. The interconnection run to the PG&E service will be accomplished using directional boring within the property. Vehicle parking during construction will be on an adjacent non-residential street or a neighboring property. Construction will not affect street traffic.

(d) Public Parking Lot, 435 Court Street/204 College Street, Woodland, CA 95695. The Public Parking Lot Solar Project consists of a new solar shade structure and associated electrical equipment in an existing public parking lot that would be accessory to the City's existing institutional facilities. The array will offset electrical use at both the Woodland Library and City Hall, at 250 First Street and 300 First Street, respectively. As many as 17 non-native, ornamental trees would be removed from the parking lot. The project does not require the removal of a native tree over 25 years old or removal of a tree required to be planted, maintained, or protected pursuant to local, state, or federal requirements. Associated electrical equipment will occupy less than 500 square feet of ground surface; will be located on a site that does not contain plants protected by the Native Plant Protection Act; and does not require state or federal permits for impacts to any waterway, water quality, or protected plant or animal species. The interconnection run to the PG&E service is expected to be accomplished within the property. Alternatively, directional boring would be used to connect to one of the facility meters on an adjacent property. Vehicle parking during construction will be redirected to several other public parking lots in the vicinity of the project. Effects on street traffic, should any occur, would be minor, as they would be temporary and limited to a one-block area in a location where many alternative streets are available.

Section 3. Additional CEQA Findings. The City Council further finds that none of the following exceptions to the categorical exemptions applies under State CEQA Guidelines section 15300.2.

(a) The Solar Projects are not located in a particularly sensitive environment as they are located within existing parking lots and facilities in developed areas.

(b) The cumulative impact of successive projects of this same type in the same place over time would not be significant because the Solar Projects are limited in size and scope, and there are no reasonably foreseeable projects that would result in cumulative

impacts with the Solar Projects. The Solar Projects will be located at sites that are at least 0.5-miles apart from each other and are more than 1.5 miles from the City's WPCF sites, and would be accessed by separate roadways during construction and operation. Consequently, overlapping construction traffic or noise impacts would not occur.

(c) The Solar Projects do not involve any unusual improvements and involve structures comparable to existing improvements at the sites. There is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

(d) The Solar Projects are not within view from any officially designated state scenic highway.

(e) The Solar Projects are not located on sites designated pursuant to Government Code section 65962.5 (hazardous waste site).

(f) The Solar Projects do not involve any improvements, modifications, or other changes to an historical resource.

Therefore, none of the circumstances outlined in State CEQA Guidelines section 15300.2 applies. Thus, the Solar Projects qualify for the categorical exemptions referenced above.

Section 4. Approval of the Solar Projects. The City Council approves the Solar Projects.

Section 5. Notice of Exemption. The City Council directs staff to file Notices of Exemption for each of the Solar Projects with the Yolo County Clerk.

Section 6. Location of Documents. The administrative record for the City's approval of the Solar Projects is maintained at the Community Development Department at City Hall located at 300 First Street, Woodland, California, 95695.

PASSED AND ADOPTED this 6th day of January 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

APPROVED AS TO FORM:

Kara Ueda, City Attorney

ATTEST:

Ana B. Gonzalez, City Clerk

CITY OF WOODLAND
PUBLIC WORKS DEPARTMENT
ENVIRONMENTAL SERVICES



City of Woodland

**WATER POLLUTION CONTROL FACILITY
SOLAR POWER PROJECT**

**INITIAL STUDY/MITIGATED NEGATIVE
DECLARATION**

November 2014

Prepared by:



1501 SPORTS DRIVE • SACRAMENTO • CA • 95834
OFFICE 916.372.6100 • FAX 916.419.6108

MITIGATED NEGATIVE DECLARATION

1. Name or description of project:	Water Pollution Control Facility Solar Power Project City of Woodland, California The City of Woodland proposes to construct solar photovoltaic systems at two locations at and adjacent to the City's Water Pollution Control Facility (WPCF). The location of one of the solar power facilities would be on fallow land that was previously a deposition site for tomato processing waste material and more recently a deposition site for excess soil from regional construction projects, northeast of the treatment facilities, consisting of approximately 7.0 acres. The other location is at the screw pump south of the treatment facilities, consisting of approximately 0.2 acres. The City of Woodland would enter into a Power Purchase Agreement (PPA) with the solar power provider for the provision of approximately 3 million KWh per year of electricity to the WPCF. It should be noted that the PPA would cover additional sites and power generation (Community Center, Police Station, Municipal Services, City Hall, and Library); however, the additional sites are either building mounted or carports over existing parking lots and are exempt from CEQA requirements per Public Resources Code, Section 21080.35.
2. Project Location :	The project site is in the southeastern portion of the City of Woodland in Yolo County. The City of Woodland WPCF is located at 42929 County Road 24A. Interstate 5 lies to the north and County Road 102 lies to the west. The project sites are surrounded by vacant unincorporated parcels within Yolo County that are within the City's Planning Area Boundary and Sphere of Influence (SOI), and have a City Land Use Designation of Public Service (PS) and Urban Reserve (UR).
3. Entity or Person undertaking project:	
A. Entity	
(1) City of Woodland	(Lead Agency)
B. Other (Private)	
(1) Name:	
(2) Address:	

The Lead Agency, having reviewed the Initial Study of this proposed project, having reviewed the written comments received prior to the public meeting of the Lead Agency, and having reviewed the recommendation of the Lead Agency's Staff, does hereby find and declare that the proposed project will not have a significant effect on the environment. A brief statement of the reasons supporting the Lead Agency's findings are as follows:

- The project would have no potentially significant effects related to aesthetics, agriculture and forest resources, air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation and circulation, or utilities and service systems.
- The following mitigation measures would be implemented to reduce potentially significant impacts on biological resources and cultural resources to less-than-significant levels:

Biological Resources

IV-1 Project activities shall not encroach on the irrigation canal or its banks. All ground-disturbing project activity - including, but not limited to, solar array installation, construction staging, and the installation of utility poles - shall be conducted during May 1 through October 1 (GGS active period), or, if conducted outside this time period, shall be conducted at least 200 feet from the irrigation canal.

IV-2 If construction is to occur during October 2 through April 30 (the GGS dormant period), a 200-foot buffer shall be maintained between the edge of the irrigation canal and the location of any ground-disturbing construction activity to avoid any potential adverse impact to hibernating GGS. The contractor shall install an orange construction fence to clearly delineate the 200-foot buffer and ensure that all construction-related activity is conducted on the project site outside of the buffer zone or on existing roads.

Cultural Resources

V-1 Prior to the approval of the improvement plans, the project's improvement plans shall include notes (per California Health & Safety Code, Section 7050.5, Government Code 27491, Public Resource Code Section 5097.98, and CEQA Guidelines Section 15064.5) indicating that if historic and/or cultural resources, including human remains, are encountered during site grading or other site work, all such work shall be halted immediately within the area of discovery and the project contractor shall immediately notify the City of the discovery. In the case of an archeological, prehistoric, or historic discovery, the contractor shall be required to retain the services of a qualified archaeologist as approved by the City for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist shall be required to submit to the City for review and approval a report of the findings and method of curation, protection of the resources, or re-interment if required by CEQA Guidelines Section 15064.5. Further grading or site work within the area of discovery shall not be allowed until the preceding steps have been taken.

V-2 Pursuant to State Health and Safety Code §7050.5(c) State Public Resources Code §5097.98, if human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find and the Yolo County Coroner and the City shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, who shall notify the person believed to be the most likely descendant. The most likely descendant shall work with the contractor to develop a program for appropriate disposition of the human remains and any associated artifacts. Additional work is not to take place in the immediate vicinity of the find, which shall be identified by the qualified archaeologist, until the identified appropriate actions have been implemented.

- The project would not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- The project would not achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- The project does not have impacts that are individually limited but cumulatively considerable.
- The project would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

The Lead Agency hereby finds that the Negative Declaration reflects its independent judgment. A copy of the Initial Study is attached.

The location and custodian of the documents and any other material which constitute the record of proceedings upon which the Lead Agency based its decision to adopt this Negative Declaration are as follows: Community Development Department, Woodland City Hall, 300 First Street, Woodland, CA 95695	
Phone No.:	(530) 661-2060

Date Received
for Filing: _____

Staff

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APPENDICES

Appendix A: Air Quality and Greenhouse Gas Modeling

Appendix B: Biological Resources Evaluation

INITIAL STUDY

November 2014

A. BACKGROUND

1. Project Title: Water Pollution Control Facility Solar Power Project
2. Lead Agency Name and Address: City of Woodland
Public Works Department
Environmental Services
42929 County Road 24
Woodland, CA 95776
3. Contact Person and Phone Number: Roberta Childers
Environmental Resource Analyst
(530) 661-2060
4. Project Location: 42929 County Road 24
Woodland, CA 95776
5. Project Sponsor's Name and Address: City of Woodland
300 First Street
Woodland, CA 95695
6. General Plan Designation: Urban Reserve (UR) and Public Service (PS)
7. Existing Zoning: Open Space (O-S)
8. Project Description Summary:

The proposed project would be located at 42929 County Road 24 and an adjacent parcel in the City of Woodland, which is within Yolo County, California, identified as Yolo County Assessor's Parcel Number (APN) 042-580-034-000 and 027-390-022-000, respectively. The proposed project would consist of installing solar photovoltaic systems at two locations at and adjacent to the City's Water Pollution Control Facility (WPCF). The location of one of the solar power facilities would be on fallow land that was previously a deposition site for tomato processing waste material and more recently a deposition site for excess soil from regional construction projects, northeast of the treatment facilities, consisting of approximately 7.0 acres. The other location is at the screw pump south of the treatment facilities, consisting of approximately 0.2 acres. The City of Woodland would enter into a Power Purchase Agreement (PPA) with the solar power provider for the provision of approximately 3 million KWh per year of electricity to the WPCF. It should be noted that the PPA would cover additional sites and power generation (Community Center, Police Station, Municipal Services, City Hall, and

Library); however, the additional sites are either building mounted or carports over existing parking lots and are exempt from CEQA requirements per Public Resources Code, Section 21080.35. The additional sites are at least 0.5-miles apart from each other and are more than 1.5 miles from the proposed project, and would be accessed by separate roadways during construction and operation. Consequently, overlapping construction traffic or noise impacts would not occur.

B. SOURCES

All the technical reports and modeling results used for the purposes of this analysis are available upon request. The following documents are referenced information sources utilized for purposes of this Initial Study:

1. Bruce Barnett, Barnett Environmental Consultants Inc. *Proposed Solar Array on Former Soil Deposition Site in Woodland, CA Letter Addressed to Roberta Childers, City of Woodland Public Works Department*. September 26, 2014.
2. California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective*. April 2005.
3. California Department of Conservation. *Division of Land Resource Protection, Farmland Mapping and Monitoring Program, Map published February 2010*.
4. California Integrated Waste Management Board. *Active Landfill Profile for Yolo County Central Landfill*. 2009.
5. City of Woodland. *City Municipal Code*. Adopted November 19, 2013.
6. City of Woodland. *Storm Water Management Plan*. August 2004.
7. City of Woodland. *Woodland General Plan Background Report*. February 1996.
8. City of Woodland. *Woodland General Plan Environmental Impact Report*. February 1996.
9. City of Woodland. *Woodland General Plan Policy Document*. February 1996 (amended August 2002).
10. Conservation Biology Institute. *Report of Independent Science Advisors for Yolo County. Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP)*. March 2006
11. ENVIRON International Corporation and the California Air Districts. *California Emissions Estimator Model User's Guide Version 2013.2*. July 2013.
12. Natural Resources Conservation Service. *Web Soil Survey for Yolo County*. Available at: <http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>. Accessed on: November 11, 2014.
13. U.S. Environmental Protection Agency. *Green Power Equivalency Calculator*. April 2014. Available at: <http://www.epa.gov/greenpower/pubs/calculator.htm>. Accessed June 2014.
14. Yolo County. *2030 Countywide General Plan*. January 2009.
15. Yolo County. *2030 Countywide General Plan EIR*. April 2009.
16. Yolo Natural Heritage Program Website. *Maps, Data, and Documents*. Available at: <http://www.yoloconservationplan.org/>. Accessed on: May 23, 2014.
17. Yolo-Solano Air Quality Management District. *Handbook for Assessing and Mitigating Air Quality Impacts*. July 11, 2007.

C. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is “Potentially Significant Impact” as indicated by the checklist on the following pages.

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

D. DETERMINATION

On the basis of this initial study:

- ☐ 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 applicant. 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 pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Roberta Childers
Signature

Roberta Childers, Env. Res. Analyst
Printed Name

November 24, 2014
Date

City of Woodland
For

E. BACKGROUND AND INTRODUCTION

This Initial Study identifies and analyzes the potential environmental impacts of the WPCF Solar Power Project (proposed project). The information and analysis presented in this document is organized in accordance with the California Environmental Quality Act (CEQA) checklist in Appendix G of the CEQA Guidelines. Where the analysis provided in this document identifies potentially significant environmental effects of the project, mitigation measures are prescribed.

The mitigation measures prescribed for environmental effects described in this Initial Study will be implemented in conjunction with the project, as required by CEQA. The mitigation measures will be incorporated into the project through project conditions of approval. The City will adopt findings and a Mitigation Monitoring/Reporting Program for the project in conjunction with the project, if approved.

The project sites are designated in the City's General Plan as Urban Reserve (UR) and Public Service (PS). The project sites are located on City property at and adjacent to the City's WPCF, which is south of Interstate 5 (I-5) and east of County Road 102. The City zoning designation for the project sites is Open Space (O-S), which is a zone intended to preserve open space recreation area and areas of historical and cultural value, and devoted to the enjoyment of scenic beauty, conservation of natural resources and landscaped areas (Woodland Municipal Code Section 25.6.01).

F. PROJECT DESCRIPTION

The proposed project would be located at and adjacent to 42929 County Road 24 in the City of Woodland, which is within Yolo County, California (see Figure 1, Regional Project Location). The City of Woodland is located approximately 14 miles northwest of the City of Sacramento and 7.0 miles north of the City of Davis. The project site is in the southeastern portion of the City of Woodland, on the southern side of I-5 (see Figure 2, Project Vicinity Map). The project sites are surrounded by vacant unincorporated parcels within Yolo County that are within the City's Planning Area Boundary and Sphere of Influence (SOI), and have a City Land Use Designation of Urban Reserve (UR). The surrounding parcels do not currently have plans to be developed. Yolo County currently designates the surrounding parcels as Agriculture (AG). The project sites are accessible from I-5 by means of County Road 102, then County Road 24.

The proposed project consists of the installation and operation of solar photovoltaic systems at two locations at and adjacent to the City's existing WPCF property. One of the solar power facilities would occupy about 6.5 acres on fallow land that was previously a deposition site for tomato processing waste material and more recently a deposition site for clean excess soil from regional construction projects, northeast of the treatment facilities. With additional area for construction staging, the site would consist of approximately 7.0 acres. The other location is at the screw pump south of the treatment facilities, where the array would occupy 0.2 acre, with construction staging taking place on adjacent disturbed land that is associated with the screw pump facility. Due to the previous use of the seven-acre project site for soil deposition, the site is located on higher ground than the surrounding land. An irrigation canal and farm road extend north-south to the west of the site. The proposed project includes a 200-foot setback of the west edge of the array from the east side of the canal. The proposed project would include a 440-foot

overhead feeder power line connecting the photovoltaic solar arrays to the exiting PG&E 12.47kV overhead feeder power line on the opposite (west) side of the irrigation canal. The proposed 440-foot overhead feeder power line would be supported by a utility pole at the solar array location on the east and another pole approximately 180 feet west of the irrigation canal, in line with existing PG&E feeder line poles. Alternatively, the electrical line would be extended from the array to a new utility pole directly south of the array (i.e., 200 feet or more from the east side of the canal) and then to existing utility poles at the WPCF on the west side of the canal. The proposed solar photovoltaic modules are anticipated to be stationary (see Figure 3, Typical Stationary Ground Mount); however, because the solar panel array has not been finalized, the following analysis also incorporates the potential for a rotating design (see Figure 4, Typical Rotating Ground Mount). All solar power generated would be used by the WPCF; therefore, the proposed project may include minor trenching for connections to the existing WPCF. Project construction is anticipated to take up to six months. In addition, approximately 137 truck trips would be generated during construction. The proposed project would require the approval of the improvement plans and the PPA by the City of Woodland.

Figure 1
Regional Project Location

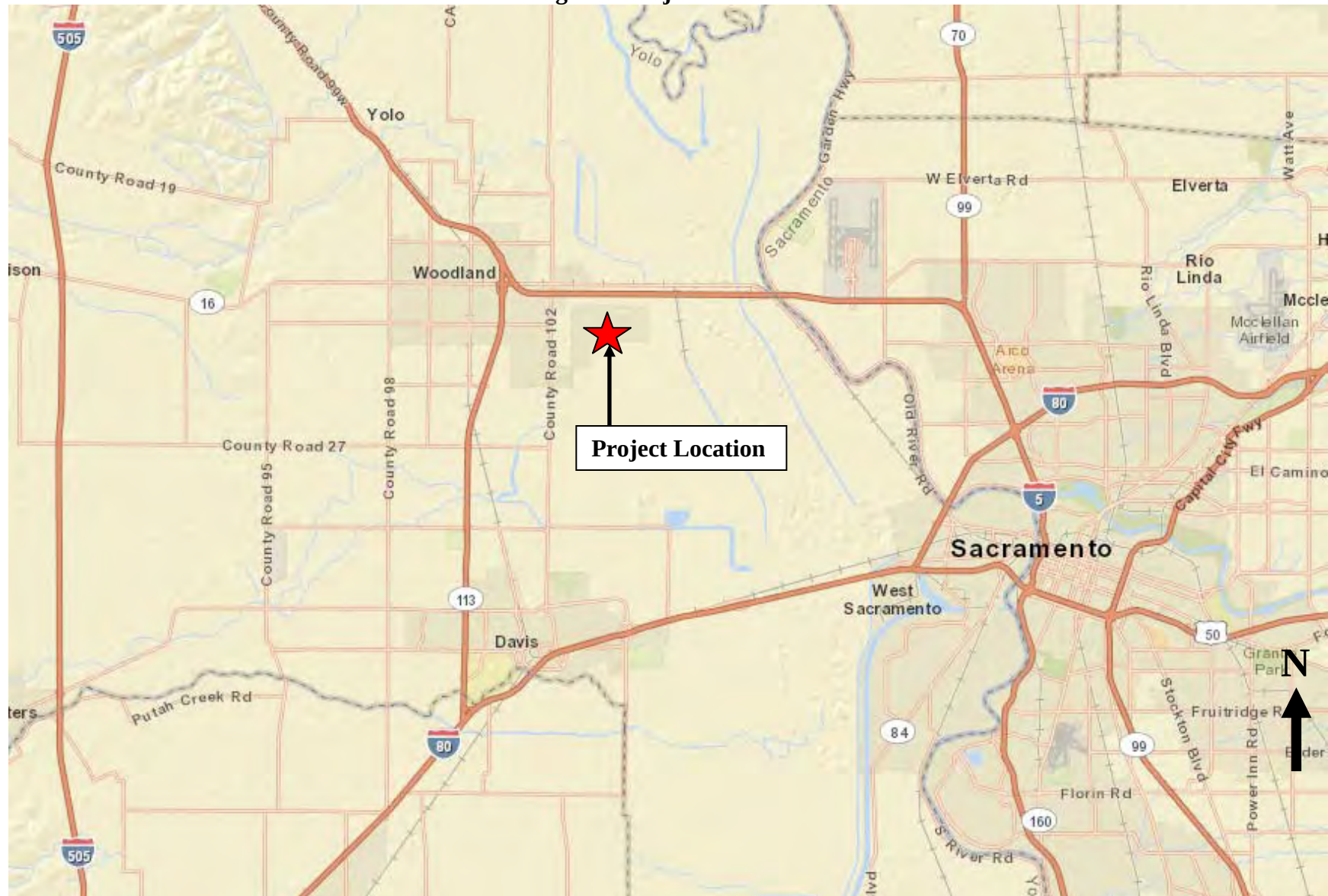


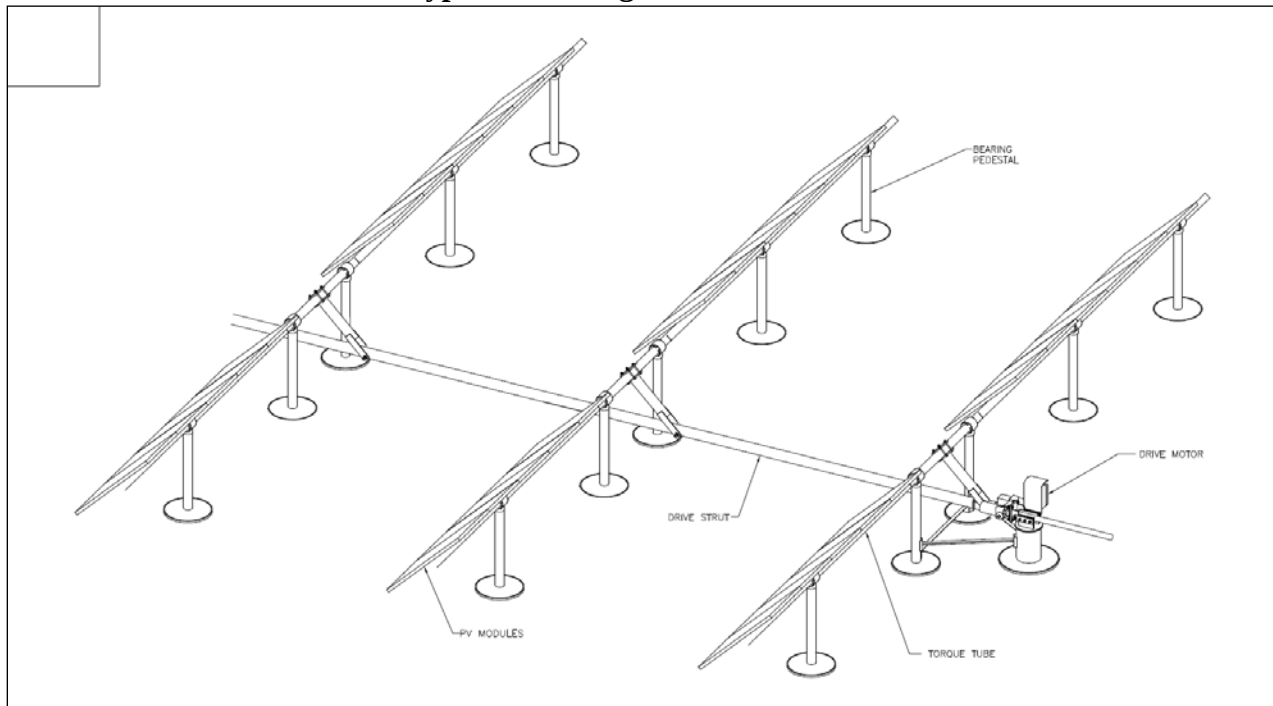
Figure 2
Project Vicinity Map



Figure 3
Typical Stationary Ground Mount



Figure 4
Typical Rotating Ground Mount



G. ENVIRONMENTAL CHECKLIST

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

For this checklist, the following designations are used:

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

Less Than Significant with Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

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

No Impact: The project would not have any impact.

I. AESTHETICS. <i>Would the project:</i>		Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
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 which would adversely affect day or nighttime views in the area?	☐	☐	✗	☐

Discussion

- a,b. The proposed project would be located at two locations at and adjacent to the WPCF. The location of one of the solar power facilities would be on fallow land that was previously a deposition site for tomato processing waste material and more recently a deposition site for excess soil from regional construction projects, northeast of the treatment facilities, consisting of approximately 7.0 acres, and the other location is at the screw pump south of the treatment facilities. Scenic vistas or other scenic resources, such as trees, rock outcroppings, and historic buildings, are not on the project site. The site is not within view from any state scenic highway. The project site is already developed with several buildings and structures associated with wastewater treatment, utility poles, and power lines. Consequently, the addition of solar panels and electrical utility infrastructure at and near the facility would be consistent with the appearance of the existing site improvements.

The project site is surrounded by vacant unincorporated parcels within Yolo County. Yolo County currently designates the surrounding parcels as AG, and the view of the site from the surrounding parcels is already affected by the existing facilities at the WPCF. Because of the view of the existing WPCF from the agricultural sites, minimal aesthetic impacts would occur associated with the proposed project. Therefore, impacts related to adverse effects on scenic vistas, scenic resources, or State scenic highways are considered ***less-than-significant***.

- c. The proposed project would consist of installing solar photovoltaic systems at two locations at the WPCF. The solar photovoltaic systems would be installed a maximum of two feet above the Base Flood Elevation (BFE) at both locations and could be slightly visible. However, the majority of the base (e.g., mounting and support system) of the proposed project would not be visible above the surrounding berms. The visual character of the proposed project site consists of a WPCF with typical facilities and structures. The surrounding area is predominantly agricultural land, such as field crops and fallow fields. The nearest residences to the facility are approximately 0.87 of a mile northwest behind a

sound wall, where the facility is not in direct view; thus, views at the nearest residences would not be affected by the proposed project. Therefore, because the proposed project would not change the overall existing visual character or quality of the area, the impact would be considered ***less-than-significant***.

- d. The proposed project would not include any illuminated equipment. In addition, the proposed solar panels are designed to absorb sunlight rather than reflecting it, which would not create any issues related to glare. The nearest residences to the facility are approximately 0.87 of a mile away, where the facility project site is not in direct view. Therefore, because the proposed project would not create new sources of light or glare that could affect day or nighttime views in the area, impacts related to light and glare would be considered ***less-than-significant***.

II. AGRICULTURE AND FOREST RESOURCES.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	✗
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	✗
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	✗
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	✗
e. Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use?	☐	☐	☐	✗

Discussion

- a,e. The proposed project would consist of installing solar photovoltaic systems at two locations at and adjacent to the WPCF. One of the solar power facilities would be located on fallow land that was previously a deposition site for tomato processing waste material and more recently a deposition site for excess soil from regional construction projects, and the other location is at the screw pump south of the treatment facilities. According to the California Department of Conservation, the project site is designated as Vacant or Disturbed Land, and not Farmland of Prime, Unique, or Statewide Importance.¹ Therefore, the proposed project would have **no impact** in regards to the conversion of existing agricultural or forest land uses.
- b. The project area is not under any Williamson Act contract and the area is zoned O-S for City public uses including, but not limited to, wastewater treatment. Therefore, the proposed solar facility project would result in **no impact**.
- c,d. The project site is not considered forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), and is not zoned Timberland Production (as defined by Government Code section 51104[g]). Therefore, the proposed project would have **no impact** with regard to conversion of forest

¹ California Department of Conservation. *Division of Land Resource Protection, Farmland Mapping and Monitoring Program, Map published February 2010.*

land or any potential conflict with forest land, timberland, or Timberland Production zoning.

III. AIR QUALITY.

Would the project:

	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less- Than- Significant Impact	No Impact
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 non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	✗	☐
d. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	✗	☐
e. Create objectionable odors affecting a substantial number of people?	☐	☐	☐	✗

Discussion

- a. Both the State and federal governments have established ambient air quality standards (AAQS) for criteria pollutants, such as ozone, carbon monoxide (CO), nitrogen dioxide, sulfur dioxide, particulate matter equal to or less than 10 microns in size (PM₁₀), fine particulate matter equal to or less than 2.5 microns in size (PM_{2.5}), and lead, to help protect the public from the harmful effects of air pollution. State AAQS are generally more restrictive than the federal AAQS. Based on collected monitoring data, the State and federal governments designate areas as “attainment” or “nonattainment” for the various pollutants, based on the comparison of measured data with federal and State standards. The City of Woodland and the project site are located in the Yolo-Solano Air Quality Management District (YSAQMD), which is located in the Sacramento Valley Air Basin. The region is classified as nonattainment for the State and federal AAQS for ozone, as well as the State AAQS for PM₁₀, and partial nonattainment for federal 24-hour PM_{2.5}. Accordingly, the YSAQMD’s primary pollutants of concern are ozone and PM.

Areas that do not meet the AAQS are required to comply with and implement the State Implementation Plan (SIP) through preparing plans to demonstrate how and when the region could reach attainment for the standards by the earliest practicable date. Accordingly, the YSAQMD, along with the other air districts in the federal ozone nonattainment area, prepared the Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan in December 2008. The California Air Resources Board (CARB) determined that the Plan met the Clean Air Act (CAA) requirements and approved the plan on March 26, 2009 as a revision to the SIP. It should be noted that an update to the plan, 2013 Revisions to the Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan (2013 Ozone Attainment Plan), has been prepared and was approved and adopted on September 26, 2013. The 2013 Ozone Attainment Plan

is being submitted to the U.S. Environmental Protection Agency (USEPA) as a revision to the SIP.

In addition, the YSAQMD prepared and adopted an Air Quality Attainment Plan (AQAP) in February 1992, which was submitted to the CARB and approved in May 1992. Triennial reports are required for the AQAP to describe the progress made towards attaining the State ozone standard and revise the emission reductions required. The most recent triennial report and plan update was adopted in May 2010. A 2012 triennial report and plan update was submitted to the YSAQMD's Board of Directors on April 10, 2013. It should be noted that attainment plans for particulate matter are not required.

The YSAQMD's thresholds of significance, as well as rules and regulations, are intended to help ensure compliance with the air quality plans; thus, development projects with emissions below the thresholds of significance for criteria pollutants would not be expected to conflict with or obstruct implementation of applicable air quality plans. It should be noted that the proposed project is required to comply with all YSAQMD rules and regulations. In addition, as presented below, the proposed project would not result in emissions of criteria pollutants that would exceed the applicable thresholds of significance. Accordingly, the proposed project would not be considered to conflict with or obstruct implementation of the applicable air quality plan, and a ***less-than-significant*** impact would occur.

- b. The YSAQMD thresholds of significance for emissions of PM₁₀ and ozone precursors – reactive organic gases (ROG) and nitrous oxides (NO_x) for both construction and operation are presented in Table 1 below. The thresholds of significance are expressed in tons per year for ROG and NO_x and pounds per day (lbs/day) for PM₁₀. The YSAQMD does not currently have significance thresholds for PM_{2.5} emissions.

Table 1 YSAQMD Thresholds of Significance	
Pollutant	Construction/Operational Threshold
ROG	10 tons/year
NO _x	10 tons/year
PM ₁₀	80 lbs/day
<i>Source: YSAQMD, 2007.</i>	

Implementation of the proposed project would contribute to increases of ROG, NO_x, and PM₁₀ emissions in the area. The proposed project's emissions were estimated using the California Emissions Model (CalEEMod) software version 2013.2.2. All modeling results are provided in Appendix A.²

² CalEEMod is a statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions, including Greenhouse Gas (GHG) emissions, from land use projects. The model applies inherent default values for various land uses, including construction data, trip generation rates based on the Institute of Transportation Engineers (ITE) Manual, vehicle mix, trip length, average speed, etc. However, where project- or site-specific data was available, such data was input into the model (e.g., site acreage). Project construction was assumed to take up to six months. In addition, 137 truck trips were assumed during construction. The anticipated pieces of equipment

Construction Emissions

During construction of the project, various types of equipment and vehicles would temporarily operate on the project site. Construction exhaust emissions would be generated from construction equipment, vegetation clearing activities, construction workers' commute, and construction material hauling for the entire construction period. The aforementioned activities would involve the use of diesel- and gasoline-powered equipment that would generate emissions of criteria pollutants. Project construction activities also represent sources of fugitive dust, which includes PM emissions. As construction of the proposed project would generate air pollutant emissions intermittently within the site, and in the vicinity of the site, until all construction has been completed, construction is a potential concern because the proposed project is in a nonattainment area for ozone and PM. It should be noted, however, that only a minimal amount of construction is required for the proposed project. Should the necessary electrical lines be buried rather than overhead lines, the potential trenching for installation of buried electrical lines would be backfilled with excavated material from the site and compacted. Only limited site grading is expected for the project associated with minor cuts at the locations of equipment in order to provide level foundations on properly prepared subgrade.

The proposed project's estimated construction-related emission of ROG, NO_x, and PM₁₀ are presented in Table 2 below.

Table 2			
Maximum Construction-Related Emissions			
	ROG (tons/year)	NO_x (tons/year)	PM₁₀ (lbs/day)
Proposed Project	0.19	1.79	0.19
YSAQMD Thresholds	10	10	80
Exceeds Threshold?	NO	NO	NO
<i>Source: CalEEMod, June 2014 (see Appendix A).</i>			

As shown in the table, construction-related emissions resulting from the proposed project would not exceed the YSAQMD thresholds of significance. Therefore, the generation of construction-related emissions, including fugitive dust, would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Furthermore, it should be noted that the project is required to comply with YSAQMD rules and regulations, such as the following:

- Rule 2.3 related to visible emissions from stationary diesel-powered equipment;
- Rule 2.5 related to dust emissions;
- Rule 2.9 related to open burning;
- Rule 2.14 related to architectural coatings; and

necessary for construction were based on information provided specifically for the proposed project. Further details regarding the modeling assumptions can be viewed in the CalEEMod outputs included in Appendix A.

- Rule 2.28 related to cutback and emulsified asphalt paving materials application.

Compliance with YSAQMD rules and regulations would help to ensure that project-related emissions, particularly related to fugitive dust emissions, are minimized.

Operational Emissions

The project would be operated remotely and would require only occasional maintenance visits (assumed approximately two visits per year for analysis purposes). Thus, operational emissions associated with the proposed project would be attributable to the increase of approximately four truck trips per year (i.e., two two-way trips) for maintenance visits. The four truck trips per year required for maintenance of the proposed project would not cause ROG, NO_x, or any other criteria emissions to exceed the YSAQMD's thresholds of significance or degrade the region's air quality. It should be noted that the proposed solar photovoltaic modules are anticipated to be stationary; however, if the applicant chooses to develop a rotating design for the array, a low horsepower motor would be required to rotate the solar array. The motor would run on energy produced and supplied by the proposed project; thus, emissions related to typical operational fuel combustion would not occur. Therefore, the proposed project's operational emissions would be considered less than significant.

Conclusion

The proposed project would not exceed the SMAQMD standards of significance for criteria air pollutants during construction or operation. Therefore, implementation of the proposed project would result in a ***less-than-significant*** impact related to a violation of any air quality standard or contribution to an existing or projected air quality violation.

- c. The YSAQMD considers project emissions that are not consistent with the air quality plans or exceed the thresholds of significance to have a significant cumulative impact unless offset. As discussed above, the proposed project would not result in emissions that would exceed the thresholds of significance established by the YSAQMD during either construction or operation. In addition, the emissions associated with the four trips per year anticipated for maintenance of the proposed project would not result in any cumulatively considerable net increases of any criteria pollutants. Therefore, the project's incremental contribution to cumulative air quality would be considered a ***less-than-significant*** impact.
- d. The project does not involve any operations that would result in the generation of any toxic air contaminants (TAC) or localized CO emissions. Long-term operation of any stationary diesel engine or other major on-site stationary source of TACs would not occur. Construction activities have the potential to generate TAC emissions related to the number and types of equipment typically associated with construction. However, construction is temporary and would occur over a relatively short duration in comparison to the operational lifetime of the proposed project. In addition, the nearest sensitive receptors to the project site would be the residences located approximately 0.87 of a mile

northwest of the site. Therefore, the proposed project would not expose sensitive receptors to substantial pollutant concentrations, and a ***less-than-significant*** impact would occur.

- e. The two project sites are located on and adjacent to the City's existing WPCF property. The proposed solar facility project would not create any objectionable odors and would not increase the odors that may already be produced in the area. In addition, the nearest sensitive receptor that would be affected by any odors is located approximately 0.87 of a mile from the facility. Furthermore, the project would be operated remotely and would require only occasional maintenance visits. Thus, new on-site sensitive receptors to odor would not be introduced to the area. Therefore, ***no impact*** would occur.

IV. BIOLOGICAL RESOURCES.

Would the project:

	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less- Than- Significant Impact	No Impact
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 U.S. 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, and 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, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	✗	☐
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☐	✗	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	✗
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	✗

Discussion

A biological assessment was prepared for the proposed project site by Barnett Environmental Consultants Inc. dated September 26, 2014. The information in this section is based on the project-specific report.

- a, The proposed project would be located at two highly disturbed areas, with minimal vegetation. The location approximately 700 feet northeast of the WPCF is regularly disced and maintained in a barren condition. The barren nature of the site along with the ongoing, adjacent spreading of agricultural waste discourages the presence of terrestrial vertebrates, such as mice, voles, rats, rabbits, ground squirrels or ground-nesting birds such as burrowing owls. Ground-foraging birds (i.e. killdeer) were observed on-site during the site visit conducted by Barnett Environmental; however, the absence of tracks, scat, or burrows suggest the current use by resident species is not likely. According to the

biological assessment prepared for the proposed project site, terrestrial vertebrates appear to avoid the site; therefore, raptors such as Swainson's or other locally abundant hawks would likely not forage on-site, especially as numerous, considerably more desirable foraging habitats, such as alfalfa, livestock pasture, and other irrigated row crops that attract preferred raptor prey exist nearby.³

However, the location approximately 700 feet northeast of the WPCF is adjacent to an irrigation canal that was filled with water at the time of the field visit. The adjacent aquatic habitat could be used by the native giant garter snake (GGS; *Thamnophis gigas*), which is listed as threatened under both the federal Endangered Species Act and the California Endangered Species Act. A 12-foot-wide levee road (and several associated elevation changes) separate the proposed solar field from this canal that would make access to this field from their preferred aquatic habitat highly unlikely during their summer active period (May 1 – October 1). However, GGS may move as far as 200 feet away from water to hibernate below the ground surface and therefore could hibernate in the western margin of this field during their dormant period (October 2 – April 30).⁴ Because the timing of project construction is uncertain, the proposed project includes a 200-foot setback of the west edge of the array from the east side of the canal to avoid disturbance of potential GGS hibernation habitat. Vehicles would access the site via existing farm roads.

In addition, the proposed project would include a 440 foot overhead feeder power line connecting the photovoltaic solar arrays to the exiting PG&E 12.47kV overhead feeder power line on the opposite (west) side of the irrigation canal. The proposed 440-foot overhead feeder power line would be supported by a utility pole at the solar array location on the east and another pole approximately 180 feet west of the irrigation canal, in line with existing PG&E feeder line poles. Alternatively, the electrical line would be extended from the array to a new utility pole directly south of the array (i.e., 200 feet or more from the east side of the canal) and then to existing utility poles at the WPCF on the west side of the canal.

The other project location is at the screw pump south of the treatment facilities, consisting of approximately 0.2 acres. The screw pump location is a barren site void of vegetation. The proximity of much more desirable foraging habitats nearby would provide little chance for special-status wildlife species to exist at the screw pump site. The array would be connected to the meter at the screw pump location.

In conclusion, if ground-disturbing construction activities were to take place within 200 feet of the irrigation canal during the GGS dormant period (October 2 – April 30), a **potentially significant** impact to sensitive or special-status plant and wildlife species could occur.

³ Bruce Barnett, Barnett Environmental Consultants Inc. *Proposed Solar Array on Former Soil Deposition Site in Woodland, CA Letter Addressed to Roberta Childers, City of Woodland Public Works Department*. September 26, 2014.

⁴ *Ibid.*

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

- IV-1 *Project activities shall not encroach on the irrigation canal or its banks. All ground-disturbing project activity - including, but not limited to, solar array installation, construction staging, and the installation of utility poles - shall be conducted during May 1 through October 1 (GGS active period), or, if conducted outside this time period, shall be conducted at least 200 feet from the irrigation canal.*
- IV-2 *If construction is to occur during October 2 through April 30 (the GGS dormant period), a 200-foot buffer shall be maintained between the edge of the irrigation canal and the location of any ground-disturbing construction activity to avoid any potential adverse impact to hibernating GGS. The contractor shall install an orange construction fence to clearly delineate the 200-foot buffer and ensure that all construction-related activity is conducted on the project site outside of the buffer zone or on existing roads.*
- b,c. A sensitive community is one that supports special-status species, provides important habitat values for wildlife, represents areas of unusual or regionally restricted habitat types, and/or provides high biological diversity, such as the coastal or valley freshwater marsh. As noted previously, the seven-acre site is located near an irrigation canal, and the proposed project includes a 200-foot setback of the west edge of this array from the east side of the irrigation canal. Other waterbodies or wetlands are not present at or near the project sites. According to Barnett Environmental Consultants, because of the ongoing, relatively sterile nature of the site and almost complete lack of biological value, the installation of the proposed photovoltaic solar arrays would not further reduce the project site's habitat value.⁵ The screw pump location is a highly disturbed area barren of vegetation and completely dry. Therefore, a ***less-than-significant*** impact to riparian or other sensitive natural communities is expected to occur.
- d. The 7-acre project site is on fallow, disturbed land that is bordered by several hundred acres of similarly relatively barren, disturbed land; farm roads; and the irrigation canal to the west. The area is not a migratory wildlife corridor or nursery site, and the presence of the solar array at this location would have a minimal effect on movement of resident species. The screw pump site is within the WPCF facility. An array at this site would have no effect on wildlife movement or migration. Therefore, this impact would be ***less than significant***.
- e,f. The project site would be located within the area covered by the Yolo Natural Heritage Program (YNHP) pending Yolo Joint Powers Authority (JPA) approval. The YNHP is a Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) that addresses a broad range of species and natural communities across the entire area of Yolo

⁵ *Ibid.*

County, approximately 653,818 acres, and specifically covers impacts on 32 species for authorization under the Endangered Species Act (ESA) of 1973 and the Natural Community Conservation Planning Act (NCCPA) of 1991. The First Administrative Draft of the YNHP was released on July 1, 2013 and the Second Administrative Draft is in preparation. According to the YNHP Conservation Reserve Area Map 2013 and Figure IV. B-3 of the Yolo County 2030 Countywide General Plan EIR, the project site is located in an Urban and Urban Reserve Area and would not adversely affect the YNHP. In addition, the proposed project site is fallow land that was previously a deposition site for tomato processing waste material and more recently a deposition site for excess soil from regional construction projects and an existing WPCF, and does not contain trees. Therefore, the proposed project would have ***no impact*** to trees or the YNHP.

V. CULTURAL RESOURCES.

Would the project:

	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less- Than- Significant Impact	No Impact
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 a unique archaeological resource pursuant to Section 15064.5?	☐	✗	☐	☐
c. Directly or indirectly destroy a unique paleontological resource on site or unique geologic features?	☐	✗	☐	☐
d. Disturb any human remains, including those interred outside of formal cemeteries.	☐	✗	☐	☐

Discussion

- a. The proposed project would be located on the existing City WPCF property and adjacent parcel. Significant historical resources, events, or persons important to California's history are not associated with the sites. Furthermore, the existing facilities do not represent distinctive characteristics in design/construction and are not likely to yield information important in prehistory or history. Therefore, **no impact** to historical resources would occur.
- b-d. Because the proposed project site is a former deposition site for agricultural processing waste and excess soil and a screw pump site, surface artifacts are unlikely to occur. Paleontological, prehistoric, or historic resources are not known or suspected to be present in the project location, and unique geologic features do not exist on the project sites. No excavation is proposed as part of the project, except for possible trenching within the developed WPCF plant boundaries. In addition, the upper approximately three feet of soil on the seven-acre project site were imported from other locations over the last ten years, and the site has been regularly disked for several decades. Therefore, the potential for encountering previously unknown cultural resources there is very slight. However, the potential does exist for previously unidentified cultural resources to be encountered on or below the surface that could be inadvertently damaged or lost during grading and construction. Therefore, a **potentially significant** impact could occur to unknown archaeological and paleontological resources as well as the disruption of human remains during grading and excavation activities.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

- V-1 *Prior to the approval of the improvement plans, the project's improvement plans shall include notes (per California Health & Safety Code, Section 7050.5, Government Code 27491, Public Resource Code Section 5097.98, and CEQA Guidelines Section 15064.5) indicating that if historic and/or cultural resources,*

including human remains, are encountered during site grading or other site work, all such work shall be halted immediately within the area of discovery and the project contractor shall immediately notify the City of the discovery. In the case of an archeological, prehistoric, or historic discovery, the contractor shall be required to retain the services of a qualified archaeologist as approved by the City for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist shall be required to submit to the City for review and approval a report of the findings and method of curation, protection of the resources, or re-interment if required by CEQA Guidelines Section 15064.5. Further grading or site work within the area of discovery shall not be allowed until the preceding steps have been taken.

- V-2 *Pursuant to State Health and Safety Code §7050.5(c) State Public Resources Code §5097.98, if human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find and the Yolo County Coroner and the City shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, who shall notify the person believed to be the most likely descendant. The most likely descendant shall work with the contractor to develop a program for appropriate disposition of the human remains and any associated artifacts. Additional work is not to take place in the immediate vicinity of the find, which shall be identified by the qualified archaeologist, until the identified appropriate actions have been implemented.*

VI. GEOLOGY AND SOILS. <i>Would the project:</i>	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less- Than- Significant Impact	No Impact
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 based on other substantial evidence of a known fault?	☐	☐	☐	✗
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 18-1B of the Uniform Building Code?	☐	☐	✗	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	✗

Discussion

ai-iii,c. The California Division of Mines and Geology (CDMG) identified past faults within the vicinity of Woodland that are not within Earthquake Fault Hazards Zones as defined by the State of California as active faults. However, evidence of young faulting exists west of Woodland and south of Cache Creek. According to the Woodland General Plan EIR, a credible earthquake of a Magnitude of 6.75 is possible on the Dunnigan Hills Fault. The two other faults identified in the area are the Midland Fault Zone, located approximately 20 miles southwest of Woodland, and the Capay Valley Fault, 25 miles west of Woodland.⁶

Ground shaking is the primary seismic concern in the Woodland area. The City of Woodland is located on alluvium deposits of varying depths which could increase the potential for structural damage. However, Woodland is in the low severity zone with potential groundshaking intensities of up to VI-VII in Mercalli intensity.⁷ In addition to

⁶ City of Woodland. *Woodland General Plan Environmental Impact Report [pg. 9-1]*. February 1996.

⁷ *Ibid.*

structural damage caused by ground shaking, other ground effects caused by shaking exist (i.e., liquefaction). Liquefaction is the loss of soil strength due to seismic forces acting on water-saturated granular soils and most likely to occur in deposits of weak saturated alluvium or artificial fill. Although low-lying areas in Woodland are composed of deposits that have liquefaction potential, Woodland has a low risk of groundshaking intensities and, as a result, a relatively low risk in liquefaction.

Buildings, pavement, or landscaping are not planned as part of the proposed project. However, Policy 8.A.5 of the Woodland General Plan requires that new structures and alterations to structures comply with the UBC and City Security Ordinance, which has specific site development and construction standards for specific soil types. Because the proposed project would adhere to structural design guidelines, people and structures would not be exposed to potential substantial adverse effects involving strong seismic ground shaking or failure, **no impact** would occur.

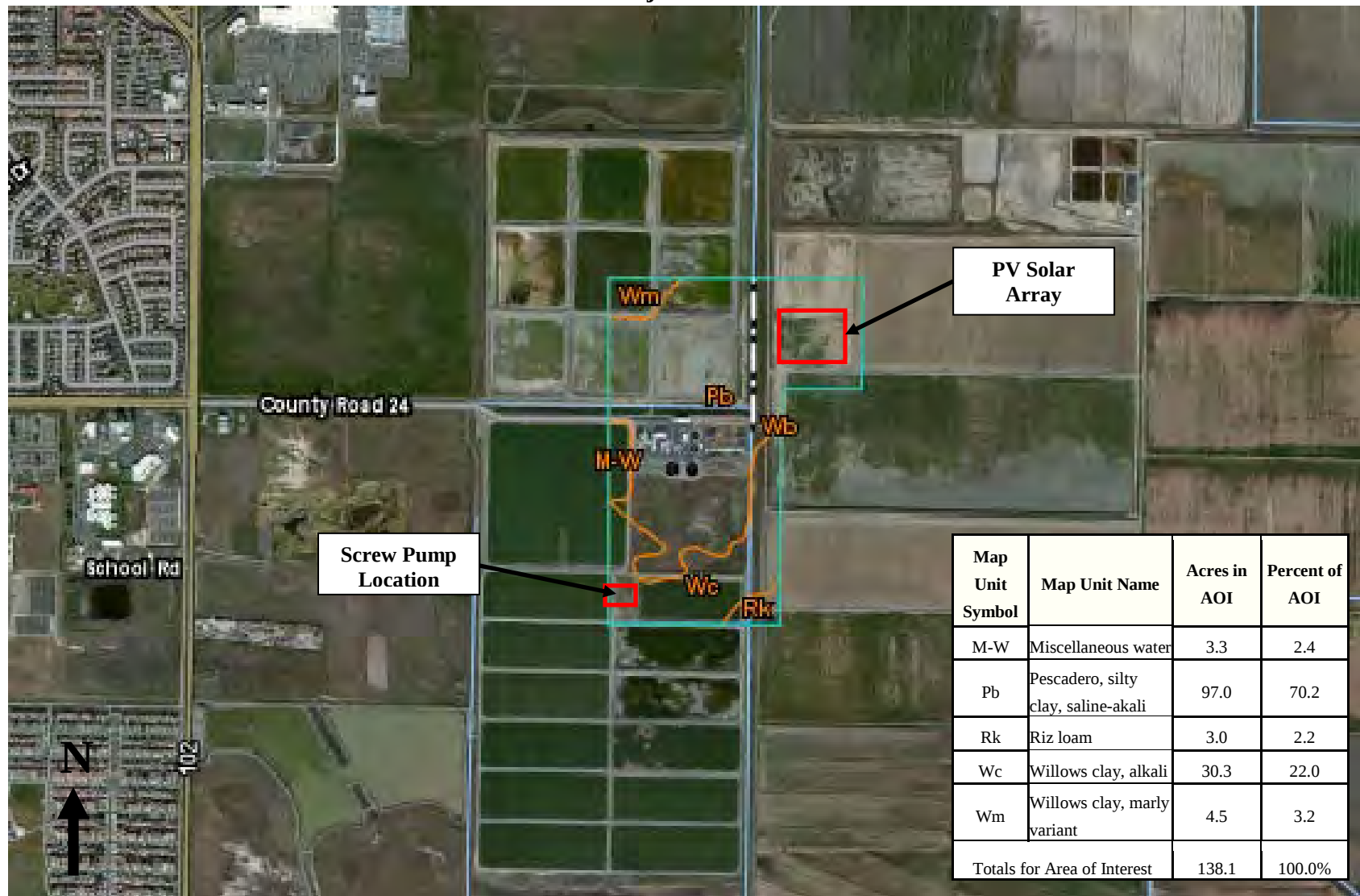
- aiv. The proposed project site is not susceptible to landslides because the area is essentially flat. Therefore, **no impact** would occur.
- b,d. The United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS) identified four different soils within the project's Area of Interest (AOI) (see Figure 5, Project Site Soils). The soils include Pb - Pescadero silty clay, saline-alkali (poorly-drained with slopes less than 1 percent); Rk - Riz loam (poorly-drained with slopes less than 1 percent); Wc - Willows clay, alkali (poorly-drained with slopes less than 1 percent); and Wm - Willows clay, marly variant (somewhat poorly-drained with slopes less than 1 percent).

The proposed project would consist of installing solar photovoltaic systems at two locations at and adjacent to the WPCF. One of the solar power facilities would be located on fallow land that consists of the Pb soil type. The other location is at the screw pump south of the treatment facilities, which consists of the Wc soil type.

Expansive soils are those that greatly increase in volume when they absorb water and shrink when they dry out. Expansive soils are typically characterized by large amounts of finer grained materials such as silts and clays within the soil matrix. Expansion is measured by shrink-swell potential, which is the relative volume change in a soil with a gain in moisture. The soils identified at the project locations are not considered by the USDA as highly erodible and surface runoff is very slow.

In addition, Policy 8.A.5 of the Woodland General Plan requires that new structures and alterations to structures comply with the UBC, which has specific site development and construction standards for specific soil types. Compliance with applicable State and local regulations and standards would ensure that people and property are protected from hazards associated with expansive soil conditions. Therefore, impacts related to substantial soil erosion or the loss of topsoil and expansive soils would be considered **less than significant**.

Figure 5
Project Site Soils



Source: NRCS, Web Soil Survey for Yolo County, 2014

- e. The proposed project would consist of installing solar photovoltaic systems at two locations at the WPCF. The use of septic tanks or alternative wastewater disposal systems would not be required and are not proposed as part of the proposed project. Therefore, ***no impact*** regarding the capability of soil to adequately support the use of septic tanks or alternative wastewater disposal systems would occur.

VII. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	✗
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	☐	☐	☐	✗

Discussion

- a,b. Neither the YSAQMD nor the City have yet to develop a quantitative significance threshold for GHG emissions. Consequently, the analysis in this IS/MND concentrates on the proposed project's incremental contribution of GHG emissions towards global climate change in comparison to the project's generation of solar energy, which would contribute to an overall reduction in GHG emissions by reducing the use of typical energy resources in the area such as fossil fuels including oil, coal, and natural gas.

Estimated GHG emissions attributable to urban development are primarily associated with increases of CO₂ and other GHG pollutants, including CH₄ and N₂O, from mobile sources and utility usage. As discussed in Section III, Air Quality, of this IS/MND, because the proposed project would be operated remotely and would not involve typical operations that would comprise of sources of GHG emissions, such as utility usage, emissions associated with mobile sources would be the only operational source of air pollutant emissions. The mobile sources would consist of an assumed four vehicle trips per year for maintenance. It should be noted that construction-related GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change, as global climate change is inherently a cumulative effect that occurs over a long period of time and is quantified on a yearly basis. However, as the maximum emissions of GHG anticipated for the proposed project would occur during construction, the project's estimated total construction-related GHG emissions have been included in the overall annual operations GHG emissions in order to present a conservative long-term analysis.

The proposed project's short-term construction-related and long-term operational GHG emissions were estimated using the CalEEMod software version 2013.2.2. Emissions are expressed in annual metric tons of CO₂ equivalent units of measure (i.e., MTCO₂e), the common indicator for GHG emissions based on the global warming potential of the individual pollutants. According to CalEEMod, the proposed project would result in annual GHG emissions, including construction emissions, as presented in Table 3.

Table 3 Unmitigated Project GHG Emissions	
Emission Source	GHG Emissions (MTCO₂e/yr)
Total Construction	193.01
Total Operational	0.00014
TOTAL ANNUAL GHG EMISSIONS	193.01
<i>Source: CalEEMod, June 2014 (see Appendix A).</i>	

Reductions in GHG emissions associated with the proposed project's solar energy generation were estimated using the USEPA Green Power Equivalency Calculator - a web-based calculator that provides the approximate amount of GHG emissions savings, as well as equivalency statements such as an equivalent number of passenger vehicles, homes, or coal plants (see Appendix A for the web-based query results). The proposed project is estimated to produce 3,244,593 kWh/yr over the lifetime of the project. According to the USEPA's Green Power Equivalency Calculator, the solar energy generated during operation of the proposed project would avoid an estimated 1,373 metric tons of carbon dioxide equivalent (MTCO₂e) per year – equivalent to GHG emissions from approximately 289 passenger vehicles per year, 154,479 gallons of gasoline consumed, 3,193 barrels of oil consumed, or the electricity use of 189 average American homes for one year.

Even when including the temporary, one-time release of construction-related GHG emissions with the total operational GHG emissions, the proposed project would still result in an overall decrease in GHG emissions associated with the solar energy generation of the proposed project. An overall net negative annual GHG emission of approximately 1,179.99 MTCO₂e would occur with implementation of the proposed project (i.e., 1,373 MTCO₂e per year – 193.01 MTCO₂e per year). Because GHG emissions would be negative overall, the proposed project would be considered to have a positive impact on global climate change and would be beneficial to the environment. Therefore, the proposed project would not generate GHG emissions, either directly or indirectly, that may result in a significant impact on the environment or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of GHGs. Therefore, the proposed project would cause **no impact** to GHG emissions and global climate change.

VIII. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
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 likely release of hazardous materials into the environment?	☐	☐	✗	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	✗
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	✗	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	✗
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	✗
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	✗
h. Expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	✗	☐

Discussion

- a,b,d. The proposed project would consist of installing solar photovoltaic systems at two locations at and adjacent to the WPCF. One of the solar power facilities would be located on fallow land that was previously a deposition site for tomato processing waste material and more recently a deposition site for excess soil from regional construction projects, and the other location is at the screw pump south of the treatment facilities. The proposed solar photovoltaic modules and mounting products and components that would be used would not contain hazardous materials. In addition, the panels that would be solid, would not leak, and would mostly be silicon cells with metal frame and glass laminate. Thus, operation of the proposed project would not result in the use or storage of hazardous

materials. In addition, the site is not included on a list of hazardous materials sites compiled by the County pursuant to Government Code 65962.5. However, during construction of the proposed project, potentially hazardous liquid materials such as oil, diesel fuel, gasoline, and hydraulic fluid could be used by the construction equipment. If spilled, the substances could pose a risk to the environment and to human health. The use, handling, and storage of hazardous materials is regulated by both the Federal Occupational Safety and Health Administration (Fed/OSHA) and the California Occupational Safety and Health Administration (Cal/OSHA). Cal/OSHA is responsible for developing and enforcing workplace safety regulations. Both federal and State laws include special provisions/training for safe methods of handling any type of hazardous substance. In addition, compliance with the City's Stormwater Management Program requires post-construction BMPs for water quality. Therefore, because routine transport, use, and disposal of hazardous materials are regulated by existing federal, State, and local regulations, including the City's Comprehensive Flood Hazard and Drainage Management Plan, and operation of the proposed project would not use hazardous materials, the impact would be considered *less-than-significant*.

- c. The nearest schools are Woodland Community College and Pioneer High School, both located approximately one mile west of the project site. As stated above, the proposed solar photovoltaic modules and mounting products and components that would be used would not contain hazardous materials. The panels would be solid, would not leak, and would mostly be silicon cells with metal frame and glass laminate. Thus, operation of the proposed project would not result in the use or storage of hazardous materials. Therefore, hazardous emissions or handling within one-quarter mile of an existing or proposed school would not occur, and there would be *no impact*.
- e,f. The nearest airport to the project site is a small private airstrip, Medlock Field, which is located on County Road 27, approximately three and a half miles to the southwest. In addition, Sacramento International Airport (SMF) is located approximately 6.4 miles to the northeast. The project site is not within two miles of a private airstrip or public airport and is not within a runway clearance zone. Because the project site is not within two miles of an airport and not within the runway clearance zones established to protect the adjoining land uses in the vicinity from noise and safety hazards associated with aviation accidents, *no impact* would occur.
- g. The proposed project would not impair implementation of or physically interfere with an emergency response plan or emergency evacuation plan, because the project would not alter the existing street system. Therefore, the proposed project would cause *no impact* to an emergency response plan or emergency evacuation plan.
- h. Wildland fires are considered a potential risk at the proposed project site due to the open lands surrounding the area. However, because the proposed project does not involve any structures designed for human occupancy and vegetation is very minimal in and around the project site with several fire breaks (i.e., roads, gravel berms etc.), impacts related to wildland fire risk would be considered *less-than-significant*.

IX. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>		Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
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 (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	✗	☐
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	✗	☐
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	✗	☐
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	✗	☐
f.	Otherwise substantially degrade water quality?	☐	☐	✗	☐
g.	Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	✗
h.	Place within a 100-year floodplain structures which would impede or redirect flood flows?	☐	☐	✗	☐
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.	☐	☐	☐	✗
j.	Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	✗

Discussion

- a.f. Operation of the proposed project would not involve any uses that would impact water quality. However, surface water quality can be adversely affected by erosion during project construction. All project contractors would be required to prepare and retain an on-site erosion and sedimentation control plan developed in accordance with the City of Woodland Engineering Standards. The plan would function as a water quality protection

program for the construction phase of the project by limiting the amount of construction activity pollutants that could enter surface water. The plan would include, but would not be limited to, a description of the contractor/construction activities and the measures or practices that would be used to provide erosion and sediment control. The plan would be prepared prior to construction.

In addition, because the proposed project would require construction activities resulting in a land disturbance of more than one acre, the applicant is required by the State to obtain the Construction Activities Storm Water General Permit (General Permit). Compliance with the permit would involve filing a Notice of Intent (NOI) with the SWRCB and preparing a Storm Water Pollution Prevention Plan (SWPPP) prior to construction. Best Management Practices (BMPs) would also be implemented. BMPs can include a variety of methods to eliminate or reduce non-storm water discharges to receiving waters, including: scheduling or limiting activities to certain times of year, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce pollution. Furthermore, the proposed project would comply with provisions of the National Pollutant Discharge Elimination System (NPDES) permit to avoid and minimize any potential violations of water quality standards or waste discharge requirements.

Compliance with the State Construction Activities Storm Water General Permit, City Engineering Standards pertaining to grading and erosion control, and the City's adopted *Storm Water Management Program* would ensure the proposed project would not substantially degrade surface water quality downstream as a result of development of the proposed project. Therefore, the proposed project would have a ***less-than-significant*** impact to degrading water quality.

- b-e. Wetlands or water bodies do not exist on either project site. Development of the proposed project would not alter the drainage pattern of the sites. The solar photovoltaic systems would be installed one foot above the BFE at both locations. Because the sites would remain as a pervious surface, the alteration would be considered minimal with respect to an increase in surface runoff. Stormwater would drain from each individual solar panel to the pervious surfaces below. Thus, development of the proposed project would not alter the amount or rate of runoff from the site nor interfere with groundwater recharge. Because the ultimate drainage, groundwater recharge, and runoff would not be altered by the proposed project, impacts would be considered ***less-than-significant***.
- g. The proposed project does not involve any housing units. Therefore, ***no impact*** related to placing housing within a 100-year flood hazard area would occur.
- h. The proposed project site is located within FEMA's 100-year Flood Zone AE.⁸ As defined by FEMA, Zone AE is land subject to inundation by the 1-percent-annual-chance flood (100-year flood), also known as the base flood, or the flood that has 1 percent

⁸ Federal Emergency Management Agency. *Yolo County, California, Flood Insurance Rate Map Panel 06113C00465H*. May 16, 2012.

chance of being equaled or exceeded in any given year. The solar photovoltaic panels would be mounted, at a minimum, one foot above the BFE, in compliance with the City's floodplain ordinance, and would not impede or redirect flows from the 100-year flood. Therefore, impacts would be ***less-than-significant***.

- i. The proposed project does not involve any housing units and would not require permanent personnel for operation and maintenance. In addition, the solar photovoltaic panels that could potentially be damaged by flood waters would be mounted, at minimum, one foot above the BFE on posts, in compliance with the City's General Plan Policy 8.B.3 and 4. Supporting posts and footings could be placed below the BFE; however, anything that could potentially be damaged by flood waters, such as panels and inverters, would be placed one foot above the BFE. Therefore, the proposed project would not expose people or structures to a significant risk from flooding as a result of a levee or dam failure and ***no impact*** would occur.
- j. The project area is located approximately 90 miles from the Pacific Ocean. Tsunamis typically affect coastlines and areas up to ¼-mile inland. Due to the project's distance from the coast, potential impacts related to a tsunami are minimal. Additionally, the project site is not susceptible to impacts resulting from a seiche because of its distance from any enclosed bodies of water. The nearest enclosed body of water to the project site is Folsom Lake Reservoir, which is located approximately 30 miles east of the project site. Because steep slopes are not located in close proximity to the site, mudflows would not pose an issue. Therefore, ***no impact*** would occur related to inundation by seiche, tsunami, or mudflow.

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

Discussion

- a. The proposed project would consist of installing solar photovoltaic systems at two locations at and adjacent to the WPCF. One of the solar power facilities would be located on fallow land that was previously a deposition site for tomato processing waste material and more recently a deposition site for excess soil from regional construction projects, northeast of the treatment facilities, and the other location is at the screw pump south of the treatment facilities at the City-owned WPCF, east of the urbanized core area of the City. Surrounding land uses consist of wastewater treatment facilities and open space with some agricultural fields to the southeast of the WPCF. Physical division of an established community would not occur from implementation of the project and therefore, **no impact** would occur.
- b. The project area is on City-owned property designated as PS and UR and zoned OS. One site is used as a WPCF and the other is fallow disturbed land previously used for tomato waste and soil deposition. According to Article 13 of the City of Woodland Zoning Ordinance, the Open Space zoning designation allows for public and quasi-public buildings and uses appropriate to the area. The proposed project would be considered an ancillary use to the existing WPCF allowed under the Open Space zoning designation. Although the proposed project consists of the installation and operation of solar photovoltaic systems, the land use designation or zoning for the site would not be changed. Therefore, development of the proposed project would not involve any identifiable potential for conflict with surrounding land uses. Because the proposed project would not conflict with any applicable land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect, **no impact** would occur.
- c. As stated above, the project site is located within the YNHP, which is pending Yolo JPA approval. However, according to the YNHP Conservation Reserve Area Map 2013, once approved, the project site would be located in an Urban Area and would not adversely affect the YNHP. Therefore, the proposed project would have **no impact** to the YNHP.

XI. MINERAL RESOURCES. <i>Would the project:</i>		Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less- Than- Significant Impact	No Impact
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?	☐	☐	☐	✗

Discussion

- a,b. According to the Yolo County 2030 General Plan EIR, Figure IV.L-2, the proposed project site is not located within a known mineral resource zone or natural gas field.⁹ The project site is not identified in any local plans as a mineral resources recovery site. Therefore, the proposed project would not result in the loss of availability of a known mineral resource or local mineral resource recovery site and would have ***no impact*** on mineral resources.

⁹ Yolo County. 2030 Countywide General Plan EIR [pg. 687]. April 2009.

XII. NOISE.

Would the project result in:

	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less- Than- Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	✗	☐
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 or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	✗
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	✗

Discussion

- a.c. The City of Woodland General Plan Health and Safety Element outlines criteria applicable to “non-transportation” noise sources associated with new industrial or commercial projects. Projects that create new stationary noise sources or change existing stationary noise sources are required to adhere to performance standards. The hourly average noise level standards for residential areas affected by non-transportation noise are 50 decibels (dB) for daytime hours (7:00 a.m. to 10:00 p.m.) and 45 dB for nighttime hours (10:00 p.m. to 7:00 a.m.). Maximum noise level standards are 70 dB for daytime hours and 65 dB for nighttime hours.¹⁰

The proposed project consists of the installation and operation of solar photovoltaic systems at two locations at and adjacent to the City’s existing WPCF property. One of the solar power facilities would be located on fallow land that was previously a deposition site for tomato processing waste material and more recently a deposition site for excess soil from regional construction projects, northeast of the treatment facilities, consisting of approximately 7.0 acres, and the other location is at the screw pump south of the

¹⁰ City of Woodland. *Woodland General Plan Policy Document [pg. 8-11]*. February 1996 (amended August 2002).

treatment facilities. The proposed solar photovoltaic modules are anticipated to be stationary; however, should the design of the solar array incorporate a rotating design for sunlight capture, a slight hum from a low horsepower motor may be heard up to approximately ten feet. Thus, the facility is not expected to generate noise in excess of City noise standards. In addition, the nearest residences are approximately 0.87 of a mile northwest of the nearest project site and more than 1 mile from the other site. Potential noise generated by the proposed project would not be audible at the residences. Should the solar array design incorporate a low horsepower motor for solar panel rotation, the slight hum generated would not be in excess of local standards, and a substantial permanent increase in noise levels in the project vicinity would not occur. Impacts would be ***less-than-significant***.

- b. Some groundborne noise levels and vibration could occur during construction of the proposed project. The most significant source of groundborne noise levels and vibration during project construction would occur from the use of pile driving. Pile driving would be expected to produce a vibration level, or peak particle velocity, of 1.52 inches/second at a distance of 25 feet. The nearest residences are approximately 0.87 of a mile from the construction site. At distances of almost 4,600 feet, the vibration levels created by the construction activities of the proposed project would not be expected to be perceptible. Therefore, the nearest residences would not be exposed to excessive groundborne noise levels or vibration from the proposed project, and impacts would be ***less-than-significant***.
- d. Construction of the proposed project would temporarily increase noise levels in the project vicinity. Construction activities typically generate maximum noise levels ranging from 76 to 88 dB at a distance of 50 feet. However, each time the distance is doubled from the noise-generating source, typically a 6 dB reduction would occur. The nearest residences are located approximately 0.87 of a mile northwest of the nearest proposed project site. Thus, construction noise at the nearest residences is calculated to be less than 52 dB.

In addition, noise would be generated during the construction phase by increased truck traffic on area roadways, mostly associated with the transport of heavy materials and equipment to and from the construction sites. Construction activities are conditionally exempt from the City of Woodland Noise Ordinance standards during the hours of 7:00 a.m. to 6:00 p.m. on Monday through Saturday, and from 9:00 a.m. to 6:00 p.m. on Sundays.¹¹ Accordingly, consistent with City standards, construction activities would occur during normal daytime working hours.

Therefore, because construction noise would be temporary, exempt from City noise standards, and would not cause a substantial increase in ambient noise levels in the project vicinity, impacts would be ***less-than-significant***.

¹¹ City of Woodland. *City Municipal Code [sec. 15-26]*. Adopted November 19, 2013.

- e,f. The project site is not located within the vicinity of a public airport or a private airstrip and is not within an airport land use plan. Therefore, the proposed project would not be exposed to excessive air traffic noise, and ***no impact*** would occur.

XIII. POPULATION AND HOUSING. <i>Would the project:</i>	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major 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?	☐	☐	☐	✗

Discussion

- a-c. The proposed project consists of the installation and operation of solar photovoltaic systems at two locations at and adjacent to the City's existing WPCF property. One of the solar power facilities would be located on fallow disturbed land previously used for tomato waste and soil deposition, and the other location is at the screw pump south of the treatment facilities. Development of the proposed project would not result in any direct inducement to population growth in the area. The project would not create or increase the demand for any new housing or employment opportunities within the City of Woodland nor would the project displace any existing housing or people. All solar power generated would be used by the WPCF. Therefore, ***no impact*** related to population and housing would result.

XIV. 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 public services:

	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less- Than- Significant Impact	No Impact
a. Fire protection?	☐	☐	✗	☐
b. Police protection?	☐	☐	✗	☐
c. Schools?	☐	☐	☐	✗
d. Parks?	☐	☐	☐	✗
e. Other Public Facilities?	☐	☐	☐	✗

Discussion

- a. The proposed project is on existing City property that is currently serviced by the Woodland Fire Department (WFD). The WFD currently has three fire stations. Station One is located in the downtown area, Station Two is located in the southern portion of the community, and Station Three is located off of Pioneer Avenue on the east side of State Route 113. The proposed project does not include any structures designed for human occupancy and does not involve the use of hazardous or flammable materials that would increase the demand for fire protection services. Therefore, the current services would be adequate to serve the proposed project, and impacts to fire protection services would be considered ***less-than-significant***.
- b. The proposed project is on existing City property that is currently serviced by the Woodland Police Department (WPD) for police protection. The WPD is a full service police department managed by the Chief of Police. The station is located at 1000 Lincoln Avenue. Because the proposed project does not include any structures designed for human occupancy, and the City anticipates a security fence would be installed surrounding the 7.0-acre solar panel array, the demand for police protection services would not significantly increase, if at all. In addition, the WPCF facility contains an existing locked security gate on County Road 24 at County Road 102, which would limit general access outside of working hours, Therefore, impacts related to police protection services would be considered ***less-than-significant***.
- c-e. The proposed project would not introduce new residents or increase the population of the project area, hence would neither directly nor indirectly result in an increased demand for schools, parks, or other public facilities. Therefore, ***no impact*** related to schools, parks, and other public facilities would occur.

XV. RECREATION.

Would the project:

	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
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?	☐	☐	☐	✗

Discussion

- a,b. The proposed project does not include recreational facilities and would not introduce new residents or increase the population of the project area. Therefore, the proposed project would not result in an increased demand for new or expansion of any existing recreational facilities, and ***no impact*** to recreational facilities would occur.

XVI. TRANSPORTATION AND CIRCULATION.

Would the project:

	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less- Than- Significant Impact	No Impact
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	✗	☐
b. Exceed, either individually or cumulatively, a level of service standard 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 features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	✗	☐
e. Result in inadequate emergency access?	☐	☐	✗	☐
f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	✗	☐

Discussion

- a,b,d,e. Access to the project site is provided by I-5 by means of County Road 102, then County Road 24. The proposed project would be remotely operated and would require only periodic visits by maintenance personnel. Thus, operation of the proposed project would not modify the circulation system or cause inadequate emergency access. During construction of the proposed project a temporary increase of traffic would occur from construction truck trips. Approximately 137 truck trips are anticipated during the six month construction period. However, the increase in trucks traveling along County Road 102 and County Road 24 would not be expected to disrupt normal traffic flow. In addition, construction of the proposed project would be in compliance with City standards, including any requirements for construction-related traffic. Therefore, because construction would be temporary, would not increase hazards, and is not expected to cause inadequate emergency access or a conflict with applicable policies or level of service (LOS) standards established by the City, the proposed project would result in a ***less-than-significant*** impact.
- c. The proposed project is not located near an airport, and does not include any improvements that would change air traffic patterns. Therefore, because the proposed project would not 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, ***no impact*** would occur.

- f. The proposed project would not affect or interfere with execution of any adopted policies, plans, or programs supporting alternative transportation. Performance or safety at public transit, bicycle, or pedestrian facilities would not decrease due to implementation of the proposed project. Therefore, the proposed project would result in a ***less-than-significant*** impact.

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

Discussion

- a,b,e. The proposed project does not require permanent employees for operation or maintenance, as the project would be operated remotely and requires maintenance only approximately twice a year. As a result, wastewater would not be generated by the proposed project. Therefore, the proposed project would not violate any wastewater treatment standards, reduce the capacity of the WPCF, or require new wastewater treatment facilities, and **no impact** related to WPCF capacity and wastewater treatment requirements would occur.
- c. Stormwater velocity or amount would not increase with implementation of the proposed project. Therefore, new storm drainage facilities would not be required for the proposed project, and **no impact** would occur.
- d. The proposed project does not require permanent employees for operation or maintenance, as the project would be operated remotely and requires maintenance only approximately twice a year. Water demand would increase slightly due to construction

activities and washing off the solar panels during maintenance visits. Water would be available near the site from the existing supply to the WPCF property. Due to the frequency of maintenance visits, the increase in water demand would be considered minimal. As a result, sufficient water supplies are available to serve the proposed project. Therefore a ***less-than-significant*** impact would occur.

- f,g. Solid waste from the project site is collected by Waste Management of Woodland (WMW). In addition to residential waste, WMW also collects recyclable materials and green waste. Wastes are deposited at the Yolo County Central Landfill. The Yolo County Central Landfill is located off County Road 28H, near the intersection with County Road 104. The landfill is owned and operated by the Yolo County Department of Public Works and Transportation. As of January 1998, the landfill had a remaining capacity of 8.5 million tons and is projected to reach capacity in the year 2081. Under the landfill's existing permit, the facility is allowed to receive up to 1,800 tons per day for 360 days a year.¹²

Solid waste generated by the proposed project would be composed of construction-related solid waste and any waste collected from periodic maintenance visits. The quantity of solid waste generated by the proposed project is expected to be nominal, as demolition would not be required during construction, which is typically the bulk of construction waste, and the project does not involve any uses directly related to the generation of solid waste. Any solid waste collected during maintenance visits would be removed by maintenance personnel and disposed of at an approved location. Therefore, because waste generated by the proposed project would be minimal and the local landfill has sufficient capacity, a ***less-than-significant*** impact would occur.

¹² California Integrated Waste Management Board. *Active Landfill Profile for Yolo County Ventral Landfill*. 2009.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	✗	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	✗	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	✗	☐

Discussion

- a. The proposed project would have a low potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. In addition, the City's incorporation of mitigation measures adopted as part of the proposed project would minimize the impacts on the environment. Therefore, impacts would be considered *less-than-significant*.
- b,c. The proposed project could potentially result in impacts on the environment and human beings during construction and/or operation in the area of cultural resources (e.g., previously unknown resources discovery during construction). However, this IS/MND contains mitigation measures for all potentially significant impacts to ensure that the impacts are reduced to less-than-significant levels. With the incorporation of mitigation measures, the proposed project would not result in significant or cumulatively considerable impacts, and in some cases (e.g., GHG emissions) would result in positive impacts and would be beneficial to the environment. Therefore, cumulative impacts would be considered *less-than-significant*.

APPENDIX A

CalEEMod Modeling Outputs

and

Green Power Equivalency Calculator

WPCF Solar Power Project
Yolo/Solano AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	7.20	Acre	7.20	313,632.00	0

1.2 Other Project Characteristics

Urbanization	Rural	Wind Speed (m/s)	6.8	Precipitation Freq (Days)	55
Climate Zone	2			Operational Year	2015
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - project is a solar generation facility - total site acreage = 7.2

Construction Phase - Assumed approximately 1 month for grading; 3 months for construction

Off-road Equipment - based on construction equipment used for other solar project in California

Off-road Equipment - based on construction equipment used for similar solar projects in California

Off-road Equipment - based on equipment assumed to be used on-site per information from applicant; rollers assumed for compaction of backfill

Trips and VMT - Based on info from applicant

Grading - total project site 7.2 acres

Vehicle Trips - 4 total trips per year assumed for maintenance = 0.011 trips per day / 7.2 acres = 0.0015 trip rate

Consumer Products - no area sources

Area Coating - no area sources

Landscape Equipment - no area sources

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Interior	470448	0
tblAreaCoating	ReapplicationRatePercent	10	0
tblConstructionPhase	NumDays	230.00	11.00
tblConstructionPhase	NumDays	20.00	22.00
tblConstructionPhase	PhaseEndDate	1/27/2015	6/17/2015
tblGrading	AcresOfGrading	11.00	7.20
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblProjectCharacteristics	OperationalYear	2014	2015
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblTripsAndVMT	VendorTripNumber	51.00	80.00
tblTripsAndVMT	WorkerTripNumber	132.00	44.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2014	3.5783	37.6793	25.7006	0.0288	25.8129	2.0953	27.9081	5.3140	1.9276	7.2416	0.0000	3,022.003 3	3,022.003 3	0.8476	0.0000	3,039.803 7
2015	3.5425	37.0840	25.9440	0.0517	112.8984	2.0609	113.9049	11.4408	1.8961	12.3690	0.0000	5,173.647 9	5,173.647 9	0.8579	0.0000	5,191.663 8
Total	7.1208	74.7632	51.6446	0.0806	138.7112	4.1562	141.8130	16.7548	3.8237	19.6106	0.0000	8,195.651 2	8,195.651 2	1.7055	0.0000	8,231.467 5

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2014	3.5783	37.6793	25.7006	0.0288	6.5266	2.0953	8.6218	3.3896	1.9276	5.3172	0.0000	3,022.003 3	3,022.003 3	0.8476	0.0000	3,039.803 7
2015	3.5425	37.0840	25.9440	0.0517	6.5266	2.0609	8.5875	3.3896	1.8961	5.2857	0.0000	5,173.647 9	5,173.647 9	0.8579	0.0000	5,191.663 8
Total	7.1208	74.7632	51.6446	0.0806	13.0531	4.1562	17.2093	6.7792	3.8237	10.6029	0.0000	8,195.651 2	8,195.651 2	1.7055	0.0000	8,231.467 5

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	90.59	0.00	87.86	59.54	0.00	45.93	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	6.7118	1.0000e-005	7.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5800e-003	1.5800e-003	0.0000		1.6700e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	6.7118	1.0000e-005	7.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		1.5800e-003	1.5800e-003	0.0000	0.0000	1.6700e-003

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	6.7118	1.0000e-005	7.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5800e-003	1.5800e-003	0.0000		1.6700e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	6.7118	1.0000e-005	7.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		1.5800e-003	1.5800e-003	0.0000	0.0000	1.6700e-003

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	12/12/2014	1/12/2015	5	22	
2	Building Construction	Building Construction	1/13/2015	6/17/2015	5	11	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 7.2

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Excavators	1	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Bore/Drill Rigs	2	8.00	205	0.50
Building Construction	Cement and Mortar Mixers	2	8.00	9	0.56
Building Construction	Cranes	0	7.00	226	0.29
Building Construction	Excavators	1	8.00	162	0.38
Building Construction	Forklifts	0	8.00	89	0.20
Building Construction	Generator Sets	0	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	0	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	5	13.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	6	44.00	80.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Grading - 2014**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.3692	0.0000	6.3692	3.3477	0.0000	3.3477			0.0000			0.0000
Off-Road	3.4984	37.5671	24.3312	0.0267		2.0939	2.0939		1.9264	1.9264		2,831.3616	2,831.3616	0.8367		2,848.9322
Total	3.4984	37.5671	24.3312	0.0267	6.3692	2.0939	8.4631	3.3477	1.9264	5.2741		2,831.3616	2,831.3616	0.8367		2,848.9322

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0799	0.1122	1.3694	2.1500e-003	19.4437	1.3300e-003	19.4450	1.9663	1.2100e-003	1.9675		190.6418	190.6418	0.0109		190.8715
Total	0.0799	0.1122	1.3694	2.1500e-003	19.4437	1.3300e-003	19.4450	1.9663	1.2100e-003	1.9675		190.6418	190.6418	0.0109		190.8715

3.2 Grading - 2014**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.3692	0.0000	6.3692	3.3477	0.0000	3.3477			0.0000			0.0000
Off-Road	3.4984	37.5671	24.3312	0.0267		2.0939	2.0939		1.9264	1.9264	0.0000	2,831.3616	2,831.3616	0.8367		2,848.9322
Total	3.4984	37.5671	24.3312	0.0267	6.3692	2.0939	8.4631	3.3477	1.9264	5.2741	0.0000	2,831.3616	2,831.3616	0.8367		2,848.9322

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0799	0.1122	1.3694	2.1500e-003	0.1574	1.3300e-003	0.1587	0.0419	1.2100e-003	0.0431		190.6418	190.6418	0.0109		190.8715
Total	0.0799	0.1122	1.3694	2.1500e-003	0.1574	1.3300e-003	0.1587	0.0419	1.2100e-003	0.0431		190.6418	190.6418	0.0109		190.8715

3.2 Grading - 2015**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.3692	0.0000	6.3692	3.3477	0.0000	3.3477			0.0000			0.0000
Off-Road	3.4723	36.9840	24.2475	0.0267		2.0597	2.0597		1.8949	1.8949		2,801.528 1	2,801.528 1	0.8364		2,819.092 0
Total	3.4723	36.9840	24.2475	0.0267	6.3692	2.0597	8.4289	3.3477	1.8949	5.2426		2,801.528 1	2,801.528 1	0.8364		2,819.092 0

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0702	0.1000	1.2138	2.1400e-003	19.4437	1.2300e-003	19.4449	1.9663	1.1200e-003	1.9674		184.0903	184.0903	9.9500e-003		184.2993
Total	0.0702	0.1000	1.2138	2.1400e-003	19.4437	1.2300e-003	19.4449	1.9663	1.1200e-003	1.9674		184.0903	184.0903	9.9500e-003		184.2993

3.2 Grading - 2015**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.3692	0.0000	6.3692	3.3477	0.0000	3.3477			0.0000			0.0000
Off-Road	3.4723	36.9840	24.2475	0.0267		2.0597	2.0597		1.8949	1.8949	0.0000	2,801.528 1	2,801.528 1	0.8364		2,819.092 0
Total	3.4723	36.9840	24.2475	0.0267	6.3692	2.0597	8.4289	3.3477	1.8949	5.2426	0.0000	2,801.528 1	2,801.528 1	0.8364		2,819.092 0

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0702	0.1000	1.2138	2.1400e-003	0.1574	1.2300e-003	0.1586	0.0419	1.1200e-003	0.0430		184.0903	184.0903	9.9500e-003		184.2993
Total	0.0702	0.1000	1.2138	2.1400e-003	0.1574	1.2300e-003	0.1586	0.0419	1.1200e-003	0.0430		184.0903	184.0903	9.9500e-003		184.2993

3.3 Building Construction - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6208	20.6290	10.4387	0.0269		0.8655	0.8655		0.7987	0.7987		2,774.448 4	2,774.448 4	0.8086		2,791.429 3
Total	1.6208	20.6290	10.4387	0.0269		0.8655	0.8655		0.7987	0.7987		2,774.448 4	2,774.448 4	0.8086		2,791.429 3

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	1.1180	7.8536	11.3971	0.0176	47.0889	0.1368	47.2257	4.7856	0.1257	4.9113		1,776.124 8	1,776.124 8	0.0156		1,776.452 3
Worker	0.2375	0.3385	4.1082	7.2600e-003	65.8095	4.1700e-003	65.8136	6.6552	3.8100e-003	6.6590		623.0747	623.0747	0.0337		623.7822
Total	1.3556	8.1921	15.5053	0.0248	112.8984	0.1410	113.0393	11.4408	0.1295	11.5703		2,399.199 5	2,399.199 5	0.0493		2,400.234 5

3.3 Building Construction - 2015

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6208	20.6290	10.4387	0.0269		0.8655	0.8655		0.7987	0.7987	0.0000	2,774.448 4	2,774.448 4	0.8086		2,791.429 3
Total	1.6208	20.6290	10.4387	0.0269		0.8655	0.8655		0.7987	0.7987	0.0000	2,774.448 4	2,774.448 4	0.8086		2,791.429 3

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	1.1180	7.8536	11.3971	0.0176	0.4627	0.1368	0.5995	0.1333	0.1257	0.2590		1,776.124 8	1,776.124 8	0.0156		1,776.452 3
Worker	0.2375	0.3385	4.1082	7.2600e-003	0.5327	4.1700e-003	0.5369	0.1418	3.8100e-003	0.1457		623.0747	623.0747	0.0337		623.7822
Total	1.3556	8.1921	15.5053	0.0248	0.9954	0.1410	1.1363	0.2751	0.1295	0.4046		2,399.199 5	2,399.199 5	0.0493		2,400.234 5

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Non-Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.472586	0.067578	0.152941	0.154884	0.057570	0.006966	0.021618	0.051682	0.001021	0.001375	0.008315	0.000509	0.002956

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	6.7118	1.0000e-005	7.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5800e-003	1.5800e-003	0.0000		1.6700e-003
Unmitigated	6.7118	1.0000e-005	7.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5800e-003	1.5800e-003	0.0000		1.6700e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.7117					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.0000e-005	1.0000e-005	7.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5800e-003	1.5800e-003	0.0000		1.6700e-003
Total	6.7118	1.0000e-005	7.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5800e-003	1.5800e-003	0.0000		1.6700e-003

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.7117					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.0000e-005	1.0000e-005	7.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5800e-003	1.5800e-003	0.0000		1.6700e-003
Total	6.7118	1.0000e-005	7.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5800e-003	1.5800e-003	0.0000		1.6700e-003

7.0 Water Detail

7.1 Mitigation Measures Water**8.0 Waste Detail**

8.1 Mitigation Measures Waste**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Vegetation

WPCF Solar Power Project
Yolo/Solano AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	7.20	Acre	7.20	313,632.00	0

1.2 Other Project Characteristics

Urbanization	Rural	Wind Speed (m/s)	6.8	Precipitation Freq (Days)	55
Climate Zone	2			Operational Year	2015
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - project is a solar generation facility - total site acreage = 7.2

Construction Phase - Assumed approximately 1 month for grading; 3 months for construction

Off-road Equipment - based on construction equipment used for other solar project in California

Off-road Equipment - based on construction equipment used for similar solar projects in California

Off-road Equipment - based on equipment assumed to be used on-site per information from applicant; rollers assumed for compaction of backfill

Trips and VMT - Based on info from applicant

Grading - total project site 7.2 acres

Vehicle Trips - 4 total trips per year assumed for maintenance = 0.011 trips per day / 7.2 acres = 0.0015 trip rate

Consumer Products - no area sources

Area Coating - no area sources

Landscape Equipment - no area sources

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Interior	470448	0
tblAreaCoating	ReapplicationRatePercent	10	0
tblConstructionPhase	NumDays	230.00	11.00
tblConstructionPhase	NumDays	20.00	22.00
tblConstructionPhase	PhaseEndDate	1/27/2015	6/17/2015
tblGrading	AcresOfGrading	11.00	7.20
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblProjectCharacteristics	OperationalYear	2014	2015
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblTripsAndVMT	VendorTripNumber	51.00	80.00
tblTripsAndVMT	WorkerTripNumber	132.00	44.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2014	3.5734	37.7095	25.5849	0.0286	25.8129	2.0953	27.9081	5.3140	1.9276	7.2416	0.0000	3,000.721 1	3,000.721 1	0.8476	0.0000	3,018.521 5
2015	3.5374	37.1108	33.4708	0.0509	112.8984	2.0609	113.9068	11.4408	1.8961	12.3708	0.0000	5,089.297 4	5,089.297 4	0.8583	0.0000	5,107.321 7
Total	7.1107	74.8203	59.0557	0.0795	138.7112	4.1562	141.8149	16.7548	3.8237	19.6124	0.0000	8,090.018 6	8,090.018 6	1.7059	0.0000	8,125.843 2

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2014	3.5734	37.7095	25.5849	0.0286	6.5266	2.0953	8.6218	3.3896	1.9276	5.3172	0.0000	3,000.721 1	3,000.721 1	0.8476	0.0000	3,018.521 5
2015	3.5374	37.1108	33.4708	0.0509	6.5266	2.0609	8.5875	3.3896	1.8961	5.2857	0.0000	5,089.297 4	5,089.297 4	0.8583	0.0000	5,107.321 7
Total	7.1107	74.8203	59.0557	0.0795	13.0531	4.1562	17.2093	6.7792	3.8237	10.6029	0.0000	8,090.018 6	8,090.018 6	1.7059	0.0000	8,125.843 2

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	90.59	0.00	87.86	59.54	0.00	45.94	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	6.7118	1.0000e-005	7.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5800e-003	1.5800e-003	0.0000		1.6700e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	6.7118	1.0000e-005	7.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		1.5800e-003	1.5800e-003	0.0000	0.0000	1.6700e-003

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	6.7118	1.0000e-005	7.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5800e-003	1.5800e-003	0.0000		1.6700e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	6.7118	1.0000e-005	7.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		1.5800e-003	1.5800e-003	0.0000	0.0000	1.6700e-003

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	12/12/2014	1/12/2015	5	22	
2	Building Construction	Building Construction	1/13/2015	6/17/2015	5	11	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 7.2

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Excavators	1	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Bore/Drill Rigs	2	8.00	205	0.50
Building Construction	Cement and Mortar Mixers	2	8.00	9	0.56
Building Construction	Cranes	0	7.00	226	0.29
Building Construction	Excavators	1	8.00	162	0.38
Building Construction	Forklifts	0	8.00	89	0.20
Building Construction	Generator Sets	0	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	0	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	5	13.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	6	44.00	80.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Grading - 2014**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.3692	0.0000	6.3692	3.3477	0.0000	3.3477			0.0000			0.0000
Off-Road	3.4984	37.5671	24.3312	0.0267		2.0939	2.0939		1.9264	1.9264		2,831.3616	2,831.3616	0.8367		2,848.9322
Total	3.4984	37.5671	24.3312	0.0267	6.3692	2.0939	8.4631	3.3477	1.9264	5.2741		2,831.3616	2,831.3616	0.8367		2,848.9322

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0750	0.1424	1.2537	1.9100e-003	19.4437	1.3300e-003	19.4450	1.9663	1.2100e-003	1.9675		169.3595	169.3595	0.0109		169.5893
Total	0.0750	0.1424	1.2537	1.9100e-003	19.4437	1.3300e-003	19.4450	1.9663	1.2100e-003	1.9675		169.3595	169.3595	0.0109		169.5893

3.2 Grading - 2014**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.3692	0.0000	6.3692	3.3477	0.0000	3.3477			0.0000			0.0000
Off-Road	3.4984	37.5671	24.3312	0.0267		2.0939	2.0939		1.9264	1.9264	0.0000	2,831.3616	2,831.3616	0.8367		2,848.9322
Total	3.4984	37.5671	24.3312	0.0267	6.3692	2.0939	8.4631	3.3477	1.9264	5.2741	0.0000	2,831.3616	2,831.3616	0.8367		2,848.9322

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0750	0.1424	1.2537	1.9100e-003	0.1574	1.3300e-003	0.1587	0.0419	1.2100e-003	0.0431		169.3595	169.3595	0.0109		169.5893
Total	0.0750	0.1424	1.2537	1.9100e-003	0.1574	1.3300e-003	0.1587	0.0419	1.2100e-003	0.0431		169.3595	169.3595	0.0109		169.5893

3.2 Grading - 2015**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.3692	0.0000	6.3692	3.3477	0.0000	3.3477			0.0000			0.0000
Off-Road	3.4723	36.9840	24.2475	0.0267		2.0597	2.0597		1.8949	1.8949		2,801.528 1	2,801.528 1	0.8364		2,819.092 0
Total	3.4723	36.9840	24.2475	0.0267	6.3692	2.0597	8.4289	3.3477	1.8949	5.2426		2,801.528 1	2,801.528 1	0.8364		2,819.092 0

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0651	0.1269	1.1012	1.9000e-003	19.4437	1.2300e-003	19.4449	1.9663	1.1200e-003	1.9674		163.4983	163.4983	9.9500e-003		163.7073
Total	0.0651	0.1269	1.1012	1.9000e-003	19.4437	1.2300e-003	19.4449	1.9663	1.1200e-003	1.9674		163.4983	163.4983	9.9500e-003		163.7073

3.2 Grading - 2015**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.3692	0.0000	6.3692	3.3477	0.0000	3.3477			0.0000			0.0000
Off-Road	3.4723	36.9840	24.2475	0.0267		2.0597	2.0597		1.8949	1.8949	0.0000	2,801.528 1	2,801.528 1	0.8364		2,819.092 0
Total	3.4723	36.9840	24.2475	0.0267	6.3692	2.0597	8.4289	3.3477	1.8949	5.2426	0.0000	2,801.528 1	2,801.528 1	0.8364		2,819.092 0

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0651	0.1269	1.1012	1.9000e-003	0.1574	1.2300e-003	0.1586	0.0419	1.1200e-003	0.0430		163.4983	163.4983	9.9500e-003		163.7073
Total	0.0651	0.1269	1.1012	1.9000e-003	0.1574	1.2300e-003	0.1586	0.0419	1.1200e-003	0.0430		163.4983	163.4983	9.9500e-003		163.7073

3.3 Building Construction - 2015**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6208	20.6290	10.4387	0.0269		0.8655	0.8655		0.7987	0.7987		2,774.448 4	2,774.448 4	0.8086		2,791.429 3
Total	1.6208	20.6290	10.4387	0.0269		0.8655	0.8655		0.7987	0.7987		2,774.448 4	2,774.448 4	0.8086		2,791.429 3

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	1.5172	8.3948	19.3051	0.0176	47.0889	0.1388	47.2277	4.7856	0.1275	4.9131		1,761.470 2	1,761.470 2	0.0160		1,761.806 1
Worker	0.2202	0.4294	3.7271	6.4400e-003	65.8095	4.1700e-003	65.8136	6.6552	3.8100e-003	6.6590		553.3789	553.3789	0.0337		554.0863
Total	1.7374	8.8242	23.0321	0.0240	112.8984	0.1429	113.0413	11.4408	0.1313	11.5721		2,314.849 1	2,314.849 1	0.0497		2,315.892 4

3.3 Building Construction - 2015

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6208	20.6290	10.4387	0.0269		0.8655	0.8655		0.7987	0.7987	0.0000	2,774.448 ₄	2,774.448 ₄	0.8086		2,791.429 ₃
Total	1.6208	20.6290	10.4387	0.0269		0.8655	0.8655		0.7987	0.7987	0.0000	2,774.448₄	2,774.448₄	0.8086		2,791.429₃

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	1.5172	8.3948	19.3051	0.0176	0.4627	0.1388	0.6014	0.1333	0.1275	0.2608		1,761.470 ₂	1,761.470 ₂	0.0160		1,761.806 ₁
Worker	0.2202	0.4294	3.7271	6.4400e-003	0.5327	4.1700e-003	0.5369	0.1418	3.8100e-003	0.1457		553.3789	553.3789	0.0337		554.0863
Total	1.7374	8.8242	23.0321	0.0240	0.9954	0.1429	1.1383	0.2751	0.1313	0.4064		2,314.849₁	2,314.849₁	0.0497		2,315.892₄

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Non-Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.472586	0.067578	0.152941	0.154884	0.057570	0.006966	0.021618	0.051682	0.001021	0.001375	0.008315	0.000509	0.002956

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	6.7118	1.0000e-005	7.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5800e-003	1.5800e-003	0.0000		1.6700e-003
Unmitigated	6.7118	1.0000e-005	7.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5800e-003	1.5800e-003	0.0000		1.6700e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.7117					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.0000e-005	1.0000e-005	7.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5800e-003	1.5800e-003	0.0000		1.6700e-003
Total	6.7118	1.0000e-005	7.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5800e-003	1.5800e-003	0.0000		1.6700e-003

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.7117					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.0000e-005	1.0000e-005	7.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5800e-003	1.5800e-003	0.0000		1.6700e-003
Total	6.7118	1.0000e-005	7.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5800e-003	1.5800e-003	0.0000		1.6700e-003

7.0 Water Detail

7.1 Mitigation Measures Water**8.0 Waste Detail**

8.1 Mitigation Measures Waste**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Vegetation

WPCF Solar Power Project
Yolo/Solano AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	7.20	Acre	7.20	313,632.00	0

1.2 Other Project Characteristics

Urbanization	Rural	Wind Speed (m/s)	6.8	Precipitation Freq (Days)	55
Climate Zone	2			Operational Year	2015
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - project is a solar generation facility - total site acreage = 7.2

Construction Phase - Assumed approximately 1 month for grading; 3 months for construction

Off-road Equipment - based on construction equipment used for other solar project in California

Off-road Equipment - based on construction equipment used for similar solar projects in California

Off-road Equipment - based on equipment assumed to be used on-site per information from applicant; rollers assumed for compaction of backfill

Trips and VMT - Based on info from applicant

Grading - total project site 7.2 acres

Vehicle Trips - 4 total trips per year assumed for maintenance = $0.011 \text{ trips per day} / 7.2 \text{ acres} = 0.0015 \text{ trip rate}$

Consumer Products - no area sources

Area Coating - no area sources

Landscape Equipment - no area sources

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Interior	470448	0
tblAreaCoating	ReapplicationRatePercent	10	0
tblConstructionPhase	NumDays	230.00	11.00
tblConstructionPhase	NumDays	20.00	22.00
tblConstructionPhase	PhaseEndDate	1/27/2015	6/17/2015
tblGrading	AcresOfGrading	11.00	7.20
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblProjectCharacteristics	OperationalYear	2014	2015
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblTripsAndVMT	VendorTripNumber	51.00	80.00
tblTripsAndVMT	WorkerTripNumber	132.00	44.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	0.0250	0.2639	0.1787	2.0000e-004	0.1858	0.0147	0.2005	0.0486	0.0135	0.0620	0.0000	19.0830	19.0830	5.3800e-003	0.0000	19.1960
2015	0.1869	1.7871	1.6921	2.9700e-003	5.5126	0.0647	5.5772	0.5896	0.0596	0.6492	0.0000	270.4750	270.4750	0.0467	0.0000	271.4549
Total	0.2119	2.0510	1.8709	3.1700e-003	5.6984	0.0793	5.7777	0.6381	0.0731	0.7112	0.0000	289.5579	289.5579	0.0520	0.0000	290.6509

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	0.0250	0.2639	0.1787	2.0000e-004	0.0711	0.0147	0.0858	0.0371	0.0135	0.0506	0.0000	19.0829	19.0829	5.3800e-003	0.0000	19.1960
2015	0.1869	1.7871	1.6921	2.9700e-003	0.1248	0.0647	0.1894	0.0520	0.0596	0.1116	0.0000	270.4748	270.4748	0.0467	0.0000	271.4547
Total	0.2119	2.0510	1.8709	3.1700e-003	0.1959	0.0793	0.2752	0.0891	0.0731	0.1622	0.0000	289.5577	289.5577	0.0520	0.0000	290.6507

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	96.56	0.00	95.24	86.04	0.00	77.20	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.2249	0.0000	7.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.3000e-004	1.3000e-004	0.0000	0.0000	1.4000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	1.2249	0.0000	7.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	1.3000e-004	1.3000e-004	0.0000	0.0000	1.4000e-004

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.2249	0.0000	7.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.3000e-004	1.3000e-004	0.0000	0.0000	1.4000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	1.2249	0.0000	7.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	1.3000e-004	1.3000e-004	0.0000	0.0000	1.4000e-004

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	12/12/2014	1/12/2015	5	22	
2	Building Construction	Building Construction	1/13/2015	6/17/2015	5	11	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 7.2

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Excavators	1	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Bore/Drill Rigs	2	8.00	205	0.50
Building Construction	Cement and Mortar Mixers	2	8.00	9	0.56
Building Construction	Cranes	0	7.00	226	0.29
Building Construction	Excavators	1	8.00	162	0.38
Building Construction	Forklifts	0	8.00	89	0.20
Building Construction	Generator Sets	0	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	0	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	5	13.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	6	44.00	80.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Grading - 2014**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0701	0.0000	0.0701	0.0368	0.0000	0.0368	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0245	0.2630	0.1703	1.9000e-004		0.0147	0.0147		0.0135	0.0135	0.0000	17.9800	17.9800	5.3100e-003	0.0000	18.0916
Total	0.0245	0.2630	0.1703	1.9000e-004	0.0701	0.0147	0.0847	0.0368	0.0135	0.0503	0.0000	17.9800	17.9800	5.3100e-003	0.0000	18.0916

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-004	8.9000e-004	8.4100e-003	1.0000e-005	0.1157	1.0000e-005	0.1157	0.0117	1.0000e-005	0.0117	0.0000	1.1030	1.1030	7.0000e-005	0.0000	1.1044
Total	5.0000e-004	8.9000e-004	8.4100e-003	1.0000e-005	0.1157	1.0000e-005	0.1157	0.0117	1.0000e-005	0.0117	0.0000	1.1030	1.1030	7.0000e-005	0.0000	1.1044

3.2 Grading - 2014**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0701	0.0000	0.0701	0.0368	0.0000	0.0368	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0245	0.2630	0.1703	1.9000e-004		0.0147	0.0147		0.0135	0.0135	0.0000	17.9800	17.9800	5.3100e-003	0.0000	18.0915
Total	0.0245	0.2630	0.1703	1.9000e-004	0.0701	0.0147	0.0847	0.0368	0.0135	0.0503	0.0000	17.9800	17.9800	5.3100e-003	0.0000	18.0915

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-004	8.9000e-004	8.4100e-003	1.0000e-005	1.0700e-003	1.0000e-005	1.0800e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	1.1030	1.1030	7.0000e-005	0.0000	1.1044
Total	5.0000e-004	8.9000e-004	8.4100e-003	1.0000e-005	1.0700e-003	1.0000e-005	1.0800e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	1.1030	1.1030	7.0000e-005	0.0000	1.1044

3.2 Grading - 2015**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0701	0.0000	0.0701	0.0368	0.0000	0.0368	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0139	0.1479	0.0970	1.1000e-004		8.2400e-003	8.2400e-003		7.5800e-003	7.5800e-003	0.0000	10.1660	10.1660	3.0300e-003	0.0000	10.2298
Total	0.0139	0.1479	0.0970	1.1000e-004	0.0701	8.2400e-003	0.0783	0.0368	7.5800e-003	0.0444	0.0000	10.1660	10.1660	3.0300e-003	0.0000	10.2298

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.5000e-004	4.5000e-004	4.2400e-003	1.0000e-005	0.0661	0.0000	0.0661	6.7000e-003	0.0000	6.7000e-003	0.0000	0.6085	0.6085	4.0000e-005	0.0000	0.6093
Total	2.5000e-004	4.5000e-004	4.2400e-003	1.0000e-005	0.0661	0.0000	0.0661	6.7000e-003	0.0000	6.7000e-003	0.0000	0.6085	0.6085	4.0000e-005	0.0000	0.6093

3.2 Grading - 2015**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0701	0.0000	0.0701	0.0368	0.0000	0.0368	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0139	0.1479	0.0970	1.1000e-004		8.2400e-003	8.2400e-003		7.5800e-003	7.5800e-003	0.0000	10.1660	10.1660	3.0300e-003	0.0000	10.2297
Total	0.0139	0.1479	0.0970	1.1000e-004	0.0701	8.2400e-003	0.0783	0.0368	7.5800e-003	0.0444	0.0000	10.1660	10.1660	3.0300e-003	0.0000	10.2297

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.5000e-004	4.5000e-004	4.2400e-003	1.0000e-005	6.1000e-004	0.0000	6.1000e-004	1.6000e-004	0.0000	1.7000e-004	0.0000	0.6085	0.6085	4.0000e-005	0.0000	0.6093
Total	2.5000e-004	4.5000e-004	4.2400e-003	1.0000e-005	6.1000e-004	0.0000	6.1000e-004	1.6000e-004	0.0000	1.7000e-004	0.0000	0.6085	0.6085	4.0000e-005	0.0000	0.6093

3.3 Building Construction - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0908	1.1552	0.5846	1.5100e-003		0.0485	0.0485		0.0447	0.0447	0.0000	140.9485	140.9485	0.0411	0.0000	141.8112
Total	0.0908	1.1552	0.5846	1.5100e-003		0.0485	0.0485		0.0447	0.0447	0.0000	140.9485	140.9485	0.0411	0.0000	141.8112

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0703	0.4622	0.8053	9.8000e-004	2.2428	7.7100e-003	2.2505	0.2286	7.0800e-003	0.2357	0.0000	89.9186	89.9186	8.0000e-004	0.0000	89.9354
Worker	0.0117	0.0214	0.2010	3.7000e-004	3.1335	2.3000e-004	3.1338	0.3175	2.1000e-004	0.3177	0.0000	28.8334	28.8334	1.7100e-003	0.0000	28.8693
Total	0.0820	0.4835	1.0064	1.3500e-003	5.3764	7.9400e-003	5.3843	0.5461	7.2900e-003	0.5534	0.0000	118.7520	118.7520	2.5100e-003	0.0000	118.8047

3.3 Building Construction - 2015

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0908	1.1552	0.5846	1.5100e-003		0.0485	0.0485		0.0447	0.0447	0.0000	140.9483	140.9483	0.0411	0.0000	141.8110
Total	0.0908	1.1552	0.5846	1.5100e-003		0.0485	0.0485		0.0447	0.0447	0.0000	140.9483	140.9483	0.0411	0.0000	141.8110

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0703	0.4622	0.8053	9.8000e-004	0.0252	7.7100e-003	0.0329	7.2900e-003	7.0800e-003	0.0144	0.0000	89.9186	89.9186	8.0000e-004	0.0000	89.9354
Worker	0.0117	0.0214	0.2010	3.7000e-004	0.0289	2.3000e-004	0.0291	7.7100e-003	2.1000e-004	7.9200e-003	0.0000	28.8334	28.8334	1.7100e-003	0.0000	28.8693
Total	0.0820	0.4835	1.0064	1.3500e-003	0.0541	7.9400e-003	0.0620	0.0150	7.2900e-003	0.0223	0.0000	118.7520	118.7520	2.5100e-003	0.0000	118.8047

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Non-Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.472586	0.067578	0.152941	0.154884	0.057570	0.006966	0.021618	0.051682	0.001021	0.001375	0.008315	0.000509	0.002956

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.2249	0.0000	7.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.3000e-004	1.3000e-004	0.0000	0.0000	1.4000e-004
Unmitigated	1.2249	0.0000	7.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.3000e-004	1.3000e-004	0.0000	0.0000	1.4000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.2249					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-005	0.0000	7.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.3000e-004	1.3000e-004	0.0000	0.0000	1.4000e-004
Total	1.2249	0.0000	7.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.3000e-004	1.3000e-004	0.0000	0.0000	1.4000e-004

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.2249					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-005	0.0000	7.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.3000e-004	1.3000e-004	0.0000	0.0000	1.4000e-004
Total	1.2249	0.0000	7.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.3000e-004	1.3000e-004	0.0000	0.0000	1.4000e-004

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Vegetation

WPCF Solar Power Project
Yolo/Solano AQMD Air District, Mitigation Report

Construction Mitigation Summary

Phase	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Building Construction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grading	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

OFFROAD Equipment Mitigation

Equipment Type	Fuel Type	Tier	Number Mitigated	Total Number of Equipment	DPF	Oxidation Catalyst
Bore/Drill Rigs	Diesel	No Change	0	2	No Change	0.00
Cement and Mortar Mixers	Diesel	No Change	0	2	No Change	0.00
Cranes	Diesel	No Change	0	0	No Change	0.00
Excavators	Diesel	No Change	0	2	No Change	0.00
Forklifts	Diesel	No Change	0	0	No Change	0.00
Generator Sets	Diesel	No Change	0	0	No Change	0.00
Graders	Diesel	No Change	0	1	No Change	0.00
Rubber Tired Dozers	Diesel	No Change	0	1	No Change	0.00
Tractors/Loaders/Backhoes	Diesel	No Change	0	3	No Change	0.00
Welders	Diesel	No Change	0	0	No Change	0.00

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Unmitigated tons/yr							Unmitigated mt/yr					
Bore/Drill Rigs	4.31800E-002	6.73120E-001	2.38580E-001	9.80000E-004	2.01600E-002	1.85400E-002	0.00000E+000	9.30348E+001	9.30348E+001	2.77700E-002	0.00000E+000	9.36181E+001
Cement and Mortar Mixers	6.60000E-003	4.15000E-002	3.45400E-002	8.00000E-005	1.70000E-003	1.70000E-003	0.00000E+000	5.13270E+000	5.13270E+000	5.30000E-004	0.00000E+000	5.14389E+000
Cranes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Excavators	2.79600E-002	3.27280E-001	2.30320E-001	3.50000E-004	1.61500E-002	1.48600E-002	0.00000E+000	3.38034E+001	3.38034E+001	1.00800E-002	0.00000E+000	3.40151E+001
Forklifts	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Generator Sets	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Graders	1.17100E-002	1.20120E-001	5.47200E-002	7.00000E-005	6.75000E-003	6.21000E-003	0.00000E+000	6.60176E+000	6.60176E+000	1.96000E-003	0.00000E+000	6.64288E+000
Rubber Tired Dozers	1.40000E-002	1.59020E-001	1.21540E-001	1.00000E-004	7.42000E-003	6.82000E-003	0.00000E+000	9.38289E+000	9.38289E+000	2.78000E-003	0.00000E+000	9.44133E+000
Tractors/Loaders/Backhoes	2.57000E-002	2.45090E-001	1.72180E-001	2.20000E-004	1.92000E-002	1.76600E-002	0.00000E+000	2.11390E+001	2.11390E+001	6.30000E-003	0.00000E+000	2.12712E+001
Welders	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated tons/yr							Mitigated mt/yr					
Bore/Drill Rigs	4.31800E-002	6.73120E-001	2.38580E-001	9.80000E-004	2.01600E-002	1.85400E-002	0.00000E+000	9.30347E+001	9.30347E+001	2.77700E-002	0.00000E+000	9.36179E+001
Cement and Mortar Mixers	6.60000E-003	4.15000E-002	3.45400E-002	8.00000E-005	1.70000E-003	1.70000E-003	0.00000E+000	5.13270E+000	5.13270E+000	5.30000E-004	0.00000E+000	5.14389E+000
Cranes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Excavators	2.79600E-002	3.27280E-001	2.30320E-001	3.50000E-004	1.61500E-002	1.48600E-002	0.00000E+000	3.38034E+001	3.38034E+001	1.00800E-002	0.00000E+000	3.40151E+001
Forklifts	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Generator Sets	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Graders	1.17100E-002	1.20110E-001	5.47200E-002	7.00000E-005	6.75000E-003	6.21000E-003	0.00000E+000	6.60175E+000	6.60175E+000	1.96000E-003	0.00000E+000	6.64287E+000
Rubber Tired Dozers	1.40000E-002	1.59020E-001	1.21540E-001	1.00000E-004	7.42000E-003	6.82000E-003	0.00000E+000	9.38288E+000	9.38288E+000	2.78000E-003	0.00000E+000	9.44132E+000
Tractors/Loaders/Balckhoes	2.57000E-002	2.45090E-001	1.72180E-001	2.20000E-004	1.92000E-002	1.76600E-002	0.00000E+000	2.11389E+001	2.11389E+001	6.30000E-003	0.00000E+000	2.12712E+001
Welders	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Bore/Drill Rigs	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.18235E-006	1.18235E-006	0.00000E+000	0.00000E+000	1.17499E-006
Cement and Mortar Mixers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Cranes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Excavators	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.18331E-006	1.18331E-006	0.00000E+000	0.00000E+000	1.17595E-006
Forklifts	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Generator Sets	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Graders	0.00000E+000	8.32501E-005	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.51475E-006	1.51475E-006	0.00000E+000	0.00000E+000	1.50537E-006
Rubber Tired Dozers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.06577E-006	1.06577E-006	0.00000E+000	0.00000E+000	1.05917E-006
Tractors/Loaders/Balckhoes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	9.46121E-007	9.46121E-007	0.00000E+000	0.00000E+000	9.40238E-007
Welders	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000

Fugitive Dust Mitigation

Yes/No Mitigation Measure Mitigation Input Mitigation Input Mitigation Input

No	Soil Stabilizer for unpaved Roads	PM10 Reduction		PM2.5 Reduction		
No	Replace Ground Cover of Area Disturbed	PM10 Reduction		PM2.5 Reduction		
No	Water Exposed Area	PM10 Reduction		PM2.5 Reduction	Frequency (per day)	
No	Unpaved Road Mitigation	Moisture Content %		Vehicle Speed (mph)		
No	Clean Paved Road	% PM Reduction	0.00			

Phase	Source	Unmitigated		Mitigated		Percent Reduction	
		PM10	PM2.5	PM10	PM2.5	PM10	PM2.5
Building Construction	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Building Construction	Roads	5.38	0.55	0.05	0.02	0.99	0.97
Grading	Fugitive Dust	0.14	0.07	0.14	0.07	0.00	0.00
Grading	Roads	0.18	0.02	0.00	0.00	0.99	0.98

Operational Percent Reduction Summary

Category	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Natural Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water Indoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water Outdoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Operational Mobile Mitigation

Project Setting:

Mitigation	Category	Measure	% Reduction	Input Value 1	Input Value 2	Input Value
------------	----------	---------	-------------	---------------	---------------	-------------

No	Land Use	Increase Density	0.00		
No	Land Use	Increase Diversity	0.00	0.15	
No	Land Use	Improve Walkability Design	0.00		
No	Land Use	Improve Destination Accessibility	0.00		
No	Land Use	Increase Transit Accessibility	0.25		
No	Land Use	Integrate Below Market Rate Housing	0.00		
	Land Use	Land Use SubTotal	0.00		
No	Neighborhood Enhancements	Improve Pedestrian Network			
No	Neighborhood Enhancements	Provide Traffic Calming Measures			
No	Neighborhood Enhancements	Implement NEV Network	0.00		
	Neighborhood Enhancements	Neighborhood Enhancements Subtotal	0.00		
No	Parking Policy Pricing	Limit Parking Supply	0.00		
No	Parking Policy Pricing	Unbundle Parking Costs	0.00		
No	Parking Policy Pricing	On-street Market Pricing	0.00		
	Parking Policy Pricing	Parking Policy Pricing Subtotal	0.00		
No	Transit Improvements	Provide BRT System	0.00		
No	Transit Improvements	Expand Transit Network	0.00		
No	Transit Improvements	Increase Transit Frequency	0.00		
	Transit Improvements	Transit Improvements Subtotal	0.00		
		Land Use and Site Enhancement Subtotal	0.00		
No	Commute	Implement Trip Reduction Program			
No	Commute	Transit Subsidy			
No	Commute	Implement Employee Parking "Cash Out"			

No	Commute	Workplace Parking Charge			
No	Commute	Encourage Telecommuting and Alternative Work Schedules	0.00		
No	Commute	Market Commute Trip Reduction Option	0.00		
No	Commute	Employee Vanpool/Shuttle	0.00	2.00	
No	Commute	Provide Ride Sharing Program			
	Commute	Commute Subtotal	0.00		
No	School Trip	Implement School Bus Program	0.00		
		Total VMT Reduction	0.00		

Area Mitigation

Measure Implemented	Mitigation Measure	Input Value
No	Only Natural Gas Hearth	
No	No Hearth	
No	Use Low VOC Cleaning Supplies	
No	Use Low VOC Paint (Residential Interior)	100.00
No	Use Low VOC Paint (Residential Exterior)	100.00
No	Use Low VOC Paint (Non-residential Interior)	150.00
No	Use Low VOC Paint (Non-residential Exterior)	150.00
No	% Electric Lawnmower	
No	% Electric Leafblower	
No	% Electric Chainsaw	

Energy Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
No	Exceed Title 24		
No	Install High Efficiency Lighting		
No	On-site Renewable		

Appliance Type	Land Use Subtype	% Improvement
ClothWasher		30.00
DishWasher		15.00
Fan		50.00
Refrigerator		15.00

Water Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
No	Apply Water Conservation on Strategy		
No	Use Reclaimed Water		
No	Use Grey Water		
No	Install low-flow bathroom faucet	32.00	
No	Install low-flow Kitchen faucet	18.00	
No	Install low-flow Toilet	20.00	
No	Install low-flow Shower	20.00	
No	Turf Reduction		
No	Use Water Efficient Irrigation Systems	6.10	
No	Water Efficient Landscape		

Solid Waste Mitigation

Mitigation Measures	Input Value
Institute Recycling and Composting Services Percent Reduction in Waste Disposed	

Green Power Partnership Green Power Equivalency Calculator

UPDATED April 2014. Several of the equivalency conversion factors have been updated with newer or revised values. See the [revision history page](#) for more details.

This calculator can help you in better communicating a green power purchase to interested stakeholders by translating it from kilowatt-hours (kWh) purchased into more understandable terms, such as an equivalent number of passenger vehicles, homes, or coal plants. This calculator uses EPA's [eGRID](#) utility nonbaseload emissions rates and should not be used to determine the emissions associated with your conventional electricity use.

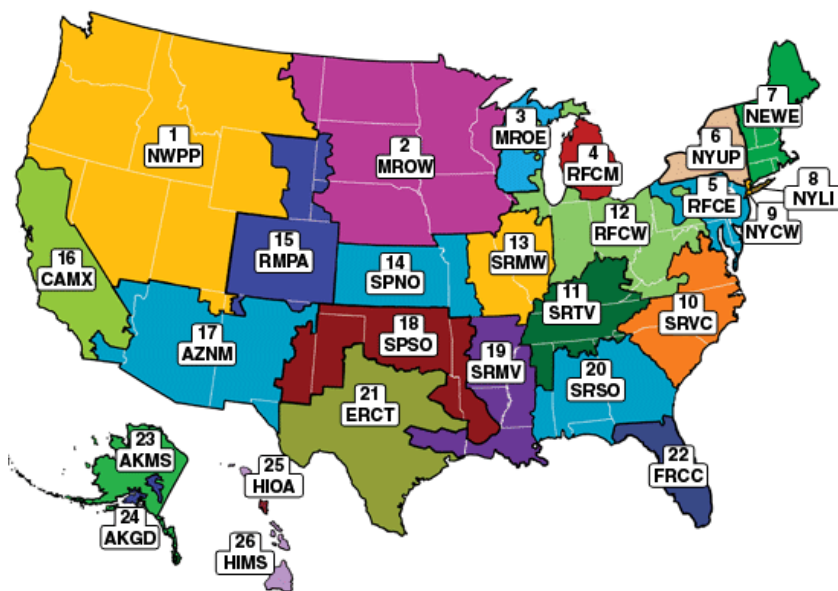


Publications & Resources

- [Partnership Documents](#)
- [Tools & Calculators](#)
- [Green Power Incentives](#)
- [Glossary](#)
- [Related Links](#)
- [Communications Support](#)
- [Green Power Partner Mark](#)

Step 1: Identify the Region where Your Green Power (Purchase) was Generated

To best estimate the environmental equivalency of your green power purchase, you will need to know the geographical location and respective contribution in kWh of each renewable generation facility (e.g., wind farm, on-site solar project etc.) associated with your green power purchase. If you do not know the location or respective kWh contribution of each renewable generation facility, advance to Option 2 under Step 2 below.



Note: EPA's [Power Profiler tool](#) can aid you in identifying the correct subregion for facilities that fall near subregion boundaries. To use Power Profiler, you will need to have the renewable facility's zip code and the utility name to which the generation facility is grid connected. Power Profiler identifies the correct eGRID sub region above the green table after you have selected the zip code and utility.

Step 2: Input Data & Calculate Results

This calculator offers two choices for entering green power data:

Option 1: Match each renewable generation facility to a subregion using the map above; input the kWh contribution of each generator under the correct subregion (use the number or four-letter code) in the table below and click the calculate button. The total kWh across all subregions should equal the total amount of your green power purchase. If you do not know the location or respective kWh contribution for each renewable generation facility, advance to Option 2 below.

1 NWPP	2 MROW	3 MROE	4 RFCM	5 RFCE	6 NYUP	7 NEWE
8 NYLI	9 NYCW	10 SRVC	11 SRTV	12 RFCW	13 SRMW	14 SPNO
15 RMPA	16 CAMX	17 AZNM	18 SPSO	19 SRMV	20 SRSO	21 ERCT
	3244593					

22 FRCC	23 AKMS	24 AKGD	25 HIOA	26 HIMS

Option 2: Although not as accurate, you can still estimate your avoided CO₂ emissions by using the total kWh of your green power purchase. The calculator will use a U.S. non-baseload CO₂ emissions rate. Input the total kWh of your green power purchase below and click the calculate button.

Total kWh Purchased
(National Average Emissions Rate)

Note: Due the variability between individual sub region emissions rates and the national average emissions rate, estimated equivalency statements may vary between Input Option 1 and 2 above. For best results, ask your green power provider for the location and kWh contribution of each renewable generation facility(s) for your purchase.

Step 3: Estimated Results & Equivalency Statements

[Read about all calculations and methodologies - ?](#)

Your green power purchase will avoid an estimated

of carbon dioxide emissions, which is the equivalent to one of the following:

the greenhouse gas emissions from passenger vehicles each year. [?](#)

the greenhouse gas emissions from miles driven by an average passenger vehicle. [?](#)

the CO₂ emissions from gallons of gasoline consumed. [?](#)

the CO₂ emissions from barrels of oil consumed. [?](#)

the CO₂ emissions from propane cylinders used for home barbeques. [?](#)

the CO₂ emissions from pounds of coal burned. [?](#)

the CO₂ emissions from burning railcars' worth of coal. [?](#)

the annual CO₂ emissions of coal fired power plants [?](#)

the CO₂ emissions from the electricity use of average American homes for one year. [?](#)

Your green power use is also equivalent to the following:

the CO₂ emissions avoided by the annual production of wind turbines. [?](#)

the annual GHG emissions avoided by garbage trucks of waste being recycled instead of landfilled. [?](#)

Organizations should review the [making environmental claims](#) section of this web site before making claims associated with a green power purchase.

If you have Javascript disabled in your Web browser, please refer to the following Web page for the [calculations, methodologies and references used in the online calculator](#). For further questions about this calculator, please contact [Mollie Lemon](#) (lemon.mollie@epa.gov, 202-343-9859).

The above calculator is based on the [Greenhouse Gas Equivalencies Calculator](#) found on EPA's Clean Energy Web site. The Green Power Equivalency Calculator has been customized to accommodate data input requirements for green power purchases and on-site renewable energy systems.

APPENDIX B

Biological Resources Evaluation



Environmental Consulting,
Regulatory Compliance and
Aerial Photographic Services

5214 El Cemente Avenue
Davis, CA 95618-4418
Tel/Fax: 530.758.9235
Cell: 530.902.9670

bruce@barnettenvironmental.com
barnettenvironmental.com
flickr.com/photos/bioflyer

September 26, 2014

City of Woodland Public Works Department
42929 County Road 24
Woodland, CA 95776

ATTN: Roberta Childers

**Subject: Proposed Solar Array on Former Soil Deposition Site
in Woodland, CA**

Dear Roberta,

Per your request, I examined with you an approximately 14-acre area on the west side of a 320-acre site (APN 027-390-022), approximately 700 feet north-northeast of the Woodland Water Pollution Control Facility (WPCF) on County Road 24. The area in question was previously a deposition site for agricultural (tomato) waste material and approximately 115,000 cubic yards of excess soil from regional construction projects was stockpiled here in 2004. Since then, it has been leveled, regularly disced and maintained in a barren condition by Pacific Coast Producers, who continue to deposit tomato processing waste on 850 surrounding acres under agreement with the City. The City proposes approximately 6.5 acres of the fallowed site for a photovoltaic solar array.

The barren nature of the site – maintained by regular discing – along with the ongoing, adjacent spreading of agricultural waste discourages its use by terrestrial vertebrates, such as mice, voles, rats, rabbits, ground squirrels or ground-nesting birds such as burrowing owls. Though we did observe some ground-foraging birds (i.e. killdeer) during our field visit, there appears to be a noted absence of tracks, scat, or burrows that would suggest current use by resident species. And since terrestrial vertebrates appear to avoid the site, it is not likely that raptors such as Swainson's or other locally abundant hawks would forage here, especially as numerous, considerably more desirable foraging habitats, such as alfalfa, livestock pasture, and other irrigated row crops that attract preferred raptor prey exist nearby.

The field is adjacent to a relatively large irrigation canal that feeds smaller irrigation ditches in the area and was filled with water at the time of the field visit. With no information to the contrary, one must assume this aquatic habitat could be used by the native giant garter snake (*GGS; Thamnophis gigas*). There is, however, an approximately 12'-wide levee road (and several associated elevational changes) separating the proposed solar field from this

canal that would make access to this field from their preferred aquatic habitat highly unlikely during their summer active period (May 1 – October 1). Because GGS tend to move as far as 200' away from water to hibernate though, it would be possible for snakes to hibernate in the western (100') margin of this field during their dormant period (October 2 – April 30). Consequently, preservation of a 100' buffer from the edge of the levee road (i.e. 200' from the edge of the irrigation canal) to the edge of construction on this site should adequately avoid any adverse impact to hibernating snakes during their October 2 – April 30 dormant period. Construction during the snakes' active period (May 1 – October 1) would only require avoiding an area within approximately 10 feet from the edge of the irrigation canal, as snakes do not wander farther from their aquatic habitat during this season.

Because of the ongoing, relatively sterile nature of the site and almost complete lack of biological value, it would seem to be a perfect choice for installation of photovoltaic solar arrays, which would not further reduce its habitat value.

I hope this confirms your own conclusion of the compatible nature of this location for generating solar power, but do not hesitate to contact me with any questions or to discuss further.

Sincerely,

A handwritten signature in black ink that reads "Bruce D. Barnett". The signature is written in a cursive, flowing style with a horizontal line at the end.

Bruce D. Barnett, Ph.D.

CITY OF WOODLAND
PUBLIC WORKS DEPARTMENT
ENVIRONMENTAL SERVICES



**WATER POLLUTION CONTROL FACILITY
SOLAR POWER PROJECT**

**FINAL
INITIAL STUDY/MITIGATED NEGATIVE
DECLARATION**

January 2015

Prepared by:



1501 SPORTS DRIVE • SACRAMENTO • CA • 95834
OFFICE 916.372.6100 • FAX 916.419.6108

Introduction

This document is the Final Initial Study/Mitigated Negative Declaration (IS/MND) for the Water Pollution Control Facility Solar Power Project. The proposed project consists of the installation and operation of two ground-mounted solar photovoltaic arrays that would generate electricity for the City's Water Pollution Control Facility (WPCF). One array would be installed at a WPCF screw pump at 42929 County Road 24, and the other would be installed on Assessor's Parcel Number (APN) 027-390-022-000 northeast of the WPCF. The proposed project is described in detail in the Water Pollution Control Facility Solar Power Project IS/MND, which was published in November 2014.

The City of Woodland, as lead agency, released the IS/MND for public review and comment beginning on Wednesday, November 26, 2014 and ending on Friday, December 26, 2014 pursuant to CEQA Guidelines Section 15105. A Notice of Intent to Adopt a Mitigated Negative Declaration for the proposed project was filed with the State Clearinghouse on November 25, 2014; (2) filed with the Yolo County Clerk on November 25, 2014; (3) published in the Woodland Daily Democrat on November 26, 2014; (4) posted on the City's website; and (5) mailed to interested agencies. The IS/MND and supporting documents were made available at the City Community Development Department, located at 300 First Street in Woodland, CA.

The IS/MND is incorporated in this Final IS/MND by reference.

This document includes the following sections:

- Introduction – IS/MND background information (page 1)
- Response to Comments – Comments received during the IS/MND comment period and responses to those comments (page 2)
- Errata - Minor revisions to the IS/MND (page 8)
- Mitigation Monitoring and Reporting Program (page 9)

Response to Comments

According to CEQA Guidelines Sections 15073 and 15074, the lead agency must consider the comments received during consultation and review periods together with the IS/MND. However, comments received on an IS/MND are not required to be attached to the IS/MND, nor must the lead agency make specific written responses to public agencies. Nonetheless, the City has chosen to provide responses to the comments received during the public review process for the proposed project IS/MND in this document.

LIST OF COMMENTERS

The City of Woodland received one comment letter during the comment period on the IS/MND for the proposed project. The comment letter was authored by the following local agency representative:

Letter 1 Ahmad Kashkoli, State Water Resources Control Board

RESPONSE TO COMMENTS

This section provides responses to the comment letter submitted regarding the proposed project. The comment letter is included on pages 4-7. To the extent that any revisions to the IS/MND text are required based on the comments received, new text is identified as double underlined and removed text is shown as ~~struck through~~.

LETTER 1: AHMAD KASHKOLI, STATE WATER RESOURCES CONTROL BOARD

Response to Comment 1-1

The commenter provides information on the environmental review requirements of the Clean Water State Revolving Fund (CWSRF) Program, should the City decide to pursue CWSRF financing. As noted in the comment, the City is not intending to pursue CWSRF funding. However, the information in the comment is noted should the City decide to pursue CWSRF funding in the future.

Response to Comment 1-2

The comment is correct. The Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the proposed project and is included in this Final IS/MND.

Response to Comment 1-3

Based on the comment, the conclusion to question b, under Section III. Air Quality, on page 18 of the IS/MND is hereby revised as follows:

The proposed project would not exceed the ~~SMAQMD~~ YSAQMD standards of significance for criteria air pollutants during construction or operation. Therefore, implementation of the proposed project would result in a **less-than-significant** impact related to a violation of any air quality standard or contribution to an existing or projected air quality violation.

The above change is for clarification purposes only and does not change the analysis or conclusion of the IS/MND.

Response to Comment 1-4

Please refer to Response to Comment 1-1 above. The City is not intending to pursue funding through the CWSRF Program.

Response to Comment 1-5

Based on the comment, Mitigation Measure V-2 on page 25 of the IS/MND is hereby revised as follows:

V-2 *Pursuant to State Health and Safety Code §7050.5(c) State Public Resources Code §5097.98, if human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find and the Yolo County Coroner and the City shall be contacted immediately. If the remains are determined to be Native American, within 24 hours of the discovery that the remains are Native American the coroner shall notify the Native American Heritage Commission, who shall notify the person believed to be the most likely descendant. The most likely descendant shall work with the contractor to develop a program for appropriate disposition of the human remains and any associated artifacts. Additional work is not to take place in the immediate vicinity of the find, which shall be identified by the qualified archaeologist, until the identified appropriate actions have been implemented.*

The above change provides additional clarification and direction pursuant to Health and Safety Code Section 7050.5(c), but does not change the IS/MND analysis, conclusion, magnitude of impact, or provide significant new information.

Response to Comment 1-6

Please refer to Response to Comment 1-1 above. The City is not intending to pursue funding through the CWSRF Program.

Response to Comment 1-7

The comment is a concluding statement and does not address the adequacy of the IS/MND.



Letter 1



State Water Resources Control Board

DEC 10 2014

Roberta Childers
City of Woodland Public Works Department
42929 County Road 24
Woodland, CA 95776

Dear Ms. Childers:

INITIAL STUDY/MITIGATE NEGATIVE DECLARATION (IS/MND) FOR CITY OF WOODLAND (CITY); WATER POLLUTION CONTROL FACILITY SOLAR POWER PROJECT (PROJECT); YOLO COUNTY; 2014112048.

We have received a copy of the City's draft IS/MND from the State Clearinghouse for the Project. We understand that the City is not pursuing Clean Water State Revolving Fund (CWSRF) financing for this Project. Since the Project may be eligible for CWSRF financing, the State Water Resources Control Board (State Water Board) is providing information on the environmental review requirements of the CWSRF Program, should the City decide to pursue CWSRF financing in the future.

The CWSRF Program provides low-cost financial assistance for a wide variety of water quality improvement and enhancement projects that protect water quality and public health. It has grant funds under certain conditions with limited availability. Three enclosures are included that further explain the CWSRF Program environmental review process and the additional federal requirements. For the complete environmental application package please visit: http://www.waterboards.ca.gov/water_issues/programs/grants_loans/srf/srf_forms.shtml. For further information on the CWSRF Program, please contact Mr. Ahmad Kashkoli, at (916) 341-5855.

It is important to note that prior to a CWSRF financing commitment, projects are subject to provisions of the Federal Endangered Species Act (ESA), and must obtain Section 7 clearance from the United States Department of the Interior, Fish and Wildlife Service (USFWS), and/or the United States Department of Commerce National Oceanic and Atmospheric Administration, National Marine Fisheries Service (NMFS) for any potential effects to special status species.

Please be advised that the State Water Board will consult with the USFWS, and/or the NMFS regarding all federal special-status species that the Project has the potential to impact if the Project is to be financed by the CWSRF Program. The City will need to identify whether the Project will involve any direct effects from construction activities, or indirect effects such as growth inducement, that may affect federally listed threatened, endangered, or candidate species that are known, or have a potential to occur in the Project site, in the surrounding areas, or in the service area, and to identify applicable conservation measures to reduce such effects.

In addition, CWSRF projects must comply with federal laws pertaining to cultural resources, specifically Section 106 of the National Historic Preservation Act (Section 106). The State

FELICIA MARCUS, CHAIR | THOMAS HOWARD, EXECUTIVE DIRECTOR

1001 I Street, Sacramento, CA 95814 | Mailing Address: P.O. Box 100, Sacramento, Ca 95812-0100 | www.waterboards.ca.gov



Water Board has responsibility for ensuring compliance with Section 106 and the State Water Board must consult directly with the California State Historic Preservation Officer (SHPO). SHPO consultation is initiated when sufficient information is provided by the CWSRF applicant. The City must retain a consultant that meets the Secretary of the Interior's Professional Qualifications Standards (http://www.nps.gov/history/local-law/arch_stnds_9.htm) to prepare a Section 106 compliance report.

Note that the City will need to identify the Area of Potential Effects (APE), including construction and staging areas, and the depth of any excavation. The APE is three-dimensional and includes all areas that may be affected by the Project. The APE includes the surface area and extends below ground to the depth of any Project excavations. The records search request should extend to a 1/2-mile beyond project APE. The appropriate area varies for different projects but should be drawn large enough to provide information on what types of sites may exist in the vicinity.

Other federal environmental requirements pertinent to the Project under the CWSRF Program include the following (for a complete list of all environmental requirements please visit: http://www.waterboards.ca.gov/water_issues/programs/grants_loans/srf/docs/forms/application_environmental_package.pdf):

- A. Compliance with the Federal Clean Air Act: (a) Provide air quality studies that may have been done for the Project; and (b) if the Project is in a nonattainment area or attainment area subject to a maintenance plan; (i) provide a summary of the estimated emissions (in tons per year) that are expected from both the construction and operation of the Project for each federal criteria pollutant in a nonattainment or maintenance area, and indicate if the nonattainment designation is moderate, serious, or severe (if applicable); (ii) if emissions are above the federal de minimis levels, but the Project is sized to meet only the needs of current population projections that are used in the approved State Implementation Plan for air quality, quantitatively indicate how the proposed capacity increase was calculated using population projections.
- B. Protection of Wetlands: Identify any portion of the proposed Project area that should be evaluated for wetlands or United States waters delineation by the United States Army Corps of Engineers (USACE), or requires a permit from the USACE, and identify the status of coordination with the USACE.
- C. Compliance with the Farmland Protection Policy Act: Identify whether the Project will result in the conversion of farmland. State the status of farmland (Prime, Unique, or Local Statewide Importance) in the Project area and determine if this area is under a Williamson Act Contract.
- D. Compliance with the Migratory Bird Treaty Act: List any birds protected under this act that may be impacted by the Project and identify conservation measures to minimize impacts.
- E. Compliance with the Flood Plain Management Act: Identify whether or not the Project is in a Flood Management Zone and include a copy of the Federal Emergency Management Agency flood zone maps for the area.

1-1
Continue

1-1
Continue

F. Compliance with the Wild and Scenic Rivers Act: Identify whether or not any Wild and Scenic Rivers would be potentially impacted by the Project and include conservation measures to minimize such impacts.

Following are specific comments on the City draft IS/MND:

1-2

1. Mitigation measures were identified in the Biological Resources and Cultural Resources of the IS/MND. In accordance with California Environmental Quality Act (CEQA) guidelines, Section 15074, the City will need to prepare, adopt, and include in the final IS/MND a Mitigation Monitoring and Reporting Program (MMRP).

1-3

2. The conclusion for question b. of the Air Quality section on page 18 discusses the Sacramento Metropolitan Air Quality Management District (SMAQMD) standards of significance for criteria pollutants. However, other parts of the question identify the Yolo-Solano Air Quality Management District (YSAQMD) as the air quality management district with authority in the area. If SMAQMD is supposed to be the YSAQMD, please make this change for clarification. If not, please provide what SMAQMD's standards of significance are.

1-4

3. The CWSRF program requires an up-to-date (less than a year old) USFWS, California Department of Fish and Wildlife (CDFW), and California Native Plant Society (CNPS) species list be provided. Additionally, a list of migratory birds and avoidance measures are also required to be in compliance with the Migratory Bird Treaty Act. Please provide these lists in the Biological Resources section of the final IS/MND if the City decides to pursue CWSRF financing for the project.

4. If the City decides to pursue CWSRF financing for the project, please provide a Cultural Resources Report in the Cultural Resources section of the Final IS/MND. The Cultural Resources Report includes a one-year old records search that extends half a mile beyond the Area of Potential Effect and is required by the National Historic Preservation Act.

1-5

5. Cultural Resources Mitigation Measure V-2 on page 25 states that "If the [human] remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, who shall notify the person believed to be the most likely descendant." Section 7050.5 (c) of the Health and Safety Code requires that the Native American Heritage Commission be notified within 24 hours of the discovery that the remains are Native American. Please add this requirement to Cultural Resources Mitigation Measure V-2.

1-6

Please provide us with the following documents applicable to the proposed Project if seeking CWSRF or other State Water Board funding: (1) one copy of the draft and final IS/MND, (2) the resolution adopting the IS/MND and a MMRP making CEQA findings, (3) all comments received during the review period and the City's response to those comments, (4) the adopted MMRP, and (5) the Notice of Determination filed with the Yolo Clerk and the Governor's Office of Planning and Research, State Clearinghouse. In addition, we would appreciate notices of any hearings or meetings held regarding environmental review of any projects to be funded by the State Water Board.

1-7

Thank you for your consideration of the CWSRF Program. State Water Board staff is more than happy to discuss the CWSRF Program environmental requirements in more detail if you decide to apply for CWSRF financing. If you have any questions or concerns about the State Water Board CWSRF Program environmental review process or the information provided in this letter, please feel free to contact me at (916) 341-5855, or Ahmad.Kashkoli@waterboards.ca.gov, or contact Amanda Dwyer at (916) 341-5739, or Amanda.Dwyer@waterboards.ca.gov.

Sincerely,



Ahmad Kashkoli
Senior Environmental Scientist

Enclosures (3)

1. Clean Water State Revolving Fund Environmental Review Requirements
2. Quick Reference Guide to CEQA Requirements for State Revolving Fund Loans
3. Basic Criteria for Cultural Resources Reports

cc: State Clearinghouse
(Re: SCH# 2014112048)
P.O. Box 3044
Sacramento, CA 95812-3044

This section presents, in ~~strike-through~~ and double-underline format, clarifying revisions to the Water Pollution Control Facility Solar Power Project IS/MND (November 2014). These revisions do not affect the adequacy of the environmental analysis contained in the IS/MND.

Section III. Air Quality of the IS/MND

The conclusion to question b, under Section III. Air Quality, on page 18 of the IS/MND is hereby revised as follows:

The proposed project would not exceed the ~~SMAQMD~~ YSAQMD standards of significance for criteria air pollutants during construction or operation. Therefore, implementation of the proposed project would result in a ***less-than-significant*** impact related to a violation of any air quality standard or contribution to an existing or projected air quality violation.

The above change is for clarification purposes only and does not change the analysis or conclusion of the IS/MND.

Section V. Cultural Resources of the IS/MND

Mitigation Measure V-2 on page 25 of the IS/MND is hereby revised as follows:

V-2 *Pursuant to State Health and Safety Code §7050.5(c) State Public Resources Code §5097.98, if human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find and the Yolo County Coroner and the City shall be contacted immediately. If the remains are determined to be Native American, within 24 hours of the discovery that the remains are Native American the coroner shall notify the Native American Heritage Commission, who shall notify the person believed to be the most likely descendant. The most likely descendant shall work with the contractor to develop a program for appropriate disposition of the human remains and any associated artifacts. Additional work is not to take place in the immediate vicinity of the find, which shall be identified by the qualified archaeologist, until the identified appropriate actions have been implemented.*

The above change provides additional clarification and direction pursuant to Health and Safety Code Section 7050.5(c), but does not change the IS/MND analysis or conclusion, alter the magnitude of impact, or provide significant new information.

Mitigation Monitoring and Reporting Program Water Pollution Control Facility Solar Power Project

January 2015

CEQA and the CEQA Guidelines require lead agencies to adopt a program for monitoring the mitigation measures required to avoid the significant environmental impacts of a project. The Mitigation Monitoring and Reporting Program (MMRP) ensures that mitigation measures imposed by the City are completed at the appropriate time in the project implementation process.

The mitigation measures identified in the IS/MND for the Water Pollution Control Facility Solar Power Project are listed in the MMRP along with the party responsible for monitoring implementation of the mitigation measure, the milestones for implementation and monitoring, and a sign-off that the mitigation measure has been implemented.

MITIGATION MONITORING AND REPORTING PROGRAM
Water Pollution Control Facility Solar Power Project

Mitigation Measure	Timing	Monitoring Responsibility	Sign-Off
IV-1. <i>Project activities shall not encroach on the irrigation canal or its banks. All ground-disturbing project activity - including, but not limited to, solar array installation, construction staging, and the installation of utility poles - shall be conducted during May 1 through October 1 (giant garter snake [GGS] active period), or, if conducted outside this time period, shall be conducted at least 200 feet from the irrigation canal.</i>	During construction	Construction Manager and City of Woodland Public Works Department	
IV-2. <i>If construction is to occur during October 2 through April 30 (the GGS dormant period), a 200-foot buffer shall be maintained between the edge of the irrigation canal and the location of any ground-disturbing construction activity to avoid any potential adverse impact to hibernating GGS. The contractor shall install an orange construction fence to clearly delineate the 200-foot buffer and ensure that all construction-related activity is conducted on the project site outside of the buffer zone or on existing roads.</i>	During construction	Construction Manager and City of Woodland Public Works Department	
V-1. <i>Prior to the approval of the improvement plans, the project's improvement plans shall include notes (per California Health & Safety Code, Section 7050.5, Government Code 27491, Public Resource Code Section 5097.98, and CEQA Guidelines Section 15064.5) indicating that if historic and/or cultural resources, including human remains, are encountered during site grading or other site work, all such work shall be halted immediately within the area of discovery and the project contractor shall immediately notify the City of the discovery. In the case of an archeological, prehistoric, or</i>	Prior to approval of improvement plans	Construction Manager and City of Woodland Community Development Department	

MITIGATION MONITORING AND REPORTING PROGRAM
Water Pollution Control Facility Solar Power Project

Mitigation Measure	Timing	Monitoring Responsibility	Sign-Off
<i>historic discovery, the contractor shall be required to retain the services of a qualified archaeologist as approved by the City for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist shall be required to submit to the City for review and approval a report of the findings and method of curation, protection of the resources, or re-interment if required by CEQA Guidelines Section 15064.5. Further grading or site work within the area of discovery shall not be allowed until the preceding steps have been taken.</i>			
V-2. <i>Pursuant to State Health and Safety Code §7050.5(c) State Public Resources Code §5097.98, if human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find and the Yolo County Coroner and the City shall be contacted immediately. If the remains are determined to be Native American, within 24 hours of the discovery that the remains are Native American the coroner shall notify the Native American Heritage Commission, who shall notify the person believed to be the most likely descendant. The most likely descendant shall work with the contractor to develop a program for appropriate disposition of the human remains and any associated artifacts. Additional work is not to take place in the immediate vicinity of the find, which shall be identified by the qualified archaeologist, until the identified appropriate actions have been implemented.</i>	During construction	Construction Manager and City of Woodland Public Works Department Yolo County Coroner	

Legislation Text

10.

File #: 14-520, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: January 6, 2015

SUBJECT: First Amendment to Exclusive Engagement Agreement with TerraVerde Renewable Partners

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ approving the First Amendment to Exclusive Engagement Agreement with TerraVerde Renewable Partners.

Staff Contact

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

Fiscal Impact

The proposed amendment reduces the City's financial obligation to TerraVerde Renewable Partners (TerraVerde) for development of the City's solar project by about \$350,000, a reduction that has been factored into the power purchase price for the project. The amendment also ensures that the City will not be required to pay TerraVerde the project development fee before receiving payments from the solar provider.

Background

On July 2, 2013, the City of Woodland (City) entered into an Exclusive Engagement Agreement (EA) with TerraVerde for comprehensive energy management services to reduce City energy costs and the greenhouse gas emissions attributable to City operations. TerraVerde has been assisting the City in developing a solar photovoltaic project to be implemented by Performance Contracting Inc./Hanwha Q Cells (PCI/Hanwha) at several City facilities. The City Council approved the Power Purchase Agreement (PPA) for the project with PCI/Hanwha on December 16, 2014.

Section 3 of the EA describes the terms of TerraVerde's compensation for developing the solar project.

Discussion

According to Section 3(a) of the EA, for a successfully developed solar project, the City is to pay TerraVerde 29 cents per kilowatt-hour (kWh) projected to be produced within the first year of operation. The PCI/Hanwha solar project is projected to produce 4,491,992 kWh per year. According to the terms of Section 3(a), the City would pay TerraVerde a development fee of \$1,302,278 for the project. However, TerraVerde has agreed to

reduce the project development fee by more than 25%, to \$950,000.

Section 3(f) of the EA specifies that the City is to pay TerraVerde the development fee according to the following schedule: 50% upon the City entering into the PPA, 10% upon completion of approved project design, 30% when the project begins generating power on a continuous and regular basis, and 10% upon final completion of punchlist items.

The PPA specifies that PCI/Hanwha will pay the City for the City's "fixed costs," which include TerraVerde's development fee. PCI/Hanwha incorporated these fixed costs, including the reduced TerraVerde fee, into the estimated solar project costs and the PPA price. However, PCI/Hanwha agreed to pay the City only 10% of the fixed costs at the initiation of the project and 90% upon project operation. TerraVerde and the City have agreed that the City will be required to pay TerraVerde's development fee only after the City has received the corresponding fixed cost payments from PCI/Hanwha. Consequently, TerraVerde agreed to revise the schedule and terms of the City's payments of TerraVerde's development fee from those described in Section 3(f) of the EA.

The First Amendment to Exclusive Engagement Agreement between TerraVerde and the City provides for these two proposed changes in the City's compensation of TerraVerde (total payment amount and payment schedule).

Conclusion

Staff recommends that the City Council adopt Resolution No. _____ approving the First Amendment to Exclusive Engagement Agreement with TerraVerde Renewable Partners.

Prepared by: Roberta Childers, Environmental Resource Analyst

Reviewed by: Gregor G. Meyer, Public Works Director



Paul Navazio, City Manager

Attachments: First Amendment to Exclusive Engagement Agreement
Resolution

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
TO APPROVE THE FIRST AMENDMENT TO EXCLUSIVE ENGAGEMENT
AGREEMENT WITH TERRAVERDE RENEWABLE PARTNERS**

WHEREAS, on July 2, 2013, the City of Woodland (“City”) entered into an Exclusive Engagement Agreement (“EA”) with TerraVerde Renewable Partners (“TerraVerde”) for comprehensive energy management services to reduce City energy costs and greenhouse gas emissions attributable to City operations; and

WHEREAS, TerraVerde assisted the City in developing a solar photovoltaic project to be implemented by Performance Contracting Inc./Hanwha Q Cells (“PCI/Hanwha”) at several City facilities under a Power Purchase Agreement (“PPA”) that was approved by the City Council on December 16, 2014; and

WHEREAS, the EA specifies the rate and schedule of TerraVerde’s compensation for assisting in development of a successful solar photovoltaic project (“development fee”); and

WHEREAS, the development fee is part of the fixed costs of the project, and the PPA specifies that the fixed costs are to be paid by PCI/Hanwha to the City in accordance with the schedule specified in the PPA; and

WHEREAS, during PPA development, TerraVerde agreed to reduce the amount of its compensation below the rate specified in the EA to \$950,000 and to amend the schedule of City payments to TerraVerde so that they align with the schedule for PCI/Hanwha’s payments of the fixed costs to the City; and

WHEREAS, the First Amendment to Exclusive Engagement Agreement formalizes these agreements; and

WHEREAS, the City Council wishes to approve the EA amendment.

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

Section 1. The City Council hereby approves and authorizes the City Manager to execute the First Amendment to Exclusive Engagement Agreement.

Section 2. A copy of the Agreement is available and on file in the City Clerk’s office, and is incorporated herein by reference and made a part of this Resolution.

PASSED AND ADOPTED this 6th day of January 2015, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Tom Stallard, Mayor

APPROVED AS TO FORM:

Kara Ueda, City Attorney

ATTEST:

Ana B. Gonzalez, City Clerk

FIRST AMENDMENT TO EXCLUSIVE ENGAGEMENT AGREEMENT

This First Amendment to Exclusive Engagement Agreement (this “**Amendment**”), dated January ___, 2015, is entered into between TerraVerde Renewable Partners, LLC, a Delaware limited liability company (“**TerraVerde**”) and City of Woodland, a California municipal corporation (“**Client**”) (each of Terra Verde and Client being a “**Party**” and together the “**Parties**”).

RECITALS

A. The Client and TerraVerde entered into an Exclusive Engagement Agreement, dated July 2, 2013 (the “**Exclusive Engagement Agreement**”); and

B. The Client has requested that, for Client’s benefit, TerraVerde accept a lower Development Fee for the Energy Management Transaction described as the Solar Power Purchase Agreement, by and between Hanwha Q Cells USA Corp. and City of Woodland approved by City Council Resolution No. 6359 on December 16, 2014 (the “**Hanwha PPA**”), and TerraVerde has agreed to accept a reduced Development Fee and delay its receipt of portions of such Development Fee solely for the Hanwha PPA transaction; and

C. The parties hereto desire to make other amendments to the Exclusive Engagement Agreement regarding payment of the Development Fee, as set forth herein; and

D. Pursuant to Section 14 of the Exclusive Engagement Agreement, any amendments to the Exclusive Engagement Agreement must be contained in a written agreement signed by each Party.

NOW, THEREFORE, in consideration of the premises set forth above and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Definitions. Capitalized terms used and not defined in this Amendment shall have the respective meanings given them in the Exclusive Engagement Agreement.

2. Amendments to the Compensation of TerraVerde. The Exclusive Engagement Agreement is hereby amended as follows:

(a) The Exclusive Engagement Agreement is hereby amended to add a new Section 3(h) reading as follows:

“(h)(i) Hanwha PPA. Solely for Project Development Services provided to the Client for the Hanwha PPA, in lieu of the Development Fee calculated set forth in Section 3(a), the Client shall pay TerraVerde a fixed Development Fee of \$950,000.”

(ii) The Parties further agree that for the Hanwha PPA Transaction, in lieu of the Development Fee payments described in Section 3(f) above the Development Fee shall instead be paid as follows, subject to the provisions of Section 3(i) below:

(A) 10% of the fee shall be paid upon Client entering into the Hanwha PPA,

(B) 80% of the fee shall be paid at the time the Solar Project identified in the Hanwha PPA (the “**Hanwha Solar Project**”) begins generating power for the Client on a continuous and regular basis (pro rating such payment as appropriate if portions of the Hanwha Solar Project are implemented at different times), and

(C) 10% of the fee shall be paid upon final completion of any remaining punchlist items with respect to the Hanwha Solar Project.”

(b) The Exclusive Engagement Agreement is hereby amended to add a new Section 3(i) reading as follows:

“(i) Compensation of TerraVerde. The Parties agree that the Client shall not be obligated to pay any Development Fees to TerraVerde for its services unless and until (a) with respect to an Energy Management Transaction relating to Client-owned renewable energy equipment or energy efficiency measures, Client is able to close a financing of the applicable Energy Management Transaction sufficient to realize the minimum savings set forth in the Notice of Minimum Savings, and (b) with respect to an Energy Management Transaction consisting of a power purchase agreement, energy savings contract or any similar arrangement where a third party owns such renewable energy equipment or energy efficiency measures, the applicable counterparty has reimbursed the Client for its costs and expenses incurred in connection with the transaction as and to the extent agreed to by such third party, provided that, in each case, Client provides written notice to TerraVerde of such facts along with any supporting documentation reasonably requested by TerraVerde. If the Client does not obtain such financing or if the Energy Management Transaction is not completed through no fault of the Client, then the Client is not obligated to pay TerraVerde any compensation.”

3. Limited Effect. Except as expressly provided hereby, all of the terms and provisions of the Exclusive Engagement Agreement are and shall remain in full force and effect and are hereby ratified and confirmed by TerraVerde and Client. The amendments contained herein shall not be construed as a waiver or amendment of any other provision of the Exclusive Engagement Agreement or for any purpose except as expressly set forth herein.

4. Representations and Warranties. Each Party represents that: (a) it is duly authorized and empowered to enter into this binding Amendment; (b) the Exclusive Engagement Agreement as amended by this Amendment is a legal, valid and binding obligation of such party enforceable against such Party in accordance with its terms, subject to the qualification, however, that the enforcement of the rights and remedies herein is subject to (i) bankruptcy and other similar laws of general application affecting rights and remedies of creditors and (ii) the application of general principles of equity (regardless of whether considered in a proceeding in equity or at law); (c) it is not a party to or bound by any agreements, contracts, instruments, court orders or judgments which would conflict with or violate the Exclusive Engagement Agreement as amended by this Amendment; and (d) that its execution of this Amendment and performance of

its obligations under the Exclusive Engagement Agreement as amended by this Amendment will not violate any law or regulation applicable to such Party.

5. Successors and Assigns. This Amendment shall inure to the benefit of and be binding upon the Parties, and each of their respective successors and assigns.

6. Governing Law. This Amendment shall be governed by, and construed in accordance with, the laws of the State of California.

7. Counterparts. This Amendment may be executed in any number of counterparts, all of which shall constitute one and the same agreement, and any party hereto may execute this Amendment by signing and delivering one or more counterparts. Delivery of an executed counterpart of this Amendment electronically in a portable document format (.pdf) or by facsimile shall be effective as delivery of an original executed counterpart of this Amendment.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date first above written.

**TERRAVERDE RENEWABLE PARTNERS,
LLC**, a Delaware limited liability company

By: _____
Rick Brown, PhD
President

CITY OF WOODLAND,
a California municipal corporation

By: _____
Paul Navazio
City Manager

[Signature Page to First Amendment to Exclusive Engagement Agreement]

Legislation Text

11.

File #: 14-512, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: January 6, 2015

SUBJECT: Award Construction Contract for Water Transmission Main West, CIP #12-05

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, to award a construction contract in the amount of \$2,362,225.00 to Teichert Construction for CIP 12-05, Water Transmission Main West, Surface Water Local Projects and approve a ten percent (10%) construction contingency in the amount of \$ 236,222.00.

Staff Contact

Tim Busch, PE, Principal Utilities Civil Engineer - (530) 661-5963, tim.busch@cityofwoodland.org

Fiscal Impact

The total project budget as authorized in the Capital Budget is \$6,534,000 for the Water Transmission Main West, CIP #12-05. The City anticipates coming under budget for this combined project. Other items that make up the total project budget represent the amount allocated for design, land acquisition, construction contingency, and construction management/inspection.

The Water Transmission Line West, Surface Water Local Pipelines, CIP 12-05 was approved in the Capital Budget adopted by City Council June 17, 2014. It is included in the financing plan for the local facilities component of the Surface Water Project which is funded through State Revolving Funds to be repaid through the City's Water Enterprise Fund. The underlying funding source for this project is the City's Water Enterprise Fund.

There are no impacts to the City's General Fund.

Background

The City has entered into a Joint Powers Agreement with the City of Davis to construct facilities to treat and deliver surface water to the two cities. This is the second phase of a two-part project to convey treated water from the regional water treatment facility to points throughout the City. This project will construct a transmission pipeline from East Street to Ashley Avenue to tie into the new ground-level tank at David Douglas Park. The transmission main would be constructed within City owned property on lands previously occupied by the Yolo County Flood Control & Water Conservation District ditch. See the attached map for the general layout of the west portion of the local transmission pipeline.

Discussion

The City advertised for bids on November 4, 2014. On December 18, 2014, the City received 12 bids for CIP 12-05 ranging from \$2,362,225.00 to \$9,093,211.56. The engineer's estimate was \$3,273,450. Staff has performed due diligence in reviewing the bids. Teichert Construction has been determined to be the low-bidder and has complied with all technical submittal requirements. Please see attached table for complete bid results.

<i>Bidder's Name</i>	<i>TOTAL</i>	<i>Award</i>
Teichert	\$ 2,362,225.00	\$ 2,362,225.00
TerraCon Constructor, Inc.	\$ 2,470,380.00	
Steve P. Rados, Inc.	\$ 2,815,927.00	
Bay Pacific Pipelines Inc.	\$ 2,870,740.00	
Preston Pipelines	\$ 2,878,249.00	
T & S Construction Co., Inc.	\$ 2,891,029.00	
Marques Pipeline, Inc.	\$ 2,998,890.00	
Mercer-Fraser Company	\$ 3,056,100.00	
McGuire and Hester	\$ 3,202,356.00	
Ranger Pipelines, Inc.	\$ 3,242,189.00	
Con-Quest Constructors, Inc.	\$ 3,647,710.00	
Mark III Construction	\$ 9,093,211.56	
Base Bid: Total Project		

Eight bids were lower and three bids were higher than the engineer's estimate of \$3,273,450, which is indicative of a favorable bidding environment. Overall, staff feels this was a good response to the bid advertisement with twelve (12) bidders participating.

All necessary permits, easements and rights of way have been acquired to construct the project. The construction contract provides 120 working days for completion of the project which excludes weekends, holidays, delays due to weather and lead time for ordering pipe material. With authorization to award the contract, staff anticipates construction beginning in early Spring 2015 with completion in late Summer 2015.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, to award a construction contract in the amount of \$2,362,225.00 to Teichert Construction for CIP 12-05, Water Transmission Main West, Surface Water Local Projects and approve a ten percent (10%) construction contingency in the amount of \$ 236,222.00.

Prepared by: Liz Houck, Senior Engineering Associate

Reviewed by: Tim Busch, Principal Utility Engineer
Brent Meyer, City Engineer
Ken Hiatt, Community Development Director

A handwritten signature in dark ink, appearing to read "Paul Navazio", with a stylized flourish at the end.

Paul Navazio, City Manager

ATTACHMENTS: Attachment A - Project Map
Attachment B - Resolution

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING A CONSTRUCTION CONTRACT WITH TEICHERT CONSTRUCTION
IN THE AMOUNT OF \$2,362,225.00 AND AUTHORIZING A TEN PERCENT (10%)
CONSTRUCTION CONTINGENCY IN THE AMOUNT OF \$236,222.00 FOR CIP 12-05,
WATER TRANSMISSION MAIN WEST, SURFACE WATER LOCAL PROJECT**

WHEREAS, the City of Woodland wishes to enter into a Construction Contract with Teichert Construction for CIP 12-05, Water Transmission Main West, Surface Water Local Project; and

WHEREAS the City Council approved the Capital Improvement Budget on June 17, 2014 for construction of the project; and

WHEREAS, the City Council approved the plans and specifications; and authorized advertisement for bids on July 15, 2014; and the City of Woodland advertised for bids on November 4, 2014; and

WHEREAS, on December 18, 2014 the City of Woodland received 12 bids, Teichert Construction was determined to be the lowest responsive bidder with a bid of \$2,362,225; and

WHEREAS, the CEQA determination has been completed as part of the overall surface water program's EIR; and

WHEREAS, the City Council wishes to approve a Construction Contract with Teichert Construction, and authorize its execution through adoption of this Resolution.

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

Section 1. The City Council hereby approves the Construction Contract with Teichert Construction for \$2,362,225 and approves a ten percent construction contingency in the amount of \$ 236,222. The City Manager is hereby authorized and directed to execute the contract, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized herein does not change.

Section 2. A copy of the Construction Contract is available and on file in the City Clerk's office, and is incorporated herein by reference and made a part of this Resolution.

PASSED AND ADOPTED this _____ day of _____ 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

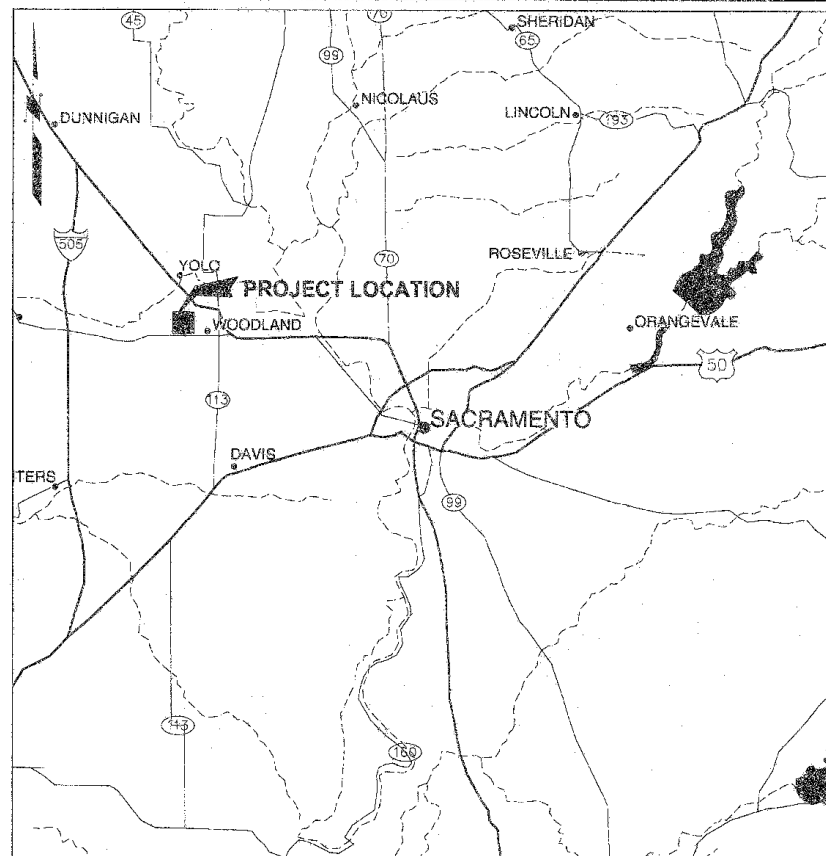
ATTEST:

Ana B. Gonzalez, City Clerk

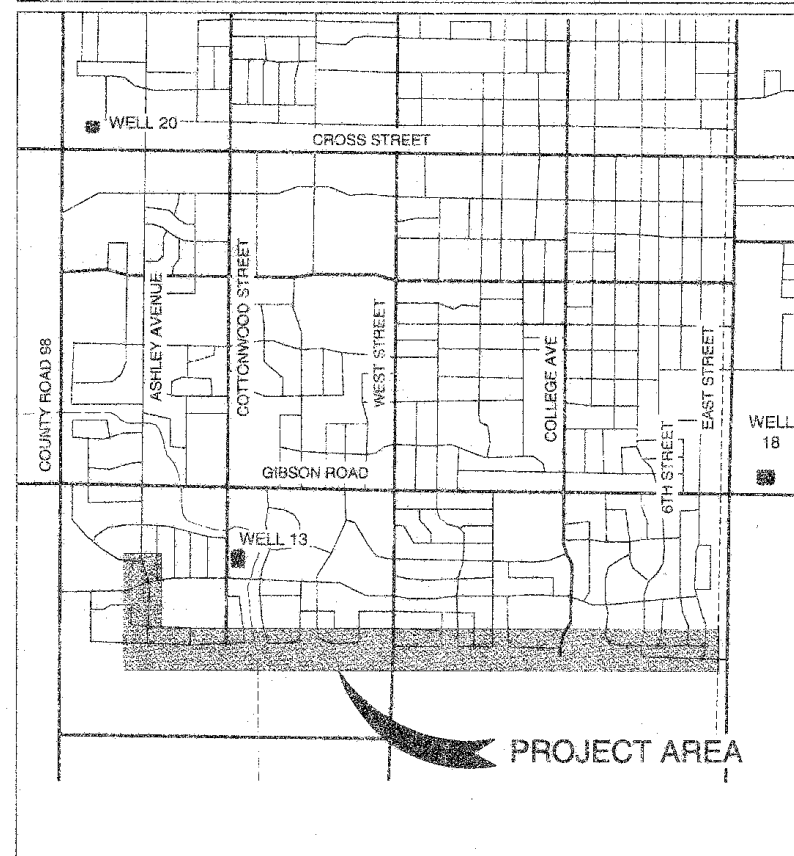
CONTRACT DRAWINGS FOR
CITY OF WOODLAND
WATER TRANSMISSION MAIN WEST -
SURFACE WATER LOCAL PROJECT
CIP No. 12-05

WOODLAND, CALIFORNIA

VICINITY MAP



LOCATION MAP



LIST OF DRAWINGS

GENERAL

- | | | |
|---|----|---|
| 1 | G1 | COVER SHEET |
| 2 | G2 | KEY MAP AND CONTROL POINTS |
| 3 | G3 | SYMBOLS |
| 4 | G4 | UNDERGROUND UTILITY INFORMATION AND GENERAL NOTES |

CIVIL

- | | | |
|----|------|--|
| 5 | C1 | WATER MAIN PLAN AND PROFILE STATION 10+00 TO 15+50 |
| 6 | C2 | WATER MAIN PLAN AND PROFILE STATION 15+50 TO 21+00 |
| 7 | C3 | WATER MAIN PLAN AND PROFILE STATION 21+00 TO 26+50 |
| 8 | C4 | WATER MAIN PLAN AND PROFILE STATION 26+50 TO 32+00 |
| 9 | C5 | WATER MAIN PLAN AND PROFILE STATION 32+00 TO 37+50 |
| 10 | C6 | WATER MAIN PLAN AND PROFILE STATION 37+50 TO 43+00 |
| 11 | C7 | WATER MAIN PLAN AND PROFILE STATION 43+00 TO 48+50 |
| 12 | C8 | WATER MAIN PLAN AND PROFILE STATION 48+50 TO 54+00 |
| 13 | C9 | WATER MAIN PLAN AND PROFILE STATION 54+00 TO 59+50 |
| 14 | C10 | WATER MAIN PLAN AND PROFILE STATION 59+50 TO 65+00 |
| 15 | C11 | WATER MAIN PLAN AND PROFILE STATION 65+00 TO 70+50 |
| 16 | C12 | WATER MAIN PLAN AND PROFILE STATION 70+50 TO 76+00 |
| 17 | C13 | WATER MAIN PLAN AND PROFILE STATION 76+00 TO 81+50 |
| 18 | C14 | WATER MAIN PLAN AND PROFILE STATION 81+50 TO 87+00 |
| 19 | C15 | WATER MAIN PLAN AND PROFILE STATION 87+00 TO 92+50 |
| 20 | C16 | WATER MAIN PLAN AND PROFILE STATION 92+50 TO 98+00 |
| 21 | C17 | WATER MAIN PLAN AND PROFILE STATION 98+00 TO 103+50 |
| 22 | C18 | WATER MAIN PLAN AND PROFILE STATION 103+50 TO 109+00 |
| 23 | C19 | WATER MAIN PLAN AND PROFILE STATION 109+00 TO END |
| 24 | C20 | 8TH ST |
| 25 | C21 | 6TH ST |
| 26 | C22 | DETAILS |
| 27 | C23 | DETAILS |
| 28 | C24 | DETAILS |
| 29 | CP-1 | CATHODIC PROTECTION TABLE 1 AND NOTES |
| 30 | CP-2 | CATHODIC PROTECTION TABLE 2 |
| 31 | CP-3 | CATHODIC PROTECTION DETAILS 1 |
| 32 | CP-4 | CATHODIC PROTECTION DETAILS 2 |
| 33 | CP-5 | CATHODIC PROTECTION DETAILS 3 |
| 34 | CP-6 | CATHODIC PROTECTION DETAILS 4 |
| 35 | CP-7 | CATHODIC PROTECTION DETAILS 5 |
| 36 | CP-8 | CATHODIC PROTECTION DETAILS 6 |

NOT IN CONTRACT

BROWN AND CALDWELL
SACRAMENTO, CALIFORNIA

CITY OF WOODLAND
WATER TRANSMISSION MAIN
WEST - SURFACE WATER
LOCAL PROJECT
CIP No. 12-05
WOODLAND, CALIFORNIA

COVER SHEET

GENERAL

BENCH MARK: CHURCH 2002 MAPS 88-94
ELEVATION: 79.167 DATUM: N.A.V.D. 88

DESCRIPTION:
SEE CONTROL POINT
TABLE ON G2

City of Woodland
APPROVED BY: *[Signature]*
BRENT MEYER, P.E.
CITY ENGINEER

DATE: Nov 8, 2014

PROJECT ENGINEER'S SIGNATURE



BY: 10-31-14

SCALE: NONE
HORIZ. _____ VERT. _____
DATE: _____

LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2" SCALE ACCORDINGLY)

DESIGNED BY: M. HUANG
DRAWN BY: CECIL & CECIL
REVIEWED BY: J. LAWRENCE
FILE: 144346-SF-G-01.DWG

REVISIONS			
NO.	DESCRIPTION	BY APPR.	DATE

BID SET

OCTOBER, 2014

G1

SHEET 1 OF 36

DO NOT COPY
EXISTING UTILITIES MAY NOT BE VISIBLE
ON COPIES OF THESE DRAWINGS. PLEASE
USE ORIGINAL PRINTS.



Legislation Text

12.

File #: 14-523, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: January 6, 2015

SUBJECT: \$505,800 City of Woodland Community Facilities District 2004-1 (Spring Lake)
Subordinate Special Tax Bonds, Series 2015E

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. ____ Authorizing the Execution and Delivery of a Bond Issuance Agreement; Authorizing the Issuance of Subordinate Special Tax Bonds; and Approving Certain Other Actions Related Thereto.

Staff Contact

Kim McKinney, Finance Officer - (530)661-5849, kimberly.mckinney@cityofwoodland.org

Fiscal Impact

There is no direct fiscal impact to any of the City's funds, including the General Fund. Issuance of these bonds is expected to assist in allowing timely development to occur in Spring Lake.

Background

In 2012 the City, along with consultants, designed a private placement bond program to allow the City to issue bonds to either finance required infrastructure or finance the required reimbursement of first round developers for oversizing of original infrastructure within the Spring Lake District. The landowners / developers within the District purchase and hold these bonds to be taken out at some future date.

The City previously issued private placement bonds purchased and owned by the landowners / developers as follows:

July 18, 2013	Access Land Co.	\$1,506,300
July 23, 2013	Pioneer Investors	\$1,226,900
August 27, 2014	Turn of the Century	\$2,902,500
October 6, 2014	Pioneer Investors	<u>\$2,256,000</u>
	Total	\$7,891,700

Ms. Melanie Matthews, representative of Heritage Park, approached the City about being the next party to utilize the private placement program. This proposed issuance in the amount of \$505,800 would bring the total outstanding private placements to \$8,397,500.

Discussion

Over the last couple of years the municipal market has experienced near “all-time” low interest rates and has seen an onslaught of land-secured refinancings (“refundings”). The City has taken advantage of these market conditions generating significant property owner savings on bonds issued for both Gibson Ranch and for the original series of bonds issued for Spring Lake in 2004. Since the onslaught of the great recession, the municipal market has seen very little issuance of land-secured bonds to fund new infrastructure projects.

In 2012 the City, along with consultants, designed a private placement bond program to achieve two main goals. First, to break the issuance log jam and allow those landowners / developers ready to sell or develop their property now to generate bond proceeds without having to access the municipal market. Secondly, it does not make sense for the City to issue a number of small publicly offered bonds because of the inefficiency of paying the costs of issuance associated with each series. The private placement program allows the City to pool these private placements together until such time as enough size is available to justify the costs of a public offering. The financing team is exploring the possibility of a paying off the existing private placements and if successful this proposed series would be included with that program.

The subject property is currently owned by Heritage Park. They have a merchant builder interested in purchasing the subject property to develop a 19-unit R-4 project. The land sale is currently slated to close this month. The intent is to have the company, or their designees, purchase and own the bonds structured as 30-year level debt service. The interest rate on the bonds is currently expected to be set at 7.00% with a not-to-exceed rate of 8.00%. The interest rate on the previous private placements were also set at 7.00%.

In keeping with the policies established by the private placement bond program, the bonds will have a reserve fund to cover debt service in the event of delinquencies, capitalized interest sufficient to cover the interest due from the closing date through and including September 5, 2015 and a minimum debt service coverage of 1.10 times. The capitalized interest is required since the City will not be able to place the special taxes on the tax roll this year.

These bonds are subordinate to bonds originally issued for the District in 2004 and refunded earlier this year with the Series 2014 (the “2014 Bonds”), and as such, are second in line to receive the special tax revenues each year. The City will continue to receive the special taxes each year, as collected by the County, and the money will first pay debt service on the 2014 bonds in full (interest due each March 1 and principal and interest due each September 1) and then pay principal and interest on the private placement bonds each September 5. Detailed schedules are attached to this report as Exhibit A.

The landowner, or their designees, will own these bonds until such time as the City can enter the public market to issue bonds to refund (take out) this and any other private placement bonds outstanding. The payment on the refunding (take out) bonds will become equal to or on parity with the 2014 Bonds having equal right to the special taxes paid each year eliminating the subordinate bonds all together.

Besides City staff, the financing team consists of:

Bond Counsel: Kronick, Moskovitz, Tiedemann & Girard

Municipal Advisor: Del Rio Advisors, LLC

The schedule, should the Council bless the issuance, would be to complete all documentation and close the transaction on January 15, 2015.

The following legal document related to the financing has been prepared in substantially final form and attached for Council review:

- The Bond Issuance Agreement

Conclusion

Staff recommends that the City Council adopt Resolution No. ____ Authorizing the Execution and Delivery of a Bond Issuance Agreement; Authorizing the Issuance of Subordinate Special Tax Bonds; and Approving Certain Other Actions Related Thereto.

Prepared by: Kim McKinney, Finance Officer



Paul Navazio, City Manager

Attachments: Exhibit A
Resolution
Bond Issuance Agreement

City of Woodland
CFD No. 2004-1 (Spring Lake)
Subordinate Special Tax Bonds, Series 2015E
Heritage Park Development (19 Unit, R-4 Project)

[1]	[2]	[3]	[4]	[5]	[6]
Bond Year	Maximum Special Tax	# of Units	Available Special Tax Revenue	Net Bond Year Debt Service	Debt Service Coverage
2014	2,270.67				
2015	2,316.08	19	44,005.58	(263.55)	-
2016	2,362.41	19	44,885.70	40,793.49	1.100
2017	2,409.65	19	45,783.41	40,787.49	1.122
2018	2,457.85	19	46,699.08	40,753.49	1.146
2019	2,507.00	19	47,633.06	40,791.49	1.168
2020	2,557.14	19	48,585.72	40,794.49	1.191
2021	2,608.29	19	49,557.44	40,762.49	1.216
2022	2,660.45	19	50,548.58	40,795.49	1.239
2023	2,713.66	19	51,559.56	40,786.49	1.264
2024	2,767.93	19	52,590.75	40,735.49	1.291
2025	2,823.29	19	53,642.56	40,742.49	1.317
2026	2,879.76	19	54,715.41	40,800.49	1.341
2027	2,937.35	19	55,809.72	40,802.49	1.368
2028	2,996.10	19	56,925.92	40,748.49	1.397
2029	3,056.02	19	58,064.43	40,838.49	1.422
2030	3,117.14	19	59,225.72	40,758.49	1.453
2031	3,179.49	19	60,410.24	40,815.49	1.480
2032	3,243.08	19	61,618.44	40,795.49	1.510
2033	3,307.94	19	62,850.81	40,798.49	1.541
2034	3,374.10	19	64,107.83	40,817.49	1.571
2035	3,441.58	19	65,389.98	40,745.49	1.605
2036	3,510.41	19	66,697.78	40,782.49	1.635
2037	3,580.62	19	68,031.74	40,814.49	1.667
2038	3,652.23	19	69,392.37	40,834.49	1.699
2039	3,725.27	19	70,780.22	40,835.49	1.733
2040	3,799.78	19	72,195.83	40,810.49	1.769
2041	3,875.78	19	73,639.74	40,752.49	1.807
2042	3,953.29	19	75,112.54	40,754.49	1.843
2043	4,032.36	19	76,614.79	40,802.49	1.878
2044	4,113.00	19	78,147.08	(468.51)	-
Totals			1,785,222.04	1,141,318.66	

Notes

- [1] Bond Year Ending September 5 Each Year
[2] Escalated at 2.00% Per Year
[3] Projected Number of Units to be Developed
[4] [2] * [3]
[5] Net Debt Service (Net of Capitalized Interest and Reserve Fund Earnings at 1.00%)
[6] [4] / [5]

City of Woodland
 CFD No. 2004-1 (Spring Lake)
 Subordinate Special Tax Bonds, Series 2015E

Sources and Uses of Funds

Sources of Funds

Par Amount of Bonds	505,800.00	
Plus: Accrued Interest	-	
Less: (OID) / Plus: OIP	-	
Less: Underwriter's Discount	-	
Net Proceeds		505,800.00
Other Source of Funds		-
Other Source of Funds		-

Total Sources		505,800.00
----------------------	--	-------------------

Uses of Funds

Project Fund Deposit	406,428.50	
Less: Interest Earnings	-	
Net Funds		406,428.50
Capitalized Interest Fund	22,620.50	
Less: Interest Earnings	-	
Less: Reserve Fund Earnings	-	
Net Funds		22,620.50
Reserve Fund		41,251.00
Costs of Issuance		35,500.00
Surety Bond Premium	-	-
Bond Insurance	-	-
L/C Fees (Upfront)	-	-
Accrued Interest		-
Other Use of Funds		-
Other Use of Funds		-

Total Uses		505,800.00
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Rounding Adjustment		-
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Run Date	December 19, 2014
Run Time	6:24 AM

City of Woodland
CFD No. 2004-1 (Spring Lake)
Subordinate Special Tax Bonds, Series 2015E

Summary Calculations

Arbitrage Yield	7.00523	%
True Interest Cost (TIC)	7.00523	%
"All-In" True Interest Cost (AIC)	7.74785	%
Average Coupon	7.00000	%
Net Interest Cost (NIC)	7.00000	%
Average Life	20.099	Years

City of Woodland
 CFD No. 2004-1 (Spring Lake)
 Subordinate Special Tax Bonds, Series 2015E

Gross Debt Service Schedule

Date	Principal	Rate	Interest	Annual Debt Service
01/15/15				
09/05/15			22,620.50	22,620.50
09/05/16	5,800.00	7.000	35,406.00	41,206.00
09/05/17	6,200.00	7.000	35,000.00	41,200.00
09/05/18	6,600.00	7.000	34,566.00	41,166.00
09/05/19	7,100.00	7.000	34,104.00	41,204.00
09/05/20	7,600.00	7.000	33,607.00	41,207.00
09/05/21	8,100.00	7.000	33,075.00	41,175.00
09/05/22	8,700.00	7.000	32,508.00	41,208.00
09/05/23	9,300.00	7.000	31,899.00	41,199.00
09/05/24	9,900.00	7.000	31,248.00	41,148.00
09/05/25	10,600.00	7.000	30,555.00	41,155.00
09/05/26	11,400.00	7.000	29,813.00	41,213.00
09/05/27	12,200.00	7.000	29,015.00	41,215.00
09/05/28	13,000.00	7.000	28,161.00	41,161.00
09/05/29	14,000.00	7.000	27,251.00	41,251.00
09/05/30	14,900.00	7.000	26,271.00	41,171.00
09/05/31	16,000.00	7.000	25,228.00	41,228.00
09/05/32	17,100.00	7.000	24,108.00	41,208.00
09/05/33	18,300.00	7.000	22,911.00	41,211.00
09/05/34	19,600.00	7.000	21,630.00	41,230.00
09/05/35	20,900.00	7.000	20,258.00	41,158.00
09/05/36	22,400.00	7.000	18,795.00	41,195.00
09/05/37	24,000.00	7.000	17,227.00	41,227.00
09/05/38	25,700.00	7.000	15,547.00	41,247.00
09/05/39	27,500.00	7.000	13,748.00	41,248.00
09/05/40	29,400.00	7.000	11,823.00	41,223.00
09/05/41	31,400.00	7.000	9,765.00	41,165.00
09/05/42	33,600.00	7.000	7,567.00	41,167.00
09/05/43	36,000.00	7.000	5,215.00	41,215.00
09/05/44	38,500.00	7.000	2,695.00	41,195.00
Total	505,800.00		711,616.50	1,217,416.50

City of Woodland
 CFD No. 2004-1 (Spring Lake)
 Subordinate Special Tax Bonds, Series 2015E
 Net Debt Service Schedule

		Reserve Fund	41,251.00	
		Investment Rate	1.00	
Date	Annual Debt Service	Less Capitalized Interest	Less Reserve Fund Earnings	Net Annual Debt Service
01/15/15				
09/05/15	22,620.50	(22,620.50)	(263.55)	(263.55)
09/05/16	41,206.00	-	(412.51)	40,793.49
09/05/17	41,200.00	-	(412.51)	40,787.49
09/05/18	41,166.00	-	(412.51)	40,753.49
09/05/19	41,204.00	-	(412.51)	40,791.49
09/05/20	41,207.00	-	(412.51)	40,794.49
09/05/21	41,175.00	-	(412.51)	40,762.49
09/05/22	41,208.00	-	(412.51)	40,795.49
09/05/23	41,199.00	-	(412.51)	40,786.49
09/05/24	41,148.00	-	(412.51)	40,735.49
09/05/25	41,155.00	-	(412.51)	40,742.49
09/05/26	41,213.00	-	(412.51)	40,800.49
09/05/27	41,215.00	-	(412.51)	40,802.49
09/05/28	41,161.00	-	(412.51)	40,748.49
09/05/29	41,251.00	-	(412.51)	40,838.49
09/05/30	41,171.00	-	(412.51)	40,758.49
09/05/31	41,228.00	-	(412.51)	40,815.49
09/05/32	41,208.00	-	(412.51)	40,795.49
09/05/33	41,211.00	-	(412.51)	40,798.49
09/05/34	41,230.00	-	(412.51)	40,817.49
09/05/35	41,158.00	-	(412.51)	40,745.49
09/05/36	41,195.00	-	(412.51)	40,782.49
09/05/37	41,227.00	-	(412.51)	40,814.49
09/05/38	41,247.00	-	(412.51)	40,834.49
09/05/39	41,248.00	-	(412.51)	40,835.49
09/05/40	41,223.00	-	(412.51)	40,810.49
09/05/41	41,165.00	-	(412.51)	40,752.49
09/05/42	41,167.00	-	(412.51)	40,754.49
09/05/43	41,215.00	-	(412.51)	40,802.49
09/05/44	41,195.00	-	(41,663.51)	(468.51)
Total	1,217,416.50	(22,620.50)	(53,477.34)	1,141,318.66

CITY OF WOODLAND
COMMUNITY FACILITIES DISTRICT NO. 2004-1
(SPRING LAKE)

RESOLUTION NO. ____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING
THE EXECUTION AND DELIVERY OF A BOND ISSUANCE AGREEMENT;
AUTHORIZING THE ISSUANCE OF SUBORDINATE SPECIAL TAX BONDS; AND
APPROVING CERTAIN OTHER ACTIONS RELATED THERETO

WHEREAS, by Resolution No. 4559, adopted on June 22, 2004, the City Council of the City of Woodland (the “City”) established the City’s Community Facilities District No. 2004-1 (Spring Lake) (the “CFD”) pursuant to the Mello-Roos Community Facilities Act of 1982 (Chapter 2.5, Part 1, Division 2, Title 5 (commencing with Section 53311) of the California Government Code) (the “Act”), for the purpose of providing for the financing of the construction and acquisition of certain public capital facilities described in the Resolution of Formation;

WHEREAS, on June 22, 2004, the qualified electors of the CFD authorized the City Council to levy special taxes upon the land within the CFD and to issue bonds in the principal amount of not to exceed \$112,500,000 (the “Bonds”), secured by the special taxes, pursuant to the terms of the Act;

WHEREAS, the City issued \$33,050,000 of its Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds, Series 2004, on October 5, 2004, and refunded them on October 22, 2013, by issuing its Community Facilities District No. 2004-1 (Spring Lake) Special Tax Refunding Bonds, Series 2013 (the “Refunding”), pursuant to the Fiscal Agent Agreement dated October 1, 2013 (the “Fiscal Agent Agreement”), between the City and U.S. Bank National Association;

WHEREAS, the City Council has determined to issue a series of bonds that will be subordinate to the Refunding Bonds and any other bonds issued pursuant to the Fiscal Agent Agreement, to be designated as Community Facilities District No. 2004-1 (Spring Lake) Subordinate Special Tax Bonds, Series 2015E (the “Subordinate Bonds”) for the purpose of financing the payment of the cost of acquiring certain public improvements for the City that were constructed or acquired by property owners in the CFD;

WHEREAS, the Bond Issuance Agreement of the City, pursuant to which the City will issue the Subordinate Bonds, which is incorporated herein by reference, has been presented to the City Council for its review and approval;

WHEREAS, it appears to the City Council that the authorization, approval, execution, and delivery of the Bond Issuance Agreement and the agreements and documents contemplated thereby or incidental thereto and the issuance, sale, and delivery of the Subordinate Bonds in accordance with the Bond Issuance Agreement are desirable and in the best interests of the City;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland, that:

Section 1. Recitals. The foregoing recitals are true and correct and the City Council so finds and determines.

Section 2. Authorization of Officers to Execute and Deliver the Bond Issuance Agreement. The City Council hereby authorizes the Mayor, the City Manager, the Finance Officer, and their designees (the “Designated Officers”), and each of them individually, for and in the name of the and on behalf of the City, to approve, execute, and deliver the Bond Issuance Agreement, in substantially the form presented to the City Council at this meeting, which agreement is hereby approved, with such changes, insertions, revisions, corrections, or amendments as shall be approved by the officer or officers executing the agreement for the City Council. The execution of the foregoing by a Designated Officer or Officers shall constitute conclusive evidence of such officer’s or officers’ and the City Council’s approval of any such changes, insertions, revisions, corrections, or amendments to the form of the agreement presented to the City Council at this meeting. The date, respective principal amounts of each maturity, the interest rates, interest payment dates, denominations, forms, registration privileges, place or places of payment, terms of redemption, and other terms of the Subordinate Bonds, shall be as provided in the Bond Issuance Agreement as finally executed.

Section 3. Authorization to Issue Bonds. The City Council hereby authorizes the issuance of the Subordinate Bonds in accordance with the terms of the Bond Issuance Agreement as finally executed.

Section 4. Authorization of Sale. The City Council hereby authorizes the sale, at a price equal to their principal amount, of not to exceed \$505,800 principal amount of Subordinate Bonds, bearing interest at a rate not to exceed 8% per annum, to the buyers designated by Heritage Park Development, LLC. The Designated Officers, and each of them individually, in consultation with the City’s municipal advisor, are hereby authorized to determine the actual interest rate to be borne by the Subordinate Bonds based on financial market conditions at the time of the issuance of the Subordinate Bonds.

Section 5. Retention of Professionals. Del Rio Advisors, LLC, is hereby appointed as municipal advisor to the City and Kronick, Moskovitz, Tiedemann & Girard, a Professional Corporation, is hereby appointed bond counsel to the City for the issuance and sale of the Subordinate Bonds. The terms of these engagements are as specified in the agreements presented in connection with the City Council’s approval of the Subordinate Special Tax Bonds, Series 2013C.

Section 6. General Authorization. The City Council hereby authorizes and directs the Designated Officers, and each of them individually, for and in the name of and on behalf of the City Council, to do any and all things and to execute and deliver any and all documents that they may deem necessary or advisable in order to complete the sale, issuance, and delivery of the Subordinate Bonds and otherwise to carry out, give effect to, and comply with the terms and intent of this resolution. All actions heretofore taken by such officers and agents that are in conformity with the purposes and intent of this resolution are hereby ratified, confirmed and approved in all respects.

Section 7. Effective Date. This resolution shall take effect immediately upon its passage.

APPROVED, PASSED AND ADOPTED on January 6, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

City Clerk of the City of Woodland

BOND ISSUANCE AGREEMENT

made by the

CITY OF WOODLAND

Dated January 1, 2015

Relating to the

\$505,800

CITY OF WOODLAND

COMMUNITY FACILITIES DISTRICT NO. 2004-1 (SPRING LAKE)

SUBORDINATE SPECIAL TAX BONDS

SERIES 2015E

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BOND ISSUANCE AGREEMENT

This BOND ISSUANCE AGREEMENT (the “Agreement”), dated January 1, 2015, is made by the CITY OF WOODLAND (the “City”), a municipal corporation duly organized and existing under and by virtue of the Constitution and laws of the State of California, for the benefit of the owners from time to time of the bonds issued hereunder.

RECITALS

1. The City Council of the City (the “City Council”) on June 22, 2004, duly adopted its Resolution No. 4559 (i) establishing the City’s Community Facilities District No. 2004-1 (Spring Lake) (the “CFD”) for the purpose of providing for the financing of certain services and the financing of the design, construction, and acquisition of certain public facilities in and for the CFD and (ii) determining the necessity to incur a bonded indebtedness in the amount of \$112,500,000 with respect to the CFD.

2. On June 22, 2004, the qualified electors of the CFD authorized the City Council to levy special taxes upon the land within the CFD and to issue bonds in the principal amount of not to exceed \$112,500,000 (the “Bonds”), secured by the special taxes.

3. The City now is fully authorized pursuant to the Mello-Roos Community Facilities Act of 1982 (Sections 53311 et seq. of the Government Code of the State of California, as amended) (the “Law”) to issue the Bonds.

4. The City issued \$33,050,000 of its Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds, Series 2004, on October 5, 2004, and refunded them on October 22, 2013, by issuing its Community Facilities District No. 2004-1 (Spring Lake) Special Tax Refunding Bonds, Series 2013 (the “Refunding Bonds”).

5. The City issued the Refunding Bonds pursuant to a Fiscal Agent Agreement dated October 1, 2013 (the “Fiscal Agent Agreement”), between U.S. Bank National Association and the City, under which the City will also issue additional Bonds for the purpose of financing and refinancing the design, construction, and acquisition of public facilities in and for the CFD.

6. The City has determined to enter into this Agreement in order (a) to provide for the execution and delivery of Bonds (the “Subordinate Bonds”) that will be subordinate to the Refunding Bonds and the other Bonds that are expected to be issued pursuant to the Fiscal Agent Agreement (the “Senior Bonds”), (b) to establish and declare the terms and conditions upon which the Subordinate Bonds shall be issued and secured, and (c) to secure the payment of the principal thereof and interest thereon.

7. The City intends to issue Bonds under the Fiscal Agent Agreement to retire the Subordinate Bonds at such time as the total amount of outstanding Bonds that are subordinate to the Senior Bonds is sufficient to economically support the costs of issuance of additional Senior Bonds and general bond market underwriting criteria for their issuance can be satisfied.

8. The City has found and determined that all acts, conditions and things required by law to exist, to have happened and to have been performed precedent to and in connection with the

execution and entering into of this Agreement do exist, have happened and have been performed in regular and due time, form and manner as required by law, and the parties hereto are now duly authorized to execute and enter into this Agreement.

AGREEMENT

In order to secure the payment of the Subordinate Bonds and the performance and observance by the City of all the covenants, agreements and conditions herein and in the Subordinate Bonds contained, the City hereby agrees and covenants with the owners from time to time of the Subordinate Bonds, as follows:

ARTICLE I DEFINITIONS AND GENERAL PROVISIONS

Section 1.1 Definitions. Unless the context otherwise requires, the terms defined in this Section 1.1 shall, for all purposes hereof and of any amendment hereof or supplement hereto and of the Subordinate Bonds and of any certificate, opinion, request or other document mentioned herein or therein, have the meanings defined herein, the following definitions to be equally applicable to both the singular and plural forms of any of the terms defined herein:

Administrative Expenses means any or all of the following: the fees and expenses of any fiscal agent or trustee (including any fees or expenses of its counsel) employed in connection with any Bonds, and the expenses of the City carrying out its duties with respect to the CFD and the Bonds, including, but not limited to, costs of levying and collecting the Special Taxes, the fees and expenses of legal counsel, charges levied by the County Auditor's Office, Tax Collector's Office, and/or Treasurer's Office, costs related to annexing property into the CFD, costs related to property owner inquiries regarding the Special Taxes, amounts needed to pay rebate to the federal government with respect to the Bonds, costs associated with complying with any continuing disclosure requirements for the Bonds and the Special Taxes, and all other costs and expenses of the City in any way related to the establishment or administration of the CFD.

Agreement means this agreement made by the City.

Annual Debt Service means for each Bond Year the aggregate amount of principal and interest becoming due and payable on the Subordinate Bonds.

Bonds means all of the bonds issued by the City that are payable from the Special Taxes

Bond Year means the period ending on September 5 of each year with the first Bond Year ending on September 5, 2015, and the last Bond Year ending on the date on which the Subordinate Bonds are no longer outstanding.

Business Day means any day of the week other than a Saturday or a Sunday or a day on which banks in the State are not required or authorized to remain closed and on which the New York Stock Exchange is open for business.

CFD means the City's Community Facilities District No. 2004-1 (Spring Lake), a community facilities district duly established within the geographical jurisdiction of the City pursuant to the Law.

City means the City of Woodland.

City Council means the City Council of the City.

Code means the Internal Revenue Code of 1986, as the same shall be hereafter amended, and any regulations heretofore issued or that shall be hereafter issued by the United States Department of the Treasury thereunder.

Community Facilities Fund means the fund by that name established pursuant to Section 7.4 (Allocation of Net Special Taxes) of the Fiscal Agent Agreement.

County means the County of Yolo, State of California.

Event of Default means any of the events specified in Section 5.1 (Events of Default).

Fiscal Agent means U.S. Bank National Association, a national banking association duly organized under the laws of the United States of America, or its successor as Fiscal Agent.

Fiscal Agent Agreement means the Fiscal Agent Agreement that the City expects to enter into with the Fiscal Agent in the near future for the purpose of refunding the City's Community Facilities District No. 2004-1 (Spring Lake) Special Tax Bonds, Series 2004, as such agreement is originally executed or as it may from time to time be supplemented or amended by any Supplemental Fiscal Agent Agreement delivered pursuant to the provisions thereof.

Landowner means the owner of the real property that constitutes the Project.

Law means the Mello-Roos Community Facilities Act of 1982 (Sections 53311 et seq. of the Government Code of the State of California, as amended), as now in effect and as it may from time to time hereafter be amended or supplemented.

Maximum Annual Debt Service shall mean the greatest amount of principal and interest becoming due and payable on the Subordinate Bonds in any Bond Year including the Bond Year in which the calculation is made or any subsequent Bond Year.

Net Special Taxes means the Special Taxes less, in each Fiscal Year, Administrative Expenses up to the sum of \$25,000 increased by 2% each year after Fiscal Year 2012-13.

Opinion of Counsel means a written opinion of counsel experienced in the field of law relating to municipal bonds, appointed and paid by the City.

Owner means the person in whose name any Subordinate Bond shall be registered.

Payment Date means September 5 of each year. The first Payment Date shall be September 5, 2015.

Project means the Heritage Park Project (19 R-4 units), being [describe: Subdivision Map No. ____].

Rate and Method of Apportionment means the rate, method of apportionment, and manner of collection of the Special Taxes included as Exhibit B to the Resolution of Formation.

Record Date means the 1st day of the month preceding any Payment Date. The first Record Date shall be September 1, 2015.

Refunding Bonds means the City's Community Facilities District No. 2004-1 (Spring Lake) Special Tax Refunding Bonds, Series 2013.

Resolution of Formation means Resolution No. 4559 adopted by the City Council on June 22, 2004, establishing the CFD, as the same may be amended from time to time in accordance with the Law.

Senior Bonds means the Bonds issued pursuant to the Fiscal Agent Agreement.

Series 2015E Subordinate Bond Reserve Fund means the fund by that name established pursuant to Section 3.4 (Establishment and Application of Series 2015E Subordinate Bond Reserve Fund).

Series 2015E Subordinate Bond Reserve Requirement means, as of any date of calculation, the least of (i) Maximum Annual Debt Service as of such date, (ii) 125% of average Annual Debt Service on the Subordinate Bonds as of such date and (iii) 10% of the original principal amount of the Subordinate Bonds.

SLIF Credits mean the credits towards the building permit Spring Lake Infrastructure Fees in the amount of the Reimbursement Amount as defined in Section 2.2 (Application of Proceeds of the Subordinate Bonds).

Special Taxes means the special taxes authorized to be levied and collected annually on property in the CFD.

State means the State of California.

Subordinate Bonds means the City of Woodland Community Facilities District No. 2004-1 (Spring Lake) Subordinate Special Tax Bonds, Series 2015E, issued hereunder.

Tax Certificate means the Tax Certificate concerning certain matters pertaining to the use of proceeds of the Subordinate Bonds, executed and delivered by the City on the date of issuance of the Subordinate Bond, including all exhibits attached thereto, as such certificate may from time to time be modified or supplemented in accordance with the terms thereof.

Taxable Property means all property described by the definition of the term "Taxable Property" in the Rate and Method of Apportionment.

Section 1.2 Effect of Headings and Table of Contents. The headings or titles of the several Articles and Sections hereof, and any table of contents appended to copies hereof, shall be solely for convenience of reference and shall not affect the meaning, construction, or effect of this Agreement.

Section 1.3 Successors and Assigns. Whenever in this Agreement the City is named or referred to, such reference shall be deemed to include the successors or assigns thereof, and all the covenants and agreements in this Agreement contained by or on behalf of the City shall bind and inure to the benefit of the respective successors and assigns thereof whether so expressed or not.

Section 1.4 Benefits of Agreement. Nothing in this Agreement or in the Subordinate Bonds expressed or implied is intended or shall be construed to give to any person other than the City, the Landowner, and the Owners of the Subordinate Bonds, any legal or equitable right, remedy or claim under or in respect of this Agreement or any covenant, condition or provision therein or herein contained; and all such covenants, conditions and provisions are and shall be held to be for the sole and exclusive benefit of the City, the Landowner, and the Owners of the Subordinate Bonds.

Section 1.5 Payments/Actions Otherwise Scheduled on Non-Business Days. Except as specifically set forth in a Supplemental Agreement, any payments or transfers that would otherwise become due on any day that is not a Business Day shall become due or shall be made on the next succeeding Business Day. When any other action is provided for herein to be done on a day named or within a specified time period and the day named or the last day of the specified period falls on a day other than a Business Day, such action may be performed on the next succeeding Business Day with the same effect as though performed on the appointed day or within the specified period.

Section 1.6 No Personal Liability for Debt Service. No member of the City Council, officer, agent, or employee of the City shall be individually or personally liable for the payment of the principal of or interest on the Subordinate Bonds or be subject to any personal liability or accountability by reason of the issuance thereof; but nothing herein contained shall relieve any such Council member, officer, agent, or employee of the City from the performance of any official duty provided by law or by this Agreement.

Section 1.7 Separability Clause. If any one or more of the provisions contained in this Agreement or in the Subordinate Bonds shall for any reason be held to be invalid, illegal, or unenforceable in any respect, then such provision or provisions shall be deemed severable from the remaining provisions contained in this Agreement and such invalidity, illegality, or unenforceability shall not affect any other provision of this Agreement, and this Agreement shall be construed as if such invalid or illegal or unenforceable provision had never been contained herein. The City hereby declares that it would have adopted this Agreement and each and every other section, paragraph, sentence, clause, or phrase hereof and authorized the issuance of the Subordinate Bonds pursuant thereto irrespective of the fact that any one or more sections, paragraphs, sentences, clauses, or phrases of this Agreement may be held illegal, invalid, or unenforceable.

Section 1.8 Governing Law. This Agreement shall be construed and governed in accordance with the laws of the State.

Section 1.9 Notices. Unless otherwise specified herein, all notices, statements, orders, requests or other communications hereunder shall be in writing and shall be sufficiently given and served upon the City if delivered personally or if mailed by United States registered or certified mail, return receipt requested, postage prepaid, or if given by fax, electronically, or other means of written communication and confirmed by mail to the City of Woodland, 300 First Street, Woodland, CA 95695, Attn: Finance Director.

THE SUBORDINATE BONDS

Section 2.1 Authorization and Title. The City hereby authorizes the issuance of bonds in the aggregate principal amount of \$505,800. The title of the Subordinate Bonds shall be “City of Woodland Community Facilities District No. 2004-1 (Spring Lake) Subordinate Special Tax Bonds, Series 2015E.” If and when the City Council approves all final maps for the Project, the City shall execute and deliver the Subordinate Bonds to the Owners and shall concurrently transfer the SLIF Credits to the Landowner.

Section 2.2 Application of Proceeds of the Subordinate Bonds. The City shall deposit \$[406,428.50] (the “Reimbursement Amount”) of the purchase price of the Subordinate Bonds into an account established and maintained by the City for the purpose of paying reimbursements owed by the City to property owners in the CFD or, if necessary, to pay a portion of the interest due on the Subordinate Bonds on September 5, 2015. The City shall deposit \$41,251 into the Series 2015E Subordinate Bond Reserve Fund created pursuant to Section 3.4 hereof, which is held by the City. The City shall deposit \$[35,500] of the purchase price of the Subordinate Bonds into an account established and maintained by the City for the purpose of paying or reimbursing costs of issuance of the Subordinate Bonds. The City shall deposit \$22,620.50 into a subaccount established and maintained by the City in the Community Facilities Fund for the purpose of paying all or a portion of the interest due on the Subordinate Bonds on September 5, 2015.

Section 2.3 Terms and Form of Bonds.

(A) **Form and Registration.** The Subordinate Bonds shall be issued in the form of fully-registered installment bonds in substantially the form attached hereto as Exhibit A.

(B) **Date; Interest Accrual; Interest Rates; Payments.** The Subordinate Bonds shall be dated their date of delivery, shall bear interest from their date to September 5, 2044, at the rate of 7.00% per annum. The City shall pay installments of principal and interest on the Subordinate Bonds in the following amounts on the following dates:

Date (September 5)	Principal	Interest	Total
2015	--	\$22,620.50	\$22,620.50
2016	\$5,800	35,406.00	41,206.00
2017	6,200	35,000.00	41,200.00
2018	6,600	34,566.00	41,166.00
2019	7,100	34,104.00	41,204.00
2020	7,600	33,607.00	41,207.00
2021	8,100	33,075.00	41,175.00
2022	8,700	32,508.00	41,208.00

Date (September 5)	Principal	Interest	Total
2023	9,300	31,899.00	41,199.00
2024	9,900	31,248.00	41,148.00
2025	10,600	30,555.00	41,155.00
2026	11,400	29,813.00	41,213.00
2027	12,200	29,015.00	41,215.00
2028	13,000	28,161.00	41,161.00
2029	14,000	27,251.00	41,251.00
2030	14,900	26,271.00	41,171.00
2031	16,000	25,228.00	41,228.00
2032	17,100	24,108.00	41,208.00
2033	18,300	22,911.00	41,211.00
2034	19,600	21,630.00	41,230.00
2035	20,900	20,258.00	41,158.00
2036	22,400	18,795.00	41,195.00
2037	24,000	17,227.00	41,227.00
2038	25,700	15,547.00	41,247.00
2039	27,500	13,748.00	41,248.00
2040	29,400	11,823.00	41,223.00
2041	31,400	9,765.00	41,165.00
2042	33,600	7,567.00	41,167.00
2043	36,000	5,215.00	41,215.00
2044	38,500	2,695.00	41,195.00

Interest on the Subordinate Bonds shall be calculated on the basis of a 360-day year comprising twelve 30-day months.

(C) Principal and Interest Payments. The City shall pay each principal and interest installment on the Subordinate Bonds in lawful money of the United States of America on each Payment Date by wire transfer to the Owners thereof as of the close of business on the Record Date.

(D) Optional Redemption. The City may redeem the Subordinate Bonds on any date at a redemption price of the unpaid principal amount thereof plus interest accrued thereon to the date specified for redemption, without premium.

(E) Cessation of Interest Accrual. Interest on any portion of the principal of the Subordinate Bonds shall cease to accrue on the Payment Date of such portion, provided that there has been irrevocably deposited with the City an amount sufficient to pay such principal, plus interest accrued thereon to such date. The Owners shall not be entitled to any other payment. Upon payment of all the principal and interest installments on the Subordinate Bonds, the Subordinate Bonds shall no longer be Outstanding and entitled to the benefits of this Agreement, except for the payment of the principal of and interest on such Bonds from moneys held by the City for such payment.

(F) Unclaimed Monies. Any money held by the City for the payment of the principal of or interest on the Subordinate Bonds and remaining unclaimed for two (2) years after all of the

principal of the Subordinate Bonds has become due and payable shall be retained in the Community Facilities Fund and may be expended by the City for any purpose of the CFD.

Section 2.4 Execution of Bonds. The Subordinate Bonds shall be signed by the manual or facsimile signature of the Mayor or any member of the City Council and the City Clerk or his or her designee, provided that at least one such signature shall be manual.

In case any of the officers who shall have signed or countersigned the Subordinate Bonds shall cease to be such officer or officers of the City before the Subordinate Bonds so signed or countersigned shall have been delivered by the City, the Subordinate Bonds may nevertheless be delivered and, upon such delivery, shall be as binding upon the City as though those who signed and countersigned the same had continued to be such officers of the City. The Subordinate Bonds may be signed and countersigned on behalf of the City by such persons as at the actual date of execution of the Subordinate Bonds shall be the proper officers of the City although at the nominal date of the Subordinate Bonds any such person shall not have been such officer of the City.

Section 2.5 Transfer of Bonds. The Subordinate Bonds may, in accordance with their terms, be transferred upon the books required to be kept pursuant to the provisions of Section 2.6 (Bond Register) hereof by the person in whose name it is registered, in person or by the duly authorized attorney of such person, upon surrender of the Subordinate Bonds to the City for cancellation, accompanied by delivery of a duly executed written instrument of transfer in a form approved by the City.

Whenever a Subordinate Bond shall be surrendered for transfer, the designated City officials shall execute (as provided in Section 2.4 (Execution of Bonds) hereof) and deliver a new Subordinate Bond. The City shall require the payment by the Owner requesting any such transfer of any tax or other governmental charge required to be paid with respect to such transfer.

No transfer of the Subordinate Bonds shall be required to be made by the City during the period from the close of business on the Record Date next preceding any Payment Date to and including such Payment Date.

Section 2.6 Bond Register. The City will keep or cause to be kept a record of the registration and transfer of the Subordinate Bonds. Upon presentation for such purpose, the City shall, under such reasonable regulations as it may prescribe, register or transfer or cause to be registered or transferred, on the record, the Subordinate Bonds as hereinbefore provided.

Section 2.7 Validity of Bonds. The recital contained in the Subordinate Bonds that they are regularly issued pursuant to the Law shall be conclusive evidence of their validity and of compliance with the provisions of the Law in their issuance.

ARTICLE III PAYMENT OF THE SUBORDINATE BONDS

Section 3.1 Liability of City Limited to Special Taxes. Notwithstanding anything in this Agreement or in the Subordinate Bonds contained, the City shall not be required to advance any moneys derived from any source other than the Special Taxes and other assets pledged hereunder for any of the purposes mentioned in this Agreement, whether for the payment of the principal or

Redemption Price of or interest on the Subordinate Bonds or for any other purpose of this Agreement.

Section 3.2 Pledge of Net Special Taxes. Subject only to the provisions of this Agreement permitting the application thereof for the purposes and on the terms and conditions set forth herein, all of the Net Special Taxes deposited in the Community Facilities Fund and all amounts held in the Series 2015E Subordinate Bond Reserve Fund are hereby pledged to secure the payment of the principal of and interest on the Subordinate Bonds in accordance with their terms and the provisions of this Agreement. This pledge of Net Special Taxes shall be subordinate to the pledge of the Net Special Taxes made by the City in the Fiscal Agent Agreement but on parity with any additional such subordinate pledge of the Net Special Taxes made by the City. The pledge of Net Special Taxes made herein shall be irrevocable until the Subordinate Bonds are no longer Outstanding.

Section 3.3 Application of Net Special Taxes. On each Payment Date, the City shall withdraw Net Special Taxes from the Community Facilities Fund the amounts necessary and apply them, in the following order of priority, (1) to pay the principal and interest installments due on the Subordinate Bonds on that date and (2) to deposit in the Bond Reserve Fund the amount required to restore the balance in the Series 2015E Subordinate Bond Reserve Fund to an amount equal to the Bond Reserve Requirement.

Section 3.4 Establishment and Application of Series 2015E Subordinate Bond Reserve Fund. The City shall establish and maintain a separate fund designated as the “Series 2015E Subordinate Bond Reserve Fund.” All amounts in the Series 2015E Subordinate Bond Reserve Fund shall be used and withdrawn by the City, as hereinafter provided, solely for the purpose of making up any deficiency in the amount available in the Community Facilities Fund to pay debt service on the Subordinate Bonds. Any amounts in the Series 2015E Subordinate Bond Reserve Fund in excess of the Series 2015E Subordinate Bond Reserve Requirement shall be transferred by the City on September 6 of each year for deposit into the Community Facilities Fund.

ARTICLE IV COVENANTS OF THE CITY

Section 4.1 Levy and Collection of the Special Taxes; Maintenance of Net Special Taxes.

(A) **Levy and Collection of the Special Taxes.** The City covenants that, so long as the Subordinate Bonds are Outstanding, and subject to the maximum rates of Special Taxes that it is authorized to levy on Taxable Property, it will annually levy and make provision for the collection of the Special Taxes in amounts that will be sufficient, after making reasonable allowances for contingencies and errors in the estimates, to yield proceeds equal to the amounts required for compliance with the agreements, conditions, covenants, and terms contained herein, and that in any event will be sufficient (1) to pay the current debt service on and to accumulate funds to pay future debt service on the Bonds as they become due and payable, (2) to replenish the any debt service reserve fund for the Bonds to its required amount, (3) to cure any delinquencies in the payment of the principal of or interest on the Bonds that have occurred in the prior Fiscal Year or are expected to occur in the Fiscal Year in which the tax will be collected, and (4) to pay all current Administrative

Expenses as they become due and payable. The Special Taxes shall be collected in the same manner as ordinary ad valorem property taxes are collected and, except as otherwise provided in Section 4.4 (Covenant to Foreclose) and in the Law, shall be subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for ad valorem property taxes.

(B) Maintenance of Net Special Taxes. The City covenants and agrees to not consent to or conduct proceedings with respect to a reduction in the Special Taxes that may be levied in the CFD below an amount, for any Fiscal Year, equal to 110% of Annual Debt Service due and payable with respect to the Bonds in the Bond Year ending on the September 5 immediately following such Fiscal Year, plus 100% of the City's reasonable estimate of Administrative Expenses for such Fiscal Year; provided, however, that the City may at any time reduce the Net Special Taxes to the extent that the amount of Special Taxes that would result from levying the Special Taxes at such maximum amounts would result in an amount of Special Taxes in excess of the amount required to comply with such covenant.

Section 4.2 Punctual Payment and Performance. The City will punctually pay or cause to be paid the principal and interest installment to become due in respect of the Subordinate Bonds, in strict conformity with the terms of the Subordinate Bonds and of this Agreement, according to the true intent and meaning thereof, but in each case only out of Net Special Taxes as provided in this Agreement. The City will faithfully observe and perform all of the conditions, covenants, and terms contained herein and in the Subordinate Bonds required to be observed and performed by it.

Section 4.3 Limits on Special Tax Waivers and Bond Tenders. The City covenants not to exercise its rights under the Law to waive delinquency and redemption penalties related to or to declare an amnesty program with respect to such delinquency and redemption penalties related to the Special Taxes if to do so would materially and adversely affect the interests of the Owners of the Subordinate Bonds. The City further covenants not to permit the tender of the Subordinate Bonds in payment of any Special Taxes except upon receipt of a certificate of an independent certified public accountant that to accept such tender will not result in the City's having insufficient Special Tax revenues to pay the principal and interest installment on the Subordinate Bonds that are due following such tender.

Section 4.4 Covenant to Foreclose.

(A) Annual Review. If at any time the payment to the City by Yolo County of the Special Taxes levied by the City is not subject to the "Alternative Method of Distribution of Tax Levies and Collections and of Tax Sale Proceeds," being Revenue and Taxation Code section 4701-4717 (the "Teeter Plan"), the City will annually review the public records of Yolo County relating to the collection of the Special Taxes in order to determine, by a date not later than August 1 of each year, the amount of Special Taxes collected and the amount thereof delinquent in the prior Fiscal Year.

(B) Individual Delinquencies. If the Teeter Plan is not in effect with respect to the Special Taxes and the City determines on the basis of such review that the Special Tax with respect to any single parcel of Taxable Property is delinquent by more than two thousand five hundred dollars (\$2,500), then the City shall send a notice of delinquency and a demand for immediate payment thereof to the owner of the parcel by August 15. If the delinquency is not cured by November 1, the City will institute, prosecute, and pursue foreclosure proceedings to judgment and

sale in order to enforce the lien of the delinquent installments of Special Taxes against such property owner's parcel(s).

(C) **Aggregate Delinquencies or Concentration of Ownership.** If the Teeter Plan is not in effect with respect to the Special Taxes and (1) the City determines on the basis of such review that the amount of Special Taxes received was less than ninety-five per cent (95%) of the amount of Special Taxes levied in the Fiscal Year or (2) there were ten (10) or fewer owners of Taxable Property, then, by September 5, the City shall send a notice of delinquency and a demand for immediate payment thereof to each owner of a parcel with respect to which the Special Tax is delinquent. If a delinquency with respect to a parcel is not cured by November 1, the City will institute, prosecute, and pursue foreclosure proceedings to judgment and sale in order to enforce the lien of the delinquent installments of Special Taxes against the parcel.

Section 4.5 Preservation of Rights of Owners. The City, subject to the provisions of this Agreement, shall at all times, to the extent permitted by law, defend, preserve, and protect the pledge of Net Special Taxes and other assets and all the rights of the Owners under this Agreement against all claims and demands of all persons whomsoever.

Section 4.6 Waiver of Laws. The City will not at any time insist upon or plead in any manner whatsoever, or claim or take the benefit or advantage of, any stay or extension law now or at any time hereafter in force that may affect the covenants and agreements contained in this Agreement or in the Subordinate Bonds, and all benefit or advantage of any such law or laws is hereby expressly waived by the City to the extent permitted by law.

Section 4.7 Tax Covenant. The City shall at all times do and perform all acts and things permitted by law and this Agreement that are necessary and desirable in order to assure that interest paid on the Subordinate Bonds will be excludable from gross income for federal income tax purposes and shall take no action that would result in such interest not being so excludable. Without limiting the generality of the foregoing, the City agrees to comply with the provisions of the Tax Certificate. This covenant shall survive the payment in full of the Subordinate Bonds.

Section 4.8 Accounting for Special Taxes. The City will at all times keep, or cause to be kept, proper books of record and account, prepared in accordance with generally accepted accounting principles, in which complete and accurate entries shall be made of all transactions relating to the receipt and disbursement of the Special Taxes. Such books of record and account shall be available for inspection by the Owners at reasonable hours and under reasonable circumstances.

Section 4.9 Further Assurances. The City will promptly execute and deliver or cause to be executed and delivered all such other and further instruments, documents or assurances, and promptly do or cause to be done all such other and further things, as may be necessary or reasonably required in order to further and more fully vest in the Owners all rights, interest, powers, benefits, privileges and advantages conferred or intended to be conferred upon them by this Agreement.

Section 4.10 Issuance of Senior Bonds. The City shall not issue Senior Bonds, other than the Refunding Bonds, unless the City concurrently retires the Subordinate Bonds.

ARTICLE V
EVENTS OF DEFAULT AND REMEDIES OF OWNERS

Section 5.1 Events of Default. The following events shall be Events of Default:

(A) default in the due and punctual payment of any installment of the principal of interest on the Subordinate Bonds when and as the same shall become due and payable; and

(B) failure by the City to observe or perform any covenant, condition, agreement or provision in this Agreement on its part to be observed or performed, other than as referred to in subsection (a) or (b) of this Section, for a period of sixty (60) days after written notice, specifying such failure and requesting that it be remedied, has been given to the City; except that, if such failure can be remedied but not within such sixty-day period and if the City has taken all action reasonably possible to remedy such failure within such sixty-day period, such failure shall not become an Event of Default for so long as the City shall diligently proceed to remedy same.

Section 5.2 Remedies of Owners. Upon the occurrence and continuance of an Event of Default, the Owners shall have the right

(A) by mandamus or other action, suit, or proceeding at law or in equity to enforce the Owners' rights against the or any of the officers or employees of the City, and to compel the City or any such officers or employees to perform and carry out their duties under the Law and the agreements and covenants with the Owners contained herein;

(B) by suit in equity to enjoin any acts or things that are unlawful or violate the rights of the Owners; or

(C) by suit in equity upon the nonpayment of the Subordinate Bonds to require the City or its officers and employees to account as the trustee of an express trust.

Section 5.3 Restoration of Positions. In case any proceedings taken by the Owners on account of any Event of Default shall have been discontinued or abandoned for any reason or shall have been determined adversely to the Owners, then in every such case the City and the Owners, subject to any determination in such proceedings, shall be restored to their former positions and rights hereunder, severally and respectively, and all rights, remedies, powers, and duties of the City and the Owners shall continue as though no such proceedings had been taken.

Section 5.4 Rights and Remedies Cumulative. No right or remedy herein conferred upon or reserved to the Owners of the Subordinate Bonds is intended to be exclusive of any other right or remedy, and every right and remedy shall, to the extent permitted by law, be cumulative and in addition to every other right or remedy given hereunder or now or hereafter existing at law or in equity or otherwise. The assertion or employment of any right or remedy hereunder, or otherwise, shall not prevent the concurrent assertion or employment of any other appropriate right or remedy.

Section 5.5 Delay or Omission Not Waiver. No delay or omission of any Owners of the Subordinate Bonds to exercise any right or remedy accruing upon an Event of Default shall impair any such right or remedy or constitute a waiver of any such Event of Default or an acquiescence therein. Every right and remedy given by this Agreement or by law to the Owners of the

Subordinate Bonds may be exercised from time to time, and as often as may be deemed expedient, by the Owners.

Section 5.6 No Acceleration. The Owners of the Subordinate Bonds have no right to declare the principal of the Subordinate Bonds immediately due and payable.

ARTICLE VI AMENDMENT OF THIS AGREEMENT

Section 6.1 Supplemental Agreements.

(A) **Majority Consent.** This Agreement and the rights and obligations of the City and the Owners of the Subordinate Bonds may be modified or amended from time to time and at any time by a Supplemental Agreement, which the City may enter into when the consent of the Owners of a majority in aggregate principal amount of the Subordinate Bonds then Outstanding shall have been filed with the City; provided that, if such modification or amendment will, by its terms, not take effect so long as any Subordinate Bonds of any particular maturity remain Outstanding, the consent of the Owners of such Subordinate Bonds shall not be required and such Subordinate Bonds shall not be deemed to be Outstanding for the purpose of any calculation of Subordinate Bonds Outstanding under this Section.**Limitations on Amendments.** No such amendment shall (1) extend the fixed maturity of any Subordinate Bond, or reduce the amount of principal thereof, or reduce the rate of interest thereon, or extend the time of payment of interest thereon, without the consent of the Owner of each Subordinate Bond so affected, or (2) reduce the aforesaid percentage of Bonds the consent of the Owners of which is required to effect any such amendment, or deprive the Owners of the Subordinate Bonds of the lien created by this Agreement on the Special Taxes and other amounts (in each case, except as expressly provided in this Agreement), without the consent of the Owners of all of the Subordinate Bonds then Outstanding.

(C) **Manner of Consent.** It shall not be necessary for the consent of the Owners of the Subordinate Bonds to approve the particular form of any Supplemental Agreement, but it shall be sufficient if such consent shall approve the substance thereof.

(D) **Notice of Amendments.** Promptly after the execution of any Supplemental Agreement pursuant to this Section, the City shall mail a notice, setting forth in general terms the substance of such Supplemental Agreement, to the Owners of the Subordinate Bonds at the addresses shown on the Bond Register. Any failure to give such notice, or any defect therein, shall not, however, in any way impair or affect the validity of any such Supplemental Agreement.

Section 6.2 Effect of Supplemental Agreement. From and after the time any Supplemental Agreement becomes effective pursuant to this Article, this Agreement shall be deemed to be modified and amended in accordance therewith, and the respective rights, duties, and obligations under this Agreement of the City and all Owners of Subordinate Bonds Outstanding shall thereafter be determined, exercised, and enforced hereunder subject in all respects to such modification and amendment, and all the terms and conditions of any such Supplemental Agreement shall be deemed to be part of the terms and conditions of this Agreement for any and all purposes.

Section 6.3 Endorsement of Bonds; Preparation of New Subordinate Bonds. Subordinate Bonds delivered after any Supplemental Agreement becomes effective pursuant to this

Article may bear a notation by endorsement or otherwise as to any amendment provided for in such Supplemental Agreement, and, in that case, upon demand of the Owner of any Subordinate Bond Outstanding at the time of such execution and presentation of his Bond for such purpose, a suitable notation shall be made on such Subordinate Bond. If the Supplemental Agreement shall so provide, new Subordinate Bonds so modified as to conform, in the opinion of the City, to any amendment contained in such Supplemental Agreement, shall be prepared and executed and, upon demand of the Owners of any Subordinate Bonds then Outstanding and upon surrender for cancellation of such Subordinate Bonds, shall be exchanged by the City, without cost to any Owner, for Subordinate Bonds then Outstanding in equal aggregate principal amounts of the same tenor and maturity.

Section 6.4 Amendment of Particular Subordinate Bonds. The provisions of this Article shall not prevent any Owner from accepting any amendment as to the particular Subordinate Bonds held by him, provided that due notation thereof is made on such Subordinate Bonds.

[Signature page follows]

IN WITNESS WHEREOF, the City has caused this Bond Issuance Agreement to be duly executed by its officers duly authorized.

CITY OF WOODLAND

By: _____
Tom Stallard, Mayor

ATTEST:

By: _____
Ana Gonzalez, City Clerk

**EXHIBIT A
FORM OF BOND**

REGISTERED

NO. R-1

**CITY OF WOODLAND
COMMUNITY FACILITIES DISTRICT NO. 2004-1 (SPRING LAKE)
SUBORDINATE SPECIAL TAX BOND, SERIES 2015E**

Original Principal Amount

\$505,800

Original Issue Date

January 15, 2015

The City of Woodland, a municipal corporation duly organized and existing under and pursuant to the Constitution and laws of the State of California (the "City"), for value received, hereby promises to pay (but only out of the Net Special Taxes hereinafter referred to) to Pioneer Investors LLC, a California limited liability company, or registered assigns, the installments of principal and interest in the amounts and on the dates stated below:

Date (September 5)	Principal	Interest	Total
2015	--	\$22,620.50	\$22,620.50
2016	\$5,800	35,406.00	41,206.00
2017	6,200	35,000.00	41,200.00
2018	6,600	34,566.00	41,166.00
2019	7,100	34,104.00	41,204.00
2020	7,600	33,607.00	41,207.00
2021	8,100	33,075.00	41,175.00
2022	8,700	32,508.00	41,208.00
2023	9,300	31,899.00	41,199.00
2024	9,900	31,248.00	41,148.00
2025	10,600	30,555.00	41,155.00
2026	11,400	29,813.00	41,213.00
2027	12,200	29,015.00	41,215.00
2028	13,000	28,161.00	41,161.00
2029	14,000	27,251.00	41,251.00
2030	14,900	26,271.00	41,171.00
2031	16,000	25,228.00	41,228.00
2032	17,100	24,108.00	41,208.00
2033	18,300	22,911.00	41,211.00
2034	19,600	21,630.00	41,230.00
2035	20,900	20,258.00	41,158.00
2036	22,400	18,795.00	41,195.00
2037	24,000	17,227.00	41,227.00
2038	25,700	15,547.00	41,247.00
2039	27,500	13,748.00	41,248.00
2040	29,400	11,823.00	41,223.00
2041	31,400	9,765.00	41,165.00
2042	33,600	7,567.00	41,167.00
2043	36,000	5,215.00	41,215.00
2044	38,500	2,695.00	41,195.00

Interest on the unpaid principal amount of this Bond is calculated from the original issue date stated above at the rate of 7.000% per annum, on the basis of a 360-day year comprising twelve 30-day months. The principal and interest installments on this Bond shall be payable in lawful money of the United States of America by wire transfer on each payment date to the registered owner hereof (in accordance with the terms of the Bond Issuance Agreement described below).

This Bond is one of a duly authorized issue of bonds of the City and designated “City of Woodland Community Facilities District No. 2004-1 (Spring Lake) Subordinate Special Tax Bonds, Series 2015E” in the original principal amount stated above. This Bond is issued pursuant to a Bond Issuance Agreement dated October 1, 2014, made by the City (the “Agreement”), and in conformity with the Constitution and laws of California, including the statutory authority of the Mello-Roos Community Facilities Act of 1982 (Sections 53311 et seq. of the Government Code of the State of California, as amended) (the “Law”).

Reference is hereby made to the Agreement and to the Law for a description of the terms on which the Bond is issued and to be issued and the rights of the registered owner of the Bond. All the terms of the Agreement and the Law are hereby incorporated herein and constitute a contract between the City and the registered owner from time to time of this Bond. The registered owner of this Bond, by its acceptance hereof, consents and agrees to all the provisions of the Agreement.

Principal and interest installments on the Bond (to the extent set forth in the Agreement) are payable from, and are secured by a charge and lien on, the proceeds derived by the City from certain of the special taxes imposed pursuant to the Law within the City’s Community Facilities District No. 2004-1 (Spring Lake) (as more particularly defined in the Agreement, the “Net Special Taxes”) and deposited in the Community Facilities Fund. The pledge of Net Special Taxes securing the Bond is subordinate to the pledge of the Net Special Taxes made by the City in the Fiscal Agent Agreement dated October 1, 2013, between the City and U.S. Bank National Association.

The Bond is a limited obligation of the City and is payable, both as to principal and interest, out of the Net Special Taxes held by the City in the Community Facilities Fund and the amounts held in the Bond Reserve Fund. The general fund of the City is not liable, and the credit or taxing power (other than as described above) of the City is not pledged, for the payment of the principal and interest installments on the Bond. The Bond is not secured by a legal or equitable pledge of, or charge, lien or encumbrance upon, any of the property of the City or any of its income or receipts, except the Net Special Taxes. No registered owner of this Bond shall ever have the right to compel any exercise of the taxing power (other than as described above) of the City to pay the principal and interest installments on this Bond.

The City may redeem this Bond on any date at a redemption price of the unpaid principal amount hereof plus interest accrued hereon to the date specified for redemption, without premium.

This Bond is transferable by the registered owner hereof, in person or by its attorney duly authorized in writing, at the offices of the City, but only in the manner, subject to the limitations and upon payment of the charges provided in the Agreement, and upon surrender and cancellation of this Bond. Upon such transfer a new fully registered Bond for the same aggregate principal amount will be issued to the transferee in exchange herefor.

The City may deem and treat the registered owner hereof as the absolute owner hereof for all purposes, and the City shall not be affected by any notice to the contrary.

It is hereby certified and recited that any and all acts, conditions, and things required to exist, to happen, and to be performed, precedent to and in the incurring of the indebtedness evidenced by this Bond, and in the issuing of this Bond, do exist, have happened, and have been performed in due time, form and manner, as required by the Constitution and statutes of the State of California; that the total amount of indebtedness of the City, including the amount of this Bond, does not exceed any limit prescribed by the

Constitution and the statutes of the State of California; and that this Bond is not in excess of the amount permitted to be issued under the Agreement.

IN WITNESS WHEREOF, the City Council of the City of Woodland has caused this Bond to be signed by the Mayor of the City and to be countersigned by the City Clerk, all as of the date stated above.

By: _____
Mayor

Countersigned:

City Clerk

ASSIGNMENT

For value received the undersigned do(es) hereby sell, assign and transfer unto _____ the within Bond and do(es) hereby irrevocably constitute and appoint _____ attorney, to transfer the same on the bond register of the City, with full power of substitution in the premises.

Dated: _____

Note: The signature(s) to this Assignment must correspond with the name(s) on the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Signature(s) Guaranteed by:

Note: Signature must be guaranteed by an eligible guarantor institution (banks, securities brokers, savings associations, credit unions, or other institutions with membership in an approved signature guarantee medallion program) pursuant to Securities and Exchange Commission Rule 17A(d)15.

Social Security Number, Tax Identification Number, or other identifying number of Assignee:

LEGAL OPINION

I hereby certify that the following is a true and correct copy of the legal opinion relating to the Bond described therein that was manually signed by Kronick, Moskovitz, Tiedemann & Girard and was dated the date of delivery and payment of said Bond.

Ana Gonzalez, City Clerk

KRONICK, MOSKOVITZ, TIEDEMANN & GIRARD
A Professional Corporation
400 Capitol Mall, 27th Floor
Sacramento, CA 95814

City Council
City of Woodland
300 First Street
Woodland, CA 95695

Re: *City of Woodland*
Community Facilities District No. 2004-1 (Spring Lake)
Subordinate Special Tax Bonds, Series 2015E

Dear Council Members:

We have acted as bond counsel in connection with the issuance by the City of Woodland (the “City”) of \$2,256,000 aggregate principal amount of City of Woodland Community Facilities District No. 2004-1 (Spring Lake) Subordinate Special Tax Bonds, Series 2015E (the “Bonds”), under and pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982 of the State of California (being §§53311 et seq., of the Government Code of the State of California), and pursuant to the provisions of the Bond Issuance Agreement dated October 1, 2014 (the “Agreement”), made by the City. In such capacity, we have examined such law and such certified proceedings and other documents as we have deemed necessary to render this opinion. Capitalized terms used herein have the meanings specified in the Agreement.

Regarding questions of fact material to our opinion, we have relied upon the representations of the City contained in the Agreement and in the certified proceedings and other certifications of public officials and others furnished to us without undertaking to verify the same by independent investigation.

Based upon the foregoing, we are of the opinion that, under existing law:

1. The City has duly authorized, executed and delivered the Bonds. The Bonds are valid and binding limited obligations of the City, payable solely from the proceeds of the Net Special Taxes on deposit in the Community Facilities Fund and the Series 2015E Subordinate Bond Reserve Fund to the extent specified in the Agreement.
2. The Agreement constitutes a valid and binding obligation of the City. The Agreement creates a valid lien on the Net Special Taxes and the Bond Reserve Fund for the security of the Bonds.
3. Interest on the Bonds is excludable from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations; however, such interest is taken into account in determining adjusted current earnings for the purpose of computing the alternative minimum tax imposed on certain corporations. The opinion set forth in the preceding sentence is subject to the condition that the City comply with all requirements of the Internal

Revenue Code of 1986, as amended, that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, and continue to be, excludable from gross income for federal income tax purposes. The City has covenanted to comply with all such requirements. Failure to comply with certain of such requirements may cause interest on the Bonds to be included in gross income for federal income tax purposes retroactively to the date of issuance of the Bonds.

4. Interest on the Bonds is exempt from present State of California personal income taxes.

The rights of the owners of the Bonds and the enforceability of the Bonds and the Agreement are limited by bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights generally and by equitable principles, whether considered at law or in equity.

We express no opinion regarding tax consequences arising with respect to the Bonds other than as expressly set forth herein.

This opinion is given as of the date hereof, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention or any changes in law that may hereafter occur.

Very truly yours,

KRONICK, MOSKOVITZ, TIEDEMANN & GIRARD
A Professional Corporation

Legislation Text

13.

File #: 14-527, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: January 6, 2014

SUBJECT: Implementation of Council District Elections

Recommendation for Action: Staff recommends that the City Council

- 1) Review the remaining issues related to implementation of Council District elections consistent with voter-approval of Measure U in the November 2014 general election, and
- 2) Provide direction to staff on preparation of specific ordinance amendments required to effectively implement Council District elections, beginning with the 2016 Council election.

Staff Contact

Paul Navazio, City Manager, (530) 661-5802, paul.navazio@cityofwoodland.org

Council Goal

Governance/Organizational Effectiveness - Promote local government and city organization committed to meeting the needs of the community, encourages collaboration, civic participation, and promotes accountability and transparency in the effective delivery of services.

Fiscal Impact

There is no direct fiscal impact arising from this item, beyond staff time related to drafting the necessary ordinance amendment(s). The transition to district elections is anticipated to reduce the cost of elections every two years, in comparison to the past practice of conducting citywide elections every two years. Among the issues the Council may consider is a change in the timing of Council elections from June to November. There could be a slight additional savings in election costs by moving the election to November as the County allocates its election costs across all of the jurisdictions with items appearing on the ballot.

Background**California Voting Rights Act**

The California Voting Rights Act ("CVRA") (California Elections Code sections 14025 - 14032) was signed into law in 2002. Like the Federal Voting Rights Act of 1965, the CVRA attempts to prevent the disenfranchisement of protected classes. A protected class is a class of voters who are members of a race, color,

or language minority group (collectively referred to as “minority voters”). With the passage of the CVRA, it became easier for citizens to sue cities, school districts, community college districts, and special districts if these public entities elect their members to their governing bodies through “at-large” elections and if it can be proven that the votes of minority voters are being diluted.

Council Action To Date

On December 17, 2013, the City Council approved placing on the November 2014 ballot a measure asking the voters to consider an ordinance that would change the City’s election process for the current at-large election system to a “by district” form of election. The City Council also selected its preferred map - one of the two that was developed by the Citizens Advisory Committee on City Council District Boundaries.

The ballot measure (Measure U) establishing “by district” elections was subsequently approved by the voters at the November 2014 General Election, receiving 68% of the vote. A resolution certifying the results of the November election was approved by the City Council at their meeting of December 2, 2014.

Measure U approves an ordinance adding Article II to Chapter 27 of the City’s Municipal Code related to elections. It provides that there will be five districts, numbers the districts, describes the boundaries of each district, and includes a map of the proposed districts (See Attachment A). The ordinance provides that the city’s elections will be “by district,” meaning that voters in each district shall elect one council member who resides in that district. The ordinance further provides that the City Council will adjust the district boundaries after each federal census and that the Council may do so without first seeking voter approval.

Discussion

With the passage of Measure U, Council district elections will now be implemented beginning with the 2016 election. In order to implement district elections, two primary questions will need to be addressed by the City Council:

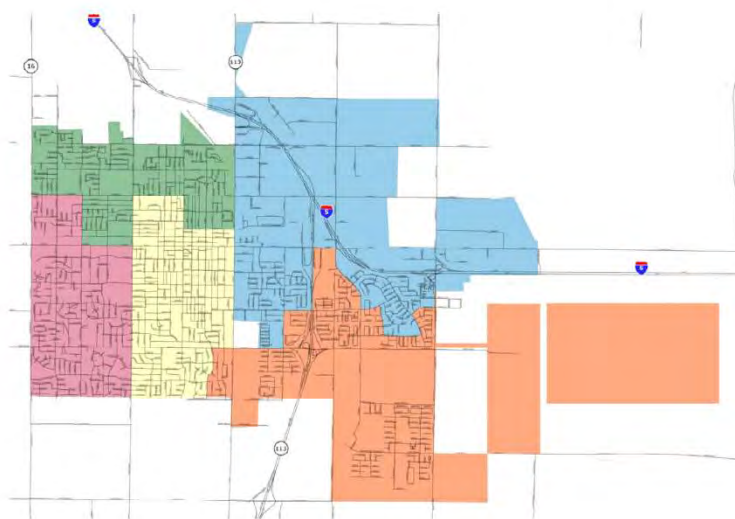
- 1) Timing and Sequence of Council District Elections - While the ordinance enacted with the passage of Measure U provides for three council members to be elected by district in 2016 and two in 2018, it also provides that the City Council will adopt a separate ordinance setting forth the timing and sequence of the elections by district.
- 2) Process for Selection of the Mayor and Mayor Pro Tempore - The Council will need to consider amending the existing Municipal Code related to the process for selecting of the mayor. The Code currently provides that the candidate receiving the largest number of votes in each “at-large” election will serve as mayor pro tempore for two years and then as mayor for two years. This method is incompatible with the transition to district elections.
- 3) A secondary issue discussed by the City Council in the course of considering a change in the system of council member elections is whether council elections would remain in June of even-numbered years or whether they should be moved to November of even-numbered years. While this issue is not a requirement of the transition to district elections, the Council may wish to consider this question in the overall context of how Council district elections will be implemented.

This staff report summarizes several of the options available to the City Council in establishing how best to

implement the transition to District elections. Based on direction from the City Council, staff will prepare the required ordinance(s) amending the existing Municipal Code and return to the Council at a later date for formal implementing action(s).

A. Order and Sequence of Elections for New Council Districts

The City Council will now need to establish the order in which the elections for each of the proposed new Council districts will occur. Specifically, the Council needs to specify the three Council districts that will be up for election in 2016, and the two districts that will be contested in 2018. The voter-approved district map and numbering is shown below (*see also Exhibit A*):



In selecting the district boundary map presented to the voters with Measure U, the Council specifically deferred establishing the timing and sequence of the two districts to be contested in 2016 and the three to be contested in 2018, recognizing that the results of the 2014 council election may inform this decision.

Based on the duration of the current terms of existing Council members and the desire for the least amount of disruption in terms of potentially truncated terms or appointments to fill out the remainder of partially-served terms, one proposal for the timing and sequence of district elections is as follows:

2016 Council Election: Districts 2, 4, 5

2018 Council Election: Districts 1, 3

Note: The two Council members elected to four-year terms in June 2014 - Marble and Barajas - currently reside in Districts 1 and 3, respectively.

If the Council chooses to have elections in Districts 2, 4 and 5 in 2016 and elections in Districts 1 and 3 in 2018, both Mayor Pro Tempore Marble and Council member Barajas could complete their four-year term and then run for re-election from the districts in which they currently reside (should they choose to do so) in 2018.

Alternatively, should the Council select Districts 1 and/or 3 to be contested in 2016, a current Council member who was elected “at-large” for a four year term in 2014, would either be forced to run again in two years, or not have a “home” district seat to run for after the conclusion of their four-year term. This scenario would also open up the possibility of the Council having to “appoint” one or more council members to fill vacant “at large” seats until the remaining district seats are contested in 2018. This has the potential to significantly complicate the city’s transition from ‘at large” to “by district” elections.

Mayor Stallard and Council members Hilliard and Denny are all serving terms that expire in 2016, and that all currently reside in District 2. Should any or all of them desire to run for re-election in 2016, they would be able to do so if the City Council chooses to have an election in District 2 in 2016 (assuming they retain their residences in District 2).

Following from the above, Districts 4 and 5 (neither of which has a current Council members residing in them) would reasonably be chosen to be included as the other two districts to be contested in the 2016 Council election.

B. Selection of Mayor and Mayor Pro Tempore.

With the implementation of council district elections, the existing city code sections related to the method for selecting the mayor and mayor pro tempore need to be amended.

However, there are two questions that the Council may wish to consider first as they may well help inform the Council’s preference in terms of selection process. These include:

- a. The term of office of the mayor and mayor pro tempore - (whether they serve one, two or four year terms), and
- b. Whether the mayor pro tempore automatically assumes the office of mayor, or whether the two officers to be appointed independently of each other.

In addition, in establishing a new process for selecting the mayor and mayor pro tempore, the Council will need to specify when the new process will become effective. The Council previously indicated a preference that the new method for selecting the mayor would become effective following the 2018 council election - thereby honoring the current selection process through the current Mayoral term of Mayor Stallard and the subsequent two-year Mayor term of current Mayor Pro Tempore Marble. If this remains the Council preference, the process for selecting the mayor pro tempore would still need to be established in conjunction with the council district election of 2016.

Current Process

California Government Code § 36801 provides that the mayor and mayor pro tempore may be chosen by majority vote of the City Council at the same meeting at which the declaration of the election results for a general municipal election is made. The City Council, however, may choose to select the mayor and mayor pro tempore in a number of different ways.

Currently, the City's Municipal Code (§ 2-2-1) provides that on the first Tuesday following the general municipal election, the city council meets and designates its presiding officer (mayor). The person who served as mayor pro tempore immediately prior to the meeting shall be designated as mayor and serves in that capacity at the pleasure of the city council. The mayor pro tempore is selected by virtue of receiving the highest number of votes in the most recent Council election (Woodland Municipal Code § 2-2-3). The Municipal Code also provides that if the person who was selected as mayor pro tempore is no longer a councilmember, the remaining council members shall select another member as mayor by a majority vote.

Section 2-2-1 reads in full as follows:

(a) On the first Tuesday following any general municipal city election at which council members are elected, the city council shall meet and designate its presiding officer who shall have the title of mayor. The council member who served as mayor pro tempore in accordance with Section 2-2-3 immediately prior to this meeting shall be designated as mayor. The mayor shall serve in this capacity at the pleasure of the city council.

(b) Should the person who was selected as mayor pro tempore in accordance with Section 2-2-3 no longer be a council member at the time of the above-referenced meeting, the remaining council members shall select one of their number as mayor by a majority vote.

Municipal Code section 2-2-3 concerning the selection of the mayor pro tempore reads in full as follows:

At the same meeting at which the mayor is selected, the city council shall also designate one of its members as mayor pro tempore, who shall be that person who received the greatest number of votes in the most recent general municipal city election at which council members are elected. The mayor pro tempore shall perform the duties of the mayor during the mayor's absence or disability. The mayor pro tempore shall serve in this capacity at the pleasure of the city council.

With the transition to district elections the current system for selecting the mayor and mayor pro tempore becomes impractical, as there will no longer be a single candidate "receiving the highest number of votes." In essence, each council district will run independent elections to fill district seats, with results in each district not readily comparable to results in other districts.

In the absence of either at-large Council elections (option for highest vote-getter) or a directly elected mayor, the Council must decide on how best to select its mayor and mayor pro tempore. While there are a number of variations available, the two methods most commonly used by cities are as follows:

i. *Rotating Mayor.* The City Council could choose to have its mayor rotate by Council district. For example, the District 1 council member would initially serve as mayor, followed by the council member from District 2, etc. (however, any order the Council desires could be established). The Council could establish a rotation system on an annual basis (this is similar to the manner in which the chair of the County Board of Supervisors is chosen), every two years, or every four years.

ii. *Council Selection of the Mayor.* The City Council could choose its mayor and mayor pro tempore through a majority vote of the Council. This could occur on either an annual basis or (more practically) every two years. The latter would most closely mirror the current process whereby the Council could select a new mayor pro tempore from among the council members who were just elected by their respective districts to serve a two-year term as mayor pro tempore, and then they would become mayor for the latter two years of their four-year term.

As mentioned briefly, above, the process for selecting the mayor and mayor pro tempore could well be informed by Council preference on two ancillary questions:

- a) Should the mayor (and mayor pro tempore) serve one, two, or four year terms, and
- b) Do the two positions serve independently, or should a process be established whereby the Council selects its “next” mayor pro tempore with that person presumably being appointed to be the next mayor at the end of the current mayor’s term?

An additional consideration that may inform the selection process is:

- c) Will councilmember appointments to Boards, Commissions, Inter-Jurisdictional Bodies, 2x2’s and Council sub-committees continue to be for two-year terms or would they transition to one-year terms if the Mayor is to serve a one-year term?

Currently, among the duties of the mayor, upon assuming office, is to recommend Council member appointments to these bodies. Moreover, there is one “appointment”- specifically the City’s representative to the Board of Commissioners for the Yolo Housing Authority on which the Mayor serves as “ex officio” member. This position would rotate consistent with how the Council chooses to appoint its mayor.

Exhibit B of this staff report presents a sample of how selected methods for appointing the mayor and mayor pro tempore could play out, under either the “rotational” or “selection” systems for one-year or two-year terms.

C. Timing of Council Elections -

In addition to the above noted issues that the Council is required to address in deciding how best to implement district elections, past discussions have also touched on the topic of whether Council elections should continue to be held in June, or moved to November.

Currently City Council elections are held in June of even-numbered years, coinciding with the State Primary Election (moved from March to June in 2006). Alternatively, the City Council - at its sole discretion - could consider moving the Council elections to November in order to coincide with the Statewide General Election.

The main argument put forth for moving the Council election to November is the historical trend that suggests higher voter participation in the General Election as compared to the Primary Election, with the highest level of voter turn-out typically seen in presidential election years. (*Exhibit C presents voter-turnout data for City of Woodland Elections from June 1998 through November 2014*).

Among the arguments put forth in favor of retaining the June date for Council elections is that more focus and attention can be placed on the City Council election when it is not “competing” for attention with a more crowded ballot, as tends to be the case for the November General Election.

It should be noted that a decision by the Council to move the date of the election from June 2016 to November 2016 would have the effect of extending the current terms of the current councilmembers to the extent that they

would remain in office until the next election for which their seat is to be contested (i.e. current terms would run through November rather than through June).

Impact of Election Date on Other Ballot Measures. An additional factor in considering the date(s) for future Council elections is the implications that a date change would have on other, future City ballot measures - specifically renewals of any voter-approved general purpose tax measures. Currently, the City has two voter-approved general sales tax measures: Measure E and Measure V.

Measure E was approved by the voters in 2008 and authorizes a one-half cent sales (transaction and use) tax for a period of 10 years, and is set to expire in June of 2018, unless renewed. As a general tax measure, State law requires that any renewal or replacement of Measure E may only be placed on the ballot at the same election when members of the City Council are elected. If the Council retains the June date(s) for Council election, a renewal or extension of Measure E could presumably be presented to the voters in either June 2016 or June 2018. However, if the Council decides to move the date of Council elections from June to November (starting in 2016), then a ballot measure to renew or extend the Measure E Sales Tax prior to its expiration could only appear on the November 2016 ballot. Alternatively the measure could appear on the November 2018 ballot although it would not be as a renewal of the existing Measure E.

Similarly, Measure J - the city's new one-quarter cent sales (transaction and use) tax - recently approved by the voters at the June 2014 election, was authorized for eight years. Whereas - under June elections - the measure could be renewed, re-authorized or otherwise extended in June of 2022, a move to November dates for Council elections would necessitate any potential renewal to be presented to the voters in November of 2020 - if there is a desire to place a measure before the voters prior to the scheduled expiration of Measure J.

Conclusion

Measure U, passed by the voters in the November 2014 election authorizes the city to transition from "at-large" to "by district" Council elections. The Ordinance approved by the voters establishes the district map and boundaries for the newly-created five Council districts.

With passage of Measure U, the City Council must now take the necessary steps required to transition to district elections for the 2016 Council election. Staff is seeking Council direction on each of the issues identified in this staff report so that we can return to Council with amended ordinance language necessary to affect the desired changes to how elections are conducted in the City of Woodland as well as the selection process for the office of mayor and mayor pro tempore. Specifically, staff is seeking direction on the following:

- 1) The timing and sequencing of how district elections will be contested, and
- 2) How the mayor and mayor pro tempore will be selected upon the transition to district elections, including the following issues:
 - a. Term of office for the mayor and mayor pro tempore (whether one, two or four year terms) and
 - b. Whether the mayor pro tempore will automatically assume the office of the mayor, or whether the two offices will be appointed independently of one another.
- 3) Whether to continue to hold Council elections in June of even-numbered years, or move the elections to November to coincide with the Statewide General Election.

In order to ensure that there is enough time to implement the changes and to work with the Council Elections

Office on the necessary changes, staff recommends that the applicable ordinances be adopted and in effect by the Fall of 2015.

Prepared by: Paul Navazio
City Manager

Exhibits:

- A) Council District Map (as approved via Measure U)
- B) SAMPLE - Mayor & Mayor Pro Tem Selection Processes / Sequence
- C) Voter Turn-Out Data (June 1998 - November 2014)
- D) Ordinance No. 1561, Enacting Council District Elections (ratified via Measure U)

EXHIBIT A

The City of Woodland District Map, as ratified by passage of Measure U is shown below. For a completed description of the map boundaries, please refer to Ordinance No. 1561, included as Exhibit D to this staff report.

Copies of the District Map are also available for review at the City Clerk's Office and on the City website.

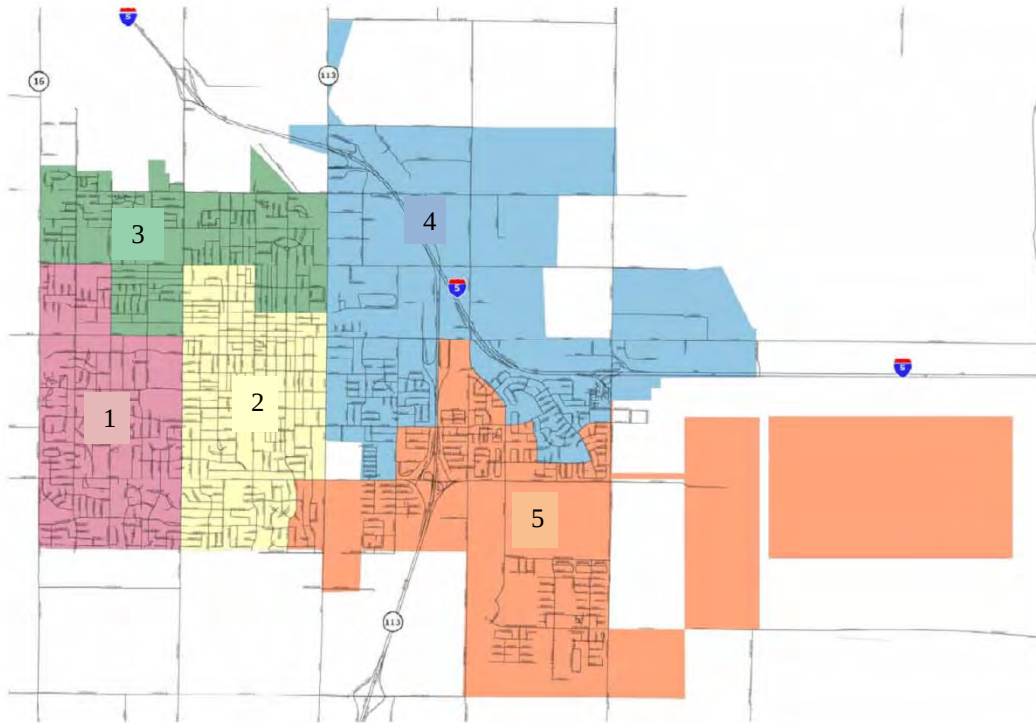


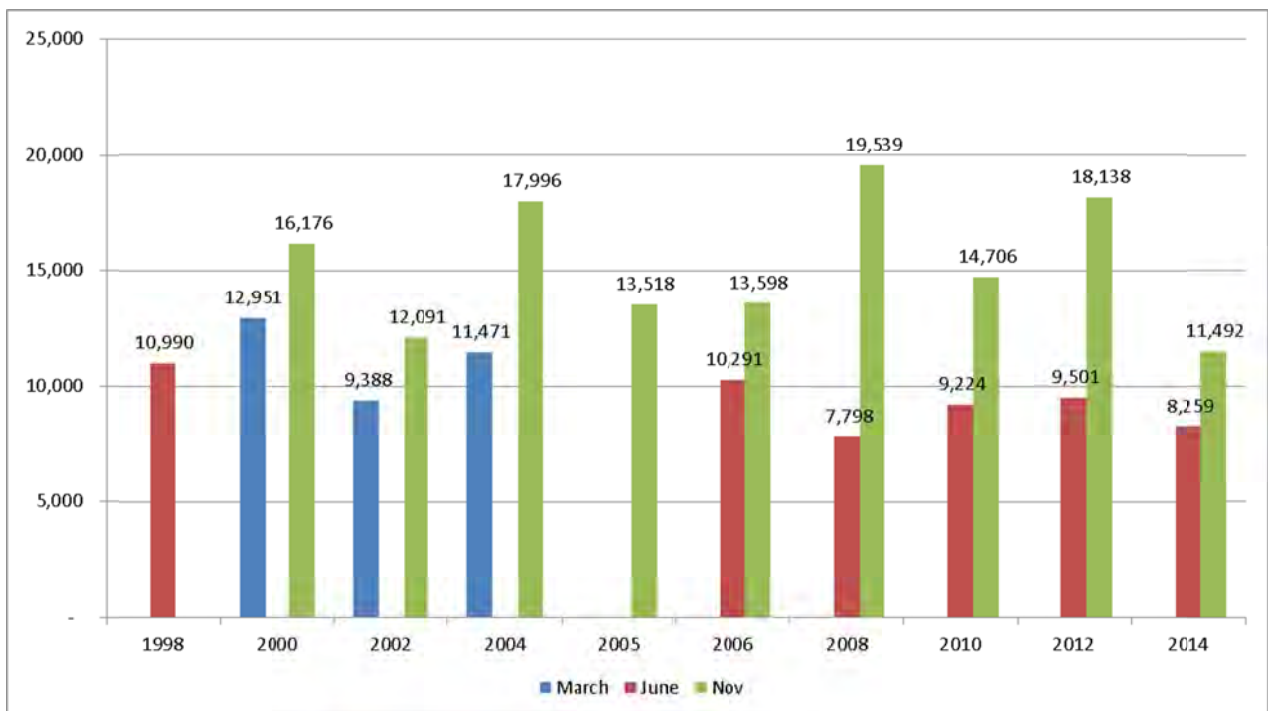
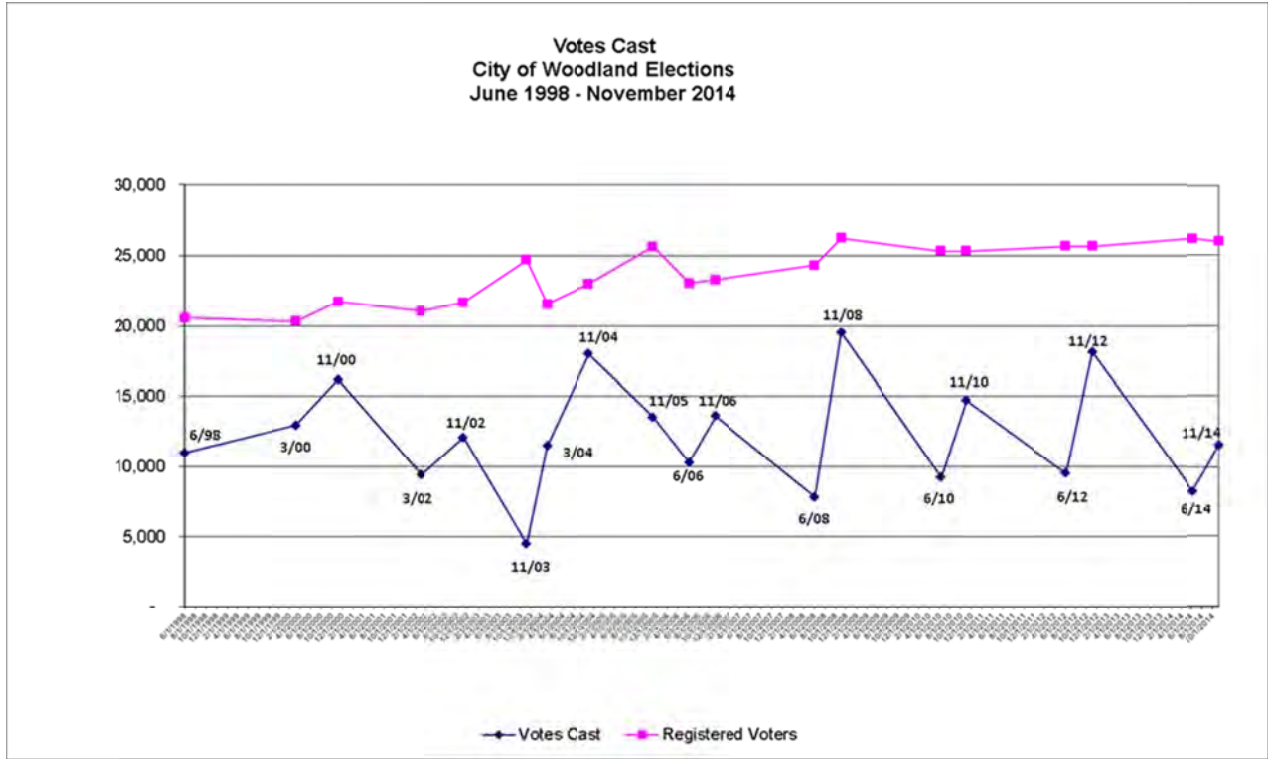
EXHIBIT B

[illegible]

Considerations:

- a) Length of Term (One, Two or Four Years)
- b) Mayor Selection – Dependent of Independent of selection of Mayor Pro Tempore
- c) Council appointments to various Boards, Commissions, 2x2's and Sub-Committees

EXHIBIT C



ORDINANCE NO. 1561

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA ADDING ARTICLE II TO CHAPTER 27, ELECTIONS, TO THE WOODLAND MUNICIPAL CODE RELATING TO ELECTION OF CITY COUNCIL MEMBERS BY DISTRICTS

WHEREAS, the City Council of the City of Woodland has determined that it is in the best interest of the City to shift from its current at large election system to a by district election for members of the City Council; and

WHEREAS, a subcommittee of the City Council analyzed the City's population and presented a map of the City depicting proposed boundaries of five districts; and

WHEREAS, the City Council formed a citizens committee, the Citizens Advisory Committee on City Council District Boundaries, which examined demographic data, held public forums, and recommended up to two maps for the City Council's consideration; and

WHEREAS, the City Council on November 19, 2013 selected a proposed map depicting boundaries of five districts and reaffirmed the selected map on April 15, 2014; and

WHEREAS, in order to change to a by district election, a majority of the voters voting on the measure must approve the change.

The City Council of the City of Woodland does hereby ordain as follows:

Section 1. Article II of Chapter 27 is hereby added to the Woodland Municipal Code to read as follows:

Article II. Election of City Council

- 27-2-1 Definitions.**
- 27-2-2 Number of Districts.**
- 27-2-3 Boundaries and Numbering of Each District.**
- 27-2-4 Election of City Council.**
- 27-2-5 Amendment of District Boundaries.**
- 27-2-6 Transition to District Elections.**

Sec. 27-2-1 Definitions.

"By district" as used in this Article II shall mean election of members of the City Council by voters of the district alone.

"Geographical area making up the district" shall mean the district.

Sec. 27-2-2 Number of Districts.

Pursuant to Government Code section 34871(a), the City of Woodland is divided into five (5) council manic districts.

Sec. 27-2-3. Boundaries and Numbering of Each District.

Descriptions of the boundaries of each district and their numbering are as shown on the attached Exhibit A along with a map entitled “City of Woodland District Map,” a copy of which shall be on file in the City Clerk’s office.

Sec. 27-2-4. Election of City Council.

Members of the City Council shall be elected “by districts” as provided in California Government Code sections 34881 through 34833, as such sections may be amended. Each district shall elect one Council member. Except as provided in Section 27-2-6, a Council member of each district must live in that district and must be a registered voter in that district to be eligible to hold office for that district. Only voters who live in a district shall be eligible to vote in the election for Council member of that district.

Sec. 27-2-5. Amendment of District Boundaries.

Pursuant to Elections Code section 21601, as it may be amended, the City Council shall adjust the boundaries of any or all of the districts following each decennial federal census. Using the census as a basis, the City Council shall adjust the boundaries so that the districts shall be as nearly equal in population as practicable and in compliance with all applicable provisions of law. Any adjustment of district boundaries shall be made by ordinance adopted by the City Council before the first day of November of the year following the year in which each decennial federal census is taken. Prior to the public hearing approving the adjustment of the district boundaries, the City Council shall hold a public hearing on the proposed district boundaries as required by Elections Code section 21601.1.

At the time of any annexation of territory to the City, the City Council shall designate, by resolution adopted by a vote of at least a majority of the City Council, the contiguous district to which the annexed territory shall be a part and shall amend the district boundaries if necessary in accordance with Elections Code section 21603, as it may be amended.

Pursuant to Elections Code section 21606, the term of office of any council member who has been elected and whose term of office has not expired shall not be affected by any change in the boundaries of the district from which he or she was elected, whether or not that council member is a resident within the boundaries of the district as adjusted. At the first election for council following adjustment of the boundaries of the districts, a person meeting the requirements of Government Code section 34882 shall be elected to the City Council for each district under the readjusted district plan that has the same district number as a district whose incumbent’s term on the council is due to expire.

Sec. 27-2-6. Transition to District Elections.

A period of transition from at large elections to district shall occur from the time of approval of this Ordinance by the voters in November 2014 to the municipal election in 2016. Three council members shall be elected by district in 2016, and two shall be elected by district in 2018. The City Council shall adopt an ordinance setting forth the timing and sequence of the elections by district. Each incumbent Council member elected at large shall be allowed to complete the term for which they are elected regardless of the district of residency so long as they otherwise remain eligible to hold the office and have not been removed for cause or elected to another office.

Section 2. Amendment or Repeal of this Ordinance. The provisions of this Ordinance may be amended or repealed by a majority vote of the electorate. However, the City Council, pursuant to Section 27-2-5, shall have the authority to amend the initial boundaries established for the five districts.

Section 3. Severability. If any provision or clause of this Ordinance or any application of it to any person, firm, organization, partnership, or corporation is held invalid, such invalidity shall not affect other provisions of this Ordinance that can be given effect without the invalid provision or application. To this end, the provisions of this Ordinance are declared to be severable.

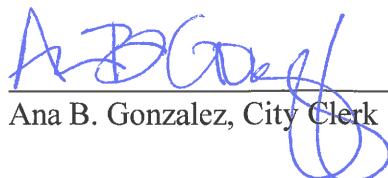
Section 4. Effective Date. Enactment of this Ordinance shall take effect only if approved by a majority vote of the voters voting at the November 2014 Special Election and shall become effective ten days after the City Council declares and certifies by resolution the results of the elections and that the measure was approved by a majority of the voters voting thereon.

PASSED AND ADOPTED by the City Council this 3rd day of June, 2014, by the following vote:

AYES:	Council Members Denny, Hilliard, Marble, Stallard and Mayor Davies
NOES:	None
ABSENT:	None
ABSTAIN:	None


Marlin H. Davies, Mayor

ATTEST:

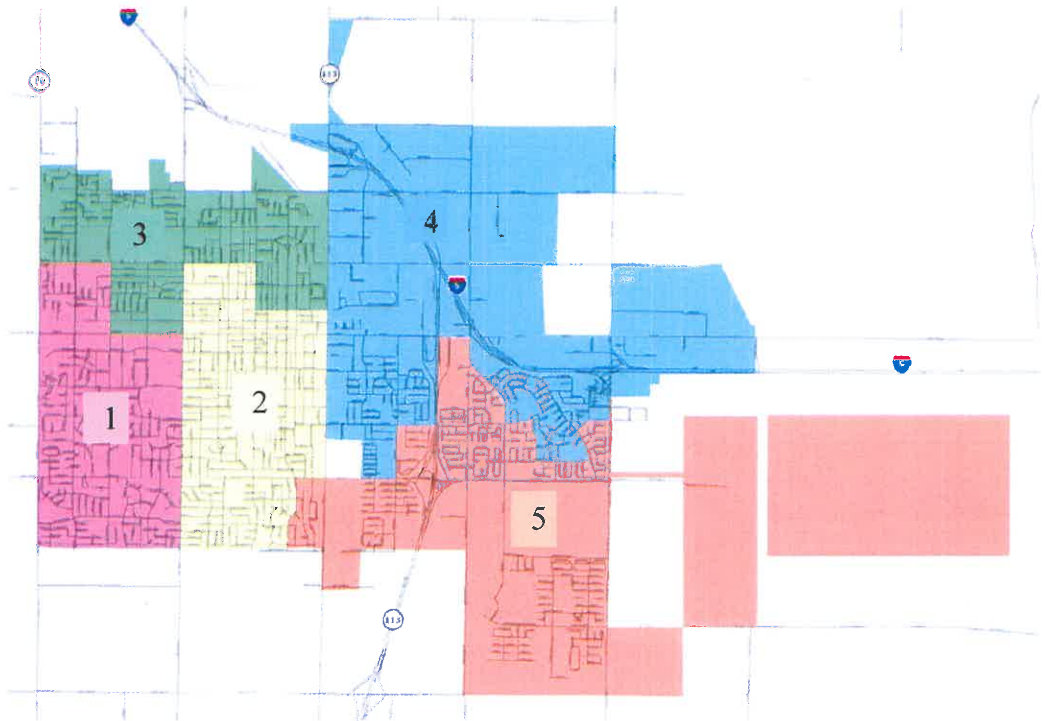

Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:


Kara K. Ueda, City Attorney

EXHIBIT A

The City of Woodland District Map is shown below, and a copy shall be on file in the City Clerk's office. Descriptions of the boundaries of each district and their numbering followings after the map.



District 1: The region bounded and described as follows:

Beginning at northwest corner of CR 98 and W. Beamer Street, hence proceeding easterly along W. Beamer Street to Cottonwood Street, proceeding southerly on Cottonwood Street to W. Main Street, proceeding easterly on W. Main Street to West Street, proceeding southerly on West Street to the southeast corner of West Street and the city limits between CR 98 and 99, proceeding westerly along the City limits between CR 98 and 99, proceeding northerly on CR 98 to the point of beginning.

District 2: The region bounded and described as follows:

Beginning at the northwest corner of West Street and Beamer Street, hence proceeding easterly on Beamer Street to College Street, proceeding southerly on College Street to North Street, proceeding east on North Street to East Street, proceeding southerly on East Street to Gibson Road, proceeding westerly on Gibson Road to Coloma Way, proceeding southerly on Coloma Way to the City limits parallel with CR 24 proceeding westerly to West Street, proceeding northerly on West Street to the point of beginning.

District 3: The region bounded and described as follows:

Beginning on the northwest corner of CR 98 and the city limits between CR 98 and CR 978B, hence proceeding easterly along the City limits to CR 98B, proceeding southerly on CR 98B to the City limits proceeding easterly to the City limits outside Private Road, proceeding southerly on Private Road to W. Kentucky Avenue, proceeding easterly on W. Kentucky Avenue to the City limits, proceeding northerly along the City limits to the northwest corner of the City limits, proceeding westerly along the City limits to the northeast corner of the City limits, proceeding southerly along the City limits to the southwest corner of the City limits, proceeding easterly along the City limits to the northeast corner of the City limits, proceeding southerly along the City limits to Aspen Street, continue easterly along Aspen Street to CR 99, continue southerly along CR 99 to Kentucky Avenue, continue easterly along Kentucky Avenue to the City limits, continue northerly along the city limits to the northwest corner of the City limits, proceeding southerly to the southeast corner of the City limits to Kentucky Avenue, proceed easterly on Kentucky Avenue to N. East Street, proceeding southerly on N. East Street to North Street, proceed west on North Street, to College Street, proceed northerly on College Street to Beamer Street, proceed westerly on Beamer Street to West Street, proceed southerly on West Street to W. Main Street, proceed westerly on W. Main Street to Cottonwood Street, proceed northerly on Cottonwood Street to W. Beamer Street, proceed westerly on W. Beamer Street to CR 98, proceed northerly on CR 98 to the point of beginning.

District 4: The region bounded and described as follows:

Beginning on the northwest corner on N. East Street and CR 18C, hence proceeding easterly along CR 18C to the City limits, proceeding southerly along the City limits to Churchill Downs Avenue, proceeding easterly along Churchill Downs Avenue to the City limits parallel with CR 102, proceeding westerly along CR 20 to the City limits, proceeding southerly along the City limits to E. Beamer Street, proceeding westerly along E. Beamer Street to the City limits, proceeding southerly along the City limits to the City Limits, proceeding easterly along the City limits parallel with E. Main Street, proceeding easterly to CR 102, proceeding northerly along CR 102 to E. Beamer Street, proceeding easterly along E. Beamer Street to the City limits, proceeding southerly along the City limits to the City limits, proceeding easterly along the City limits to the City limits, proceeding southerly along the City limits parallel to CR 103 to the City limits, proceeding westerly along the City limits, to the City limits, proceeding southerly to the City limits, proceeding westerly along the City limits to the City limits, proceeding southerly

along the City limits to the City limits, proceeding easterly along the City limits to CR 102, proceeding southerly on CR 102 to Maxwell Avenue, proceeding westerly on Maxwell Avenue to Farnham Avenue, proceeding southerly on Farnham Avenue to Branigan Avenue, proceeding westerly on Branigan Avenue to Wallace Drive, proceeding northerly on Wallace Drive to E. Gum Avenue, proceeding westerly on E. Gum Avenue to Pioneer Avenue, proceeding northerly on Pioneer Avenue to E. Main Street, proceeding westerly on E. Main Street to Hwy 113, proceeding southerly on Hwy 113 to E. Gum Avenue, proceeding westerly on E. Gum Avenue to Matmor Road, proceeding southerly on Matmor Road to E. Gibson Road, proceeding westerly on E. Gibson Road to the city limits; proceeding northerly along the City limits to the City limits, proceeding westerly along the City limits to East Street, proceeding northerly on East Street to the City limits parallel with I-5, proceeding westerly along the City limits to the City limits, proceeding northerly along the City limits to the City limits, proceeding easterly along the City limits to N. East Street proceeding northerly along N. East Street to CR 18C to the point of beginning.

District 5: The region bounded and described as follows:

Beginning on the southwest corner of Gibson Road and Coloma Way, hence proceeding easterly on Gibson Road to Matmor Road, proceeding northerly on Matmor Road to E. Gum Avenue, proceeding easterly on E. Gum Avenue to Hwy 113, proceeding northerly on Hwy 113 to E. Main Street, proceeding easterly on E. Main Street to Pioneer Avenue, proceeding southerly on Pioneer Avenue to E. Gum Avenue, proceeding easterly on E. Gum Avenue to Wallace Drive, proceeding southerly on Wallace Drive to Branigan Avenue, proceeding easterly on Branigan Avenue to Farnham Avenue, proceeding northerly on Farnham Avenue to Maxwell Avenue, proceeding easterly on Maxwell Avenue to County Road 102, proceeding northerly on County Road 102 to the boundary of District 4, proceeding easterly along the boundary of District 4 to City limits, proceeding southerly along City limits parallel to County Road 102 southerly to city limits including all undeveloped property within the City limits east of County Road 102, (Wastewater Treatment Plant, PCP Lease Fields and old City dump/Regional Park), proceeding westerly along city limits to Harry Lorenzo Avenue, proceeding northerly along Harry Lorenzo Avenue to the City limits; proceeding westerly along the City limits (parallel to Sports Park Drive) to the City limits; proceeding southerly along City limits to City limits just south of 24C; proceeding westerly along the City limits to East Street; proceeding northerly on East Street to city limit line; proceeding westerly along city limit line parallel to CR 24A to Coloma Way; proceeding northerly on Coloma Way to Gibson Road to the point of beginning.