

City of Woodland

300 First Street
Woodland, CA 95695

Meeting Agenda City Council

Tuesday, October 6, 2015

6:00 PM

Council Chambers

CLOSED SESSION 5:00 P.M.

A. CALL TO ORDER

B. CLOSED SESSION

B.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Properties: Yolo County Assessor's Parcel Numbers 027-340-030, 027-340-038, 027-340-011, 027-340-020, 027-330-023, 005-720-099, 005-720-021, 005-720-023, 005-720-005, 005-720-024, 005-720-022, 027-330-024, 005-702-008, 005-703-010, 005-703-009, 005-705-007, 005-750-004, 005-750-003, 005-692-054, 005-692-060, 005-680-003, 005-692-002, 005-705-006, 005-750-001, 027-340-015, 027-340-017, 027-340-021, 027-340-023, 027-340-025, 027-340-029

Agency Negotiators: City Manager, Community Development Director, City Engineer, City Attorney, City's Designer Psomas, and City's Right-of-Way Agent Bender Rosenthal

Negotiating Parties: Pioneer Self Storage, Tim Fong, Syar, Bunge Milling, Knaggs Commercial Properties, Pacific Gas and Electric, Geraldine R. Ferro & Geraldine R. Ferro Revocable Trust, Thomas W. Canevari & Joan E. Canevari, Nick Canevari & Dorothy Canevari, John W. Kimzey & John S. & Edith L. Kimzey Family Revocable Trust, Bill and Shirley Wilson Family Revocable Trust, Richard E. Wilson Sr. Living Trust, Alvin Hornbuckle, Kentucky Avenue Church of Christ, 500 Kentucky Ave Associates LLC, Elizabeth J. Crum & Elizabeth J Crum Revocable Trust, Devinder Sahota & Susvir Sahota, Jose Rolon Orozco & Hector M. Gonzalez, Ram N. Sah and B. Devi Sah Trust, Elizabeth Crum, Kentucky Avenue Church of Christ, Mark Milton, ICH Inc., North Kentucky Partners II, T&J Rental Investments LLC

Under Negotiation: Price and terms of payment

B.2 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Initiation of litigation pursuant to Government Code Section 54956.9(d)(4):
8 potential cases

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

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. COMMUNICATIONS-PUBLIC COMMENT

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

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

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

[16-149](#)

SUBJECT: Long Range Calendar

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

Attachments: [Council Long Range Calendar](#)

F. COMMITTEE REPORTS

[16-127](#)

SUBJECT: Commission on Aging Meeting Minutes for July 9, 2015

Recommendation for Action: Staff recommends that the City Council receive the July 9, 2015 Commission on Aging Minutes that were approved on September 10, 2015.

Attachments: [7915 Minutes](#)

[16-138](#)

SUBJECT: Historic Preservation Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the minutes of the Historic Preservation Commission meeting of June 17, 2015 that were approved on August 19, 2015 by the Historic Preservation Commission.

Attachments: [A - June 17, 2015 Meeting Minutes](#)

[16-147](#)

SUBJECT: Parks & Recreation Commission Meeting Minutes for June 22, 2015

Recommendation for Action: Staff recommends that the City Council receive the June 22, 2015 Parks & Recreation Commission Minutes that were approved on September 28, 2015.

Attachments: [62215 PRC Minutes](#)

G. MINUTES

1. [16-145](#)

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 meeting of September 1, 2015 and September 15, 2015.

Attachments: [09-01-15 DRAFT MINUTES FOR APPROVAL](#)

[09-15-15 DRAFT MINUTES FOR APPROVAL](#)

H. PRESENTATIONS

2. [16-124](#)

SUBJECT: Proclaim October 4-10, 2015 as Fire Prevention Week

Recommendation for Action: Staff recommends that the City Council join the National Fire Protection Association in proclaiming October 4-10, 2015 as Fire Prevention Week.

Attachments: [Proclamation - Fire Prevention Week 2015](#)

3. [16-148](#)

SUBJECT: Proclamation Honoring Judge Sonia Cortes

Recommendation for Action: Staff recommends that the City Council adopt a Proclamation honoring Woodland resident Judge Sonia Cortés as the first Latina Judge to serve on the Yolo County Superior Court Bench.

Attachments: [Proclamation Judge Cortes](#)

4. [16-146](#)

SUBJECT: Planning Commission Annual Report

Recommendation for Action: Staff recommends that the City Council receive the Planning Commission Annual Update including a summary of the 2014 accomplishments and proposed 2015 work plan.

Attachments: [1 - Review of Application Types and Review Authority](#)

[2 - FY 2015-2016 PC Work Program](#)

I. CONSENT CALENDAR

5. [16-126](#)

SUBJECT: Summary Vacation and Quitclaim of approx. 266 s.f. of

Heritage Parkway

Recommendation for Action: Staff recommends that the City Council (1) adopt Resolution No. _____, approving summary vacation for excess right-of-way along Heritage Parkway; (2) authorize the City Manager to sign the quitclaim deed on behalf of the City.

Attachments: [A - Resolution](#)

[B - Plat Map and Legal Description](#)

[C - Location Map](#)

6. [16-128](#) SUBJECT: Server Replacements

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the purchase of five replacement servers with Dell, Inc. for an amount not to exceed \$100,000.

Attachments: [Dell Resolution](#)

7. [16-129](#) SUBJECT: Resolution Designating the City of Woodland's Authorized Agents for Disaster Relief and Emergency Assistance

Recommendation for Action: Staff recommends that the City Council approve the Designation of Applicant's Agent Resolution for Non-state Agencies designating the authorized agents for the City for disaster relief and emergency assistance.

Attachments: [Cal OES 130](#)

8. [16-132](#) SUBJECT: Approve Contract Amendment with Psomas to provide Construction Management and Inspection Services Contract for Water Transmission Main East (CIP 11-14) and West (CIP 12-05), and the Community Center/Sports Park Frontage (CIP 11-15)

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute contract amendment #1 for construction management and inspection services for the Water Transmission Main East (CIP 11-14) and West (CIP 12-05), and the Community Center/Sports Park Frontage (CIP 11-15) projects with Psomas Engineering for an additional amount not to exceed \$90,000.

Attachments: [A - Resolution](#)

[B - 1st Contract Amendment](#)

9. [16-136](#) SUBJECT: Approve Capital Equipment Plan for Utilization of the Wave Broadband PEG Equipment Grant

Recommendation for Action: Staff recommends that the City Council approve the attached Capital Equipment plan for the utilization of the

Wave Broadband PEG equipment grant.

Attachments: [Capital Equipment Plan PEG Grant Request 2015](#)

10. [16-134](#) SUBJECT: Adopt resolution approving the final Supplemental Environmental Impact Report for the Aquifer Storage and Recovery Project, making CEQA findings, approving mitigation monitoring and reporting plan, and approving the project.

Recommendation for Action

Staff recommends that the City Council approve Resolution No. _____, approving the final Supplemental Environmental Impact Report for the Aquifer Storage and Recovery Project, making CEQA findings, approving Mitigation Monitoring and Reporting Program, and approving the project for the Surface Water Project, CIP #08-07.

Attachments: [A - Resolution](#)

[B - SEIR Agenda Packet](#)

J. PUBLIC HEARINGS

11. [16-154](#) SUBJECT: Spring Lake Park N-3 - General Plan/Specific Plan Amendment, Purchase and Sales Agreement, and Parks Master Plan. Request by Turn of the Century, LLC, to amend the General Plan, Spring Lake Specific Plan and Development Agreement to rezone approximately 2 acres of the ±114 acre Heritage Remainder area (TSM #4784) from Neighborhood Commercial (NC) to Park/Open Space, consistent with the adjacent 8 acre Park/Open Space zoning. The 2 -acre rezoned property will be combined with the existing "N-3," 8 acre park site to form an approximately 10-acre park site. The subject property is located at the southeast corner of Centennial Drive and Mickle Avenue in the Spring Lake Specific Plan Area.

Recommendation for Action: Staff recommends that the City Council take action on this item, as follows.

1: General Plan/Specific Plan and Development Agreement Amendment:

- a) Conduct the public hearing;
- b) Adopt the attached Resolution No. _____, approving the CEQA EIR Addendum together with the previously Certified Turn of the Century EIR as the appropriate level of environmental review in accordance with the California Environmental Quality Act (Attachment 1);
- c) Adopt the attached Resolution No. _____, amending the City General Plan land use designations in accordance with the proposed Turn of the Century (Heritage Remainder Area) Project, Spring Lake Specific Plan Amendments (Attachment 2);

d) Adopt the attached Resolution No. _____, amending the Spring Lake Specific Plan land use designations (rezone) and removing Section 2.43.1(e) of the Spring Lake Specific Plan Land Use Element pertaining to the rezoning of the 2-acre Neighborhood Commercial sites (Attachment 3);

e) Adoption of Ordinance No. _____, authorizing the Second Amendment to the Development Agreement between the City of Woodland and Turn of the Century, LLC (Attachment 4).

2: Purchase and Sales Agreement for Acquisition of Park N-3:

a) Approve Resolution No. _____, authorizing the City Manager to execute the attached Purchase and Sales Agreement with Turn of the Century, LLC for the acquisition of approximately 10 acres to allow the City to proceed with development of Spring Lake Park N-3.

3: Spring Lake Park N-3 Master Plan:

a) Review and approve the attached proposed Master Plan for Spring Lake Park N-3; and

b) Approve Resolution No. _____, authorizing the City Manager to enter into a Consultant Service Agreement with Callander Associates Landscape Architecture in the amount not to exceed \$243,000 for preparation of the final design and construction drawings.

Attachments: [Attachment 1 - CC Reso CEQA Addendum](#)

[Attachment 2 - CC Reso General Plan Amendment](#)

[Attachment 3 - CC Reso SLSP Amendment](#)

[Attachment 4 - Ord. Amending DA](#)

[Attachment 5 - Proj App Justification Leg](#)

[Attachment 6 - Public Comment Letters Emails](#)

[Attachment 7 - Resolution Approving PSA for N3 Park](#)

[Attachment 9 - N3 Callander Resolution](#)

[Attachment 10 - Springlake Park N3 Master Plan](#)

[Attachment 11- Springlake N3 Park Phasing Plan](#)

K. REPORTS OF THE CITY MANAGER

12. [16-142](#) SUBJECT: Amendment of Purchase Order for Additional Water Distribution Mainline Flushing

Recommendation for Action: Staff recommends that the City Council approve amendment to Contract #000456 increasing it from \$49,500.00 to \$77,500.00 for additional water distribution mainline flushing.

Attachments: [ValveTek Resolution](#)

13. [16-135](#) SUBJECT: Community Service Awards Nominating Committee

Recommendation for Action: Staff recommends that the City Council appoint a new Nominating Committee at the October 6 regular City Council meeting for the 2016 Community Service Awards.

L. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority Regular Meeting of the City of Woodland scheduled for October 6, 2015 was posted on October 2, 2015 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

Ana B. Gonzalez, City Clerk

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

Legislation Text

File #: 16-149, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 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



Paul Navazio, City Manager

Attachment

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

OCTOBER 20th	REGULAR MEETING	REPORTS DUE 10/6
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Closed Session

Presentation

Proclaim November 1, 2015 as “Extra Mile Day”
Certificate of Appreciation for Bob Orlins, HPC

Consent Calendar

Beamer / CR 102 Property Exclusive Negotiating Agreement
Final Acceptance and Notice of Completion for Kentucky Sewer Rehabilitation Project, CIP 15-13
Approve design contract with West Yost for 20-15 Urban Water Mgmt Plan Update, CIP 14-09
Utility Rate-Payer Assistance Program
Police Supervisor Unit MOU
Tree Pruning Contract
Animal Services Contract

Regular Calendar

Recycled Water Project – Authorization to Bid, Recycled Water Contract and SRF Loan Documents
Lower Cache Creek Feasibility Study, CIP 09-15; App Amend to Agreement with MBK & ICF
General Plan Update – Council Direction on Land Use Map and Preferred Scope of EIR
SL Neighborhood Park N1 Purchase Agreement & Master Plan

NOVEMBER 3RD	REGULAR MEETING	REPORTS DUE 10/20
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Consideration of Amendments to Sign Ordinance
Digital Freeway Sign Proposal(s)
Library Annual Report

NOVEMBER 17th	REGULAR MEETING	REPORTS DUE 11/3
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1st Quarter Budget Update
Waste Management 2016 Rate Adjustment
Water Utility 2016 Rate Adjustment
Water Utility Portal

DECEMBER 1ST	REGULAR MEETING	REPORTS DUE 11/17
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DECEMBER 15th	REGULAR MEETING	REPORTS DUE 12/1
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Appointment and Re-appointment of B&C Members whose terms expire 12/31/2015

FUTURE AGENDA ITEMS – DATE TO BE DETERMINED:

Update/Revision of Development Impact Fees
Zoning Ordinance Update – Medical Clinics (Referral)

FUTURE STUDY SESSIONS (TBD):

Measure E (1/2 Cent Sales Tax) Renewal Framework
Lower Cache Creek Flood Control Feasibility Study
Update Economic Development Strategic Plan

Updated 10/1/15

Legislation Text

File #: 16-127, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 6, 2015

SUBJECT: Commission on Aging Meeting Minutes for July 9, 2015

Recommendation for Action: Staff recommends that the City Council receive the July 9, 2015 Commission on Aging Minutes that were approved on September 10, 2015.

Staff Contact

Dallas Tringali, Community Services Program Manager, 661-2005, Dallas.tringali@cityofwoodland.org

Conclusion

Staff recommends that the City Council receive the July 9, 2015 Commission on Aging Minutes that were approved on September 10, 2015.

Prepared by: Dallas Tringali, Community Services Program Manager



Paul Navazio, City Manager

Attachments: July 9, 2015 Commission on Aging Meeting Minutes



Commission on Aging

Woodland Community & Senior Center, 2001 East Street, Woodland, CA 95776

Regular Meeting Minutes

July 9, 2015

Call to Order

Meeting convened at 3:02 p.m. at the Community & Senior Center, 2001 East Street, Woodland, California; Chair Campbell presiding.

Roll Call

Commissioners Present: Campbell, Sanborn, Wheeler, Brown
Absent Overholt
Staff: Tringali, Haynie

Pledge of Allegiance

Communications-Commission/Staff Statements and Requests
None

Consent Item

May 9 and June 11, 2015 Minutes

Commissioner Sanborn made the motion to accept the May 9, 2015 minutes as written and the June 11, 2015 with changes; Commissioner Wheeler seconded the motion. 3/0 (*Commissioner Brown excused herself from the vote, since she did not attend the meeting.*)

Regular Calendar

Speaker Series

No updated information at this time.

Senior Advocacy Day Information-Brown

Commissioner Brown asked that this item be removed and replaced with Yolo County Commission on Aging updates. The Senior Advocacy Day has passed. Commissioner Brown attended the Yolo County COA meeting; YCCOA is looking to improve the 211 program. Tringali will be meeting with Lori Ross from the United Way to discuss the 211 program and concerns about the information being provided through the program. Tringali will report back to the Commission on this meeting. Commissioner Brown stated that Yolo Country Area 4 is reorganizing because of program vacancies.

Handicap parking at front of WC&SC

Commissioner Campbell updated the Commission. The City Council was looking at the front green area in at the Community & Senior Center for additional parking but there is the issue of no available funds for the project.

Report of the Staff

Senior Center Report

Tringali reported that 83 seniors attended the THS Spaghetti Feed fundraiser with SCI donating the cost of the meal. This enabled THS to keep the total \$400 donated for their Santa Cruz trip. Yolo County Public Health Nurse Lisa Musser, RN will be hosting a series of Healthy Living Workshops at the Senior Center. These workshops aim to help people with chronic conditions adopt healthier behaviors, take charge of their



Commission on Aging

Woodland Community & Senior Center, 2001 East Street, Woodland, CA 95776

health conditions, and improve their quality of life. Workshops are scheduled for the 3rd Tuesday of the month for August-November covering topics like Preventing Falls, Brain Health, and Talking with your Doctor, and Avoiding Hypertension. Tringali will be attending an Alzheimer's workshop on early detection in August. Commissioner Brown stated the St. Johns hosts an Alzheimer Café that gives participants the opportunity to socialize; program is 2-4 p.m. on Thursdays. *(Note: Commissioner Sanborn left at 3:30 p.m.)*

Public Comment

Representative from the Woodland Step Up And Power Down program presented the Commission with information on the program co-sponsored by PG&E and the City of Woodland.

Business Items for Next Meeting

Speaker Series

Handicap parking

Senior Center Report

Facilities update

Next Meeting Date September 10, 2015

Adjourn

Commissioner Brown made the motion to adjourn the meeting at 3:45 p.m., Commissioner Wheeler seconded the motion, and motion carried 3/0.

Respectfully submitted,

Dallas Tringali, Recreation Manager
Community Services Department



City of Woodland

300 First Street
Woodland, CA 95695

Legislation Text

File #: 16-138, **Version:** 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 6, 2015

SUBJECT: Historic Preservation Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the minutes of the Historic Preservation Commission meeting of June 17, 2015 that were approved on August 19, 2015 by the Historic Preservation Commission.

Staff Contact

Debbie Flemmer, Administrative Clerk, Community Development Department

A handwritten signature in cursive script, reading "Paul Navazio".

Paul Navazio, City Manager

ATTACHMENTS:

A - June 17, 2015 Meeting Minutes



City of Woodland

Meeting Minutes - Draft

Historic Preservation Commission

Historic Preservation
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695
(530) 661-5820

Wednesday, June 17, 2015

6:00 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:00 pm

Staff Present:

Erika Bumgardner, Senior Planner

B. Roll Call

Present 5:

Chairman Christine Casey, Vice Chairman Cheryl Brookshear, Commissioner Robert Orlins, Commissioner Mark Aulman and Commissioner Tabatha Chavez

C. Approval of Minutes

[14-766](#)

SUBJECT: Historic Preservation Commission Minutes

RECOMMENDATION: Staff recommends that the Historic Preservation Commission adopt the minutes of the Historic Preservation Commission meeting of April 15, 2015.

Attachments: [April 15, 2015 Draft Meeting Minutes](#)

A motion was made by Commissioner Aulman and seconded by Vice Chairman Brookshear to approve the minutes of April 15, 2015 with the following correction, C., item 14-704, ... made by Commissioner Orlins to ... made by Commissioner Orlins. The motion was carried by the following vote:

Ayes: Chairman Casey, Vice Chairman Brookshear, Commissioners Orlins, Aulman and Chavez

D. Secretary's Report

Erika Bumgardner provided comments.

E. Public Comment

No public comments received.

F. Communications

Commissioners Aulman and Orlins provided comments.

G. Presentations

None

H. New Business

None

I. Old Business

[14-789](#)

SUBJECT: 2015 Heritage Home Award Nominations
DATE: June 17, 2015

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission approve the following nominations for the 2015 Heritage Home Awards:

*A motion was made by Commissioner Orlins and seconded by Vice Chairman Brookshear to accept the 2015 Heritage Home Award Nominations of 631 First Street and 10 Toyon Drive. The motion was carried by the following vote:
Ayes Chairman Casey, Vice Chairman Brookshear, Commissioners Orlins, Aulman and Chavez*

[14-790](#)

SUBJECT: 2015 Historic Preservation Award Nominations
DATE: June 17, 2015

RECOMMENDATION:

Staff recommends that the Historical Preservation Commission approve the following nominations for the 2015 Historic Preservation Awards:

*A motion was made by Commissioner Aulman and seconded by Commissioner Orlins to accept the 2015 Historical Preservation Award Nominations of 540 Main Street and Clark Field. The motion was carried by the following vote:
Ayes Chairman Casey, Vice Chairman Brookshear, Commissioners Orlins, Aulman and Chavez*

J. Adjournment

Legislation Text

File #: 16-147, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL**DATE: October 6, 2015****SUBJECT: Parks & Recreation Commission Meeting Minutes for June 22, 2015**

Recommendation for Action: Staff recommends that the City Council receive the June 22, 2015 Parks & Recreation Commission Minutes that were approved on September 28, 2015.

Staff Contact

Kris Bain, Community Services Program Manager, 661-2002, krista.bain@cityofwoodland.org

Conclusion

Staff recommends that the City Council receive the June 22, 2015 Parks & Recreation Commission Minutes that were approved on September 28, 2015.

Prepared by: Kris Bain, Community Services Program Manager



Paul Navazio, City Manager

Attachment: June 22, 2015 P&R Commission meeting minutes

Parks & Recreation Commission Minutes

Monday, June 22, 2015

City Hall – 300 First Street – 2nd Floor Council Chambers

Call to Order

The Parks & Recreation Commission meeting was called to order by Chair Jesse Salinas at 6:32 p.m. on Monday, June 22, 2015 at the Woodland City Hall Council Chambers.

Pledge of Allegiance

Roll Call

Commission Members Present: Chair Jesse Salinas
Vice Chair Carla White-Snyder (left at 8 p.m.)
Commissioner Jon-Paul Valcarenghi
Commissioner Enrique Fernandez
Commissioner Joe Romero
Commissioner Ruben Morales Jr.

Commission Member Absent: Commissioner Stephanie Miller

Staff Present: CS Director Christine Engel
PW Deputy Director Rob Sanders
CS Administrative Supervisor Cathy Haynie
CDD City Engineer Brent Meyer

Public Comment

Presentation (none)

Communication-Commission/Staff Statements and Requests

Commissioner Salinas commented on the Joint Commission meeting on June 4, 2015 with Parks & Recreation Commission and the Planning Commission. Safety issues were brought up in the survey and that Commissioner Salinas has discussed these issues with the Police Chief. Commissioner Morales Jr. thanked the Parks staff for the installation of the new playground equipment at City and Crawford Park.

Committee Reports (none)

Consent

May 18, 2015 Minutes

Action: Commissioner White-Snyder moved to approve the May 18, 2015 minutes as written; Commissioner Fernandez seconded the motion.

Motion carried by the following roll call vote:

Ayes: Salinas, Valcarenghi, White-Snyder, Fernandez, Morales Jr., Romero

Noes: none

Other Business

Commissioner Salinas asked that the order of the reports switch, moving the Activity, Transportation and Outreach before the Work Plan.

Activity, Transportation and Outreach

Rebecca Tryon Yolo County Health & Human Services gave the Commission an overview of Yolo County's Safe Routes to School. This \$539,000.00 Cal Trans grant funded project should begin January 2016 with a two to three year time frame. Ms. Tryon has been in contact with the principals of Gibson, Tafoya and Beamer Elementary Schools. Program goal is reducing health risk of obesity in children, safety and congestion around the Elementary Schools.

CDD City Engineer Brent Meyer presented to the Commission an update on Bicycle/Pedestrian improvements within the City of Woodland. City has applied for a grant to cover the following projects. West Woodland Safe Routes to School Project is a \$2-3 million project will add additional sharrows, bike lanes and bike loop. Sports Park Drive Pedestrian Overcrossing connects from County Road 102 to East Street, \$4 million project with a 4/5 year timeline. West Main Street Bicycle/Pedestrian Project will add bike lanes to West Main Street to County Road 98, \$4-5 million project. Springlake Bicycle/Pedestrian Plan developed in 2001 and is mostly completed. East Main Street Project will add bike lanes from Pioneer to East Street and Class I Pioneer to Matmor with fence and landscape. Downtown Projects include sharrows, streetscape, ADA improvements, and signals at Fifth, Third, Sixth Streets and may include Elm and Walnut Streets. Future concepts include bicycle/pedestrian accessibility in new growth areas similar to Springlake. Woodland Parkway, Sports Park Drive alignment from East Street County Road 98; this 40' wide section over the pipe line, will have gravel maintenance path. Maintenance concerns, landscape and lightning will need to be addressed. Second option for the link across town would be El Dorado Drive.

Work Plan

Commissioners reviewed the draft Work Plan with explanations from Commissioners on reasons for current wording. Commission agreed on the proposed wording for each plan and will provide Haynie with the information. Completed sections will be approved by their Committee and final wording will be included in the July 27, 2015 Agenda.

Action: Valcarenghi made the motion to accept the Work Plan with the discussed wording /Morales Jr. Seconded the motion.

Motion carried by the following roll call vote:

Ayes: Salinas, Valcarenghi, White-Snyder, Fernndez, Morales Jr., Romero

Noes: none

Election of Officers

Commissioner Romero made the motion to elect Commissioner Salinas as Chair; Commissioner Fernandez seconded the motion.

Motion carried by the following roll call vote:

Ayes: Salinas, Valcarenghi, Fernandez, Morales Jr., Romero

Noes: none

Commissioner Romero made the motion to elect Commissioner Morales Jr. for Vice Chair; no second was received for this motion and Commissioner Morales Jr. declined to position. Commissioner Fernandez made the motion to postpone the election of Vice Chair to the next meeting; Commissioner Valcarenghi seconded the motion.

Motion carried by the following roll call vote;

Ayes: Salinas, Valcarenghi, Morales Jr., Fernandez

Noes: Romero

Staff Reports

Community Services Report

Engel asked if there were any questions about the Community Service Report. Commissioner Romero asked for an update on the Solar Project. Engel stated that this was an Environmental Services project and will have an update for next meeting. Commissioner Valcarenghi asked on the status of the Rec2Go Van. Engel responded that the van has not arrived yet but staff was hoping to have it by July 4, 2015. Commissioner Valcarenghi asked if staff needed help from the Commission for the July 4th events. Commissioners White-Snyder and Morales Jr. are helping with the Bike Parade and any help the Commission wanted to give would be appreciated.

Action: Received

Parks Report

Sanders asked if there were any questions on the Parks report. Commissioner Salinas noticed that the work orders are up from last month. Sanders started the process of replacing a staff member which may take two months to complete the hiring process. Climbing net has arrived and will be installed at Ferns Park next week. Commissioner Romero said that it is nice to see so many people using City Park and the new play grounds. Commissioner Romero also spoke to a resident of Dave Douglass Park area; resident is pleased with the changes to the park. Sanders responded that upgrading the walkways is planned. Commissioner Salinas likes seeing the basketball court in use at Freeman Park. Sanders reported on the water use for parks and median strips reduced by 62% but noted that staff will be increasing use to keep alive the trees and grass.

Action: Received

Items for next meeting:

FY16 Work Plan

Adopt Minutes June 22, 2015

Election of Vice Chair

Review Draft Parks Master Plan

June Community Services Report

June Parks/Street/Tree Report

Next Meeting July 27, 2015

Adjourn 9:00 p.m.

Action: Valcarengi /Romero Seconded to adjourn the meeting.

Motion carried by the following roll call vote:

Ayes: Salinas, Valcarengi, Fernandez, Morales Jr., Romero

Noes: none



City of Woodland

300 First Street
Woodland, CA 95695

Legislation Text

1.

File #: 16-145, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 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 meeting of September 1, 2015 and September 15, 2015.

Staff Contact

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

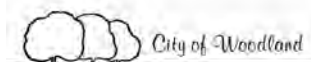
A handwritten signature in cursive script, reading "Paul Navazio".

Paul Navazio, City Manager

Attachments

City of Woodland

*300 First Street
Woodland, CA 95695*



Meeting Minutes - Draft

Tuesday, September 1, 2015

6:00 PM

Council Chambers

City Council

CLOSED SESSION

5:30 P.M.

A. CALL TO ORDER

B. CLOSED SESSION

B. 1 Conference with Real Property Negotiators, Pursuant to Gov't Code Section

54956.8

Property: APN 027-360-101 (NW corner of CR102 and Beamer Streets)

Agency Negotiators: City Manager, Community Development Director,

Economic Development Manager, and City Attorney

Negotiating Parties: Gerry Kamilos and Woodland/Spreckels Industrial

Business Park, LLC

Under Negotiation: Price and Terms of Payment

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY

SEPTEMBER 1, 2015

6:00 P.M.

A. CALL TO ORDER

B. ROLL CALL

Present: 5 - Council Member Jim Hilliard, Council Member Sean Denny, Council Member Angel Barajas, Mayor Tom Stallard and Mayor Pro Tem William Marble

C. PLEDGE OF ALLEGIANCE

Pledge of Alleginace led by Boy Scout Ethan Horowitz.

D. COMMUNICATIONS-PUBLIC COMMENT

Narinder Dahaliwal, Chair of the Yolo County Tobacco Prevention Coalition spoke regarding the Tobacco ordinance and presented two (2) plaques. One plaque was presented to the members of the City Council for their public health leadership and the second plaque was presented to Police Chief Dan Bellini for being instrumental in helping pass the City ordinance.

Douglas Someya Reed.

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

Verbal updates/comments provide by Council Members and staff.

[16-098](#)

SUBJECT: Long Range Calendar

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

F. MINUTES

1. [16-089](#)

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 meeting of August 18, 2015.

On a motion by Council Member Denny, seconded by Council Member Hilliard and carried unanimously, Council Members adopted the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of August 18, 2015.

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

G. PRESENTATIONS

2. [16-094](#)

SUBJECT: Proclamation of Support Prostate Cancer Awareness Month

Recommendation for Action: Staff recommends that the City Council adopt a Proclamation supporting the American Cancer Society Prostate Cancer Awareness Month, September 2015, and encouraging all male citizens to actively play a part in their health by seeking early detection methods.

On a motion by Mayor Pro Tem Marble, seconded by Council Member Denny and carried unanimously, Council Members adopted a Proclamation declaring September 2015 as Prostate Cancer Awareness Month and encouraging all male citizens to actively play a part in their health by seeking early detection methods. Mayor Pro Tem Marble presented the proclamation to Gil Walker.

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

3. [16-059](#)

SUBJECT: Planning Commission Annual Report

Recommendation for Action: Staff recommends that the City Council receive the Planning Commission Annual Update including a summary of the 2014 accomplishments and proposed 2015 work plan.

This item was continued to the October 6, 2015 Council meeting.

H. CONSENT CALENDAR

4. [16-079](#) SUBJECT: Approve Contract with Hatch Mott McDonald for Well #24 and Well #26 Water Main Project, CIP 16-09
- Recommendation for Action: Staff recommends that the City Council:
- (1) approve Resolution No. _____ authorizing the City Manager to execute the consultant services agreement with Hatch Mott McDonald (HMM) for Well #24 and Well #26 Water Main Project, CIP 16-09, for an amount not to exceed \$189,601, and
- (2) reallocate \$250,000 in funding for CIP 16-09 from CIP 11-14, East Transmission Main.
- Adopted Resolution No. 6517, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN AGREEMENT WITH HMM ENGINEERS. FOR ENGINEERING CONSULTING SERVICES.**
5. [16-093](#) SUBJECT: Final Acceptance and Notice of Completion for Douglas Junior High Sewer Realignment Project, CIP 15-14
- Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, accepting the Douglas Junior High Sewer Realignment Project CIP 15-14 construction contract as complete and authorize the City Clerk to file a Notice of Completion.
- Adopted Resolution No. 6518, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ACCEPT THE DOUGLAS JUNIOR HIGH SEWER REALIGNMENT PROJECT (CIP 15-14) CONSTRUCTION CONTRACT AS COMPLETE AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF COMPLETION.**
6. [16-080](#) SUBJECT: Budget Appropriation Approval for Legal Services Required for the Review and Processing of an Application Submitted to the Manufactured Home Fair Practices Commission
- Recommendation for Action: Staff recommends that the City Council:
- 1) Approve an appropriation of \$10,000 for required legal services to review and process the net operating income application submitted to the City's Manufactured Home Fair Practices Commission by the owner of the Royal Palm Mobile Home Park; and
- 2) Approve a transfer of \$4,351.41 from the City's Housing Trust Fund to the General Fund for this purpose, and authorize staff to amend the budget as necessary.
- Approved appropriation of \$10,000 for required legal services to review and process the new operating income application submitted to the City's Manufactured Home Fair Practices Commission and approved a transfer of \$4,351.44 from the City's Housing Trust Fund to the General Fund for this purpose and authorized staff to amend the budget as necessary.**

7. [16-097](#) SUBJECT: Treasurer's Investment Report Quarter Ending June 30, 2015

Recommendation for Action: Staff recommends that City Council accept the quarterly Treasurer's Investment Report for the quarter ended June 30, 2015.

Accepted the quarterly Treasurer's Investment Report for the quarter ending June 30, 2015.

8. [16-090](#) SUBJECT: Transportation Development Act Claim

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the filing of the annual Transportation Development Act claim with the Sacramento Area Council of Governments.

Adopted Resolution No. 6519, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AUTHORIZING FILING THE ANNUAL TRANSPORTATION DEVELOPMENT ACT CLAIM WITH THE SACRAMENTO AREA COUNCIL OF GOVERNMENTS.

9. [16-086](#) SUBJECT: Appointment to Woodland Recreation Foundation

Recommendation for Action: Staff recommends that the City Council consider and appoint a member of the public to the Woodland Recreation Foundation.

Appointed Marlin "Skip" Davies to the Woodland Recreation Foundation.

10. [16-095](#) SUBJECT: Award construction contract for WPCF 2015 Phase III Improvement Project-Pond System Enhancements, CIP 10-11

Recommendation for Action: Staff recommends that the City Council:

1. Adopt Resolution No. _____, approving a construction contract in the amount of \$2,015,572, which includes the base bid plus additive alternate A2, to Teichert Construction for CIP 10-11, Water Pollution Control Facility (WPCF) 2015 Phase III Improvement Project-Pond System Enhancements, and authorize a contract contingency of up to 8% (\$161,246); and
2. Approve appropriation of an additional \$550,000 for FY15/16 from Fund 220, Sewer Enterprise Fund; and
3. Approve Contract Amendment #1 with Nexgen Utility Management, Inc. to add construction services in an amount not to exceed \$18,200.

Adopted Resolution No. 6520, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A CONSTRUCTION CONTRACT WITH TEICHERT CONSTRUCTION IN THE AMOUNT OF \$2,015,572 FOR CIP 10-11, WPCF 2015 PHASE III IMPROVEMENT PROJECT-POND SYSTEM ENHANCEMENTS.

On a motion by Council Member Hilliard, seconded by Mayor Pro Tem Marble

and carried unanimously, Council Members approved Consent Calendar items No. 4 through 10.

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

I. PUBLIC HEARINGS

11. [16-099](#) SUBJECT: PUBLIC HEARING - Spring Lake Specific Plan - Turn of the Century (PLNG15-00036) General Plan and Specific Plan Amendments and Development Agreement Amendments

This item will be opened and continued to the September 15, 2015 Council meeting.

This Public Hearing item was opened and continued to the September 15, 2015 Council meeting.

12. [16-064](#) SUBJECT: PUBLIC HEARING - Adopt an Ordinance of the City Council of the City of Woodland, adding Section 25-21-23 to the Woodland Municipal Code regarding solar energy systems

Recommendation for Action: Staff recommends that the City Council:

- 1) Hold a public hearing; and
- 2) Adopt Ordinance No. _____, adding Section 25-21-23 to the City of Woodland Municipal Code to create expedited, streamlined permitting procedures for small residential rooftop solar systems, as mandated by State Assembly Bill No. 2188 (September 21, 2014) codified in Section 658505.5 of the California Government Code.

On a motion by Council Member Denny, seconded by Mayor Pro Tem Marble and carried unanimously, Council Members adopted Ordinance No. 1589, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND, ADDING SECTION 25-21-23 TO THE WOODLAND MUNICIPAL CODE REGARDING SOLAR ENERGY SYSTEMS.

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

13. [16-084](#) SUBJECT: PUBLIC HEARING - First reading of proposed ordinance amending Article XIV to Chapter 23C of the Woodland Municipal Code Related to Recycled Water Service to establish incentives and encourage the use of recycled water

Recommendation for Action: Staff recommends that the City Council:

- (1) Adopt Resolution No. _____, approving the amendments to Article XIV to Chapter 23C of the Woodland Municipal Code Related to Recycled Water Service; and

- (2) Waive the first reading and read by title only an Ordinance of the City Council of the City of Woodland, California Amending Sections 23C-14-3 and 23C-14-19 of Article XIV of Chapter 23C of the

Woodland Municipal Code to Establish Incentives and Encourage the Use of Recycled Water.”

On a motion by Mayor Pro Tem Marble, seconded by Council Member Hilliard and carried unanimously, Council Members held a Public Hearing and waived first reading and read by title only an ordinance related to establishing incentives and encouraging the use of recycled water.

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

J. REPORTS OF THE CITY MANAGER

14. [16-096](#) SUBJECT: Report from Council Homeless Ad Hoc Sub-Committee

Recommendation for Action: Staff recommends that the City Council receive a report from its recently-formed Homeless Ad Hoc Sub-committee and consider the following actions:

- 1) Adopt a position in support of a “Housing First” model for coordinated approach to addressing homelessness,
- 2) Introduce and waive first reading of Ordinance No. _____, amending Sections 7-2, 7-3, and 7-4 of the Municipal Code related to camping on city property and private property,
- 3) Introduce and waive first reading of Ordinance No. _____, amending Section 15-56 of the Municipal Code related to Prohibited Activities in City Parks, and
- 4) Provide feedback on next steps to guide ongoing sub-committee and staff efforts to address issues related to homelessness.

Residents that spoke to this item: Brian Sher, Mark Dennis, Patricia Morgan, Don Feryance, Navina Cedillo, Enrique Fernandez, Amy Barrios, Zach Wirth, Christopher John, Vanessa G., Al Eby, Steve Harris and Marilyn Hays.

- 1) **On a motion by Council Member Barajas, seconded by Council Member Hilliard and carried unanimously, Council Members adopted a position in support of a "Housing First" model for coordinated approach to addressing homelessness.**

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

- 2) **On a motion by Council Member Denny, seconded by Council Member Hilliard and carried unanimously, Council Members introduced and waived first reading of an ordinance amending the Municipal Code related to camping on city property and private property.**

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

- 3) **On a motion by Council Member Marble, seconded by Council Member Hilliard and carried unanimously, Council Members introduce and waived first reading of an ordinance amending the Municipal Code related to prohibited activities in city parks.**

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

15. [16-058](#)

SUBJECT: Letter expressing support for the U.S. Army Corps of Engineers to study additional alternatives for the Lower Cache Creek Feasibility Study

Recommendation for Action: Staff recommends that the Council authorize the City Manager to sign a letter to the U.S. Army Corps of Engineers (Corps) to express support for the Corps to study a Locally Preferred Plan (LPP) for the Lower Cache Creek Feasibility Study, CIP #09-15.

On a motion by Mayor Pro Tem Marble, seconded by Council Member Barajas and carried unanimously, Council Members authorized the City Manager to sign a letter to the U.S. Army Corps of Engineers expressing support for the Corps to study a Locally Preferred Plan for the Lower Cache Creek Feasibility Study.

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

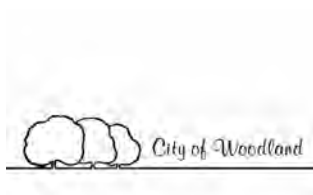
K. ADJOURNED AT 7:52PM

Respectfully submitted,

Ana B. Gonzalez, City Clerk

City of Woodland

*300 First Street
Woodland, CA 95695*



Meeting Minutes - Draft

Tuesday, September 15, 2015

6:00 PM

Council Chambers

City Council

**JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE
AUTHORITY/SUCCESSOR AGENCY
SEPTEMBER 15, 2015
6:00 P.M.**

A. CALL TO ORDER

B. ROLL CALL

Present: 5 - Council Member Jim Hilliard, Council Member Sean Denny, Council Member Angel Barajas, Mayor Tom Stallard and Mayor Pro Tem William Marble

C. PLEDGE OF ALLEGIANCE

Led by members of the United States Army - Sgt. Fisher, Sgt. Jang and Sgt. Mincey.

D. COMMUNICATIONS-PUBLIC COMMENT

Stanley Borba spoke regarding issues with Southside Pipeline.
Manuel Candela spoke regarding the increase of the utility bill, the street light next to the new Courthouse and the lack of a handicap parking at the new Courthouse.
Amit Pal with PG&E spoke regarding 811.
Orit Kalman, Executive Director with the Yolo Conflict Resolution Center spoke about the organization.

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

Verbal updates provided by Council Members/Staff.

[16-120](#)

SUBJECT: Long Range Calendar

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

F. CONSENT CALENDAR

1. [16-101](#)

SUBJECT: Public Works Quarterly Status Report for the period of June through August 2015

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

Council Members accepted the Public Works Department's Quarterly Status Report.

2. [16-085](#)

SUBJECT: Authorize the Sole-Source Purchase of Ultraviolet (UV) Lamps and the Associated Parts for Effluent Disinfection Purposes at

the Water Pollution Control Facility

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the sole-source purchase of UV lamps from DC Frost Associates, Inc. with an amount not-to-exceed one hundred thirty thousand dollars (\$130,000).

Adopted Resolution No. 6521, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE SOLE-SOURCE PURCHASE OF ULTRA VIOLET LAMPS FROM DC FROST ASSOCIATES, INC. WITH AN AMOUNT NOT-TO-EXCEED ONE HUNDRED THIRTY THOUSAND DOLLARS (\$130,000).

3. [16-087](#)

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 Fiscal Year 2015/16.

Adopted Resolution No. 6522, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE THE FY 16 SOLE SOURCE CONTRACT WITH ROSA WATER TECHNOLOGY ASSOCIATES IN AN AMOUNT NOT-TO-EXCEED ONE HUNDRED THIRTY-FIVE THOUSAND DOLLARS (\$135,000).

4. [16-091](#)

SUBJECT: Approval of Joint Use Agreement with PG&E for Subdivision 4986 Heidrick 2 & 3

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the PG&E Joint Use Agreement for Subdivision 4986 Heidrick Ranch Phase 2&3 and authorize the City Manager to sign on behalf of the City.

Adopted Resolution 6523, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A JOINT USE AGREEMENT BETWEEN CITY OF WOODLAND AND PACIFIC GAS AND ELECTRIC COMPANY.

5. [16-092](#)

SUBJECT: Adopt the Resolution Supporting the State's 811 Safe Digging Program

Recommendation for Action: Staff recommends that the City Council Adopt Resolution No. _____, supporting the State's 811 Safe Digging Program and encourages all excavators, homeowners, and professional contractors to call 811 in advance of all digging projects.

Adopted Resolution No. 6524, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ENCOURAGING PARTICIPATION IN CALIFORNIA'S 811 SAFE DIGGING PROGRAM.

6. [16-100](#) SUBJECT: Main Street Streetscape (Elm to Cleveland) Project, CIP 15-16; Approve Amendment to Consultant Services Agreement

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, amending the consultant services agreement with Associated Engineering Consultants, Inc. in the additional amount of \$62,400, for a total agreement amount of \$179,320; for the Main Street Streetscape (Elm to Cleveland) Project and authorize the City Manager to execute the amendment.

Adopted Resolution No. 6525, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN AMENDMENT WITH ASSOCIATED ENGINEERING CONSULTANTS, INC. FOR INSPECTION AND CONSTRUCTION MANAGEMENT SERVICES.

7. [16-104](#) SUBJECT: Approval to Execute Boiler and HVAC Services Agreement

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute a Boiler and HVAC Services Agreement with EMCOR Services Mesa Energy Systems (EMCOR/Mesa) to perform preventative maintenance services at nine City-owned facilities in the amount of \$26,163.00 per year for three years (\$78,489.00 total).

Adopt Resolution No. 6526, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE CITY MANAGER TO EXECUTE A BOILER AND HVAC SERVICES AGREEMENT WITH EMCOR/MESA.

8. [16-106](#) SUBJECT: Second Reading and Adoption of Ordinance No. 1592 amending Article XIV to Chapter 23C of the Woodland Municipal Code Related to Recycled Water Service to establish incentives and encourage the use of recycled water

Recommendation for Action: Staff recommends that the City Council adopt Ordinance No. 1592, "An Ordinance of the City Council of the City of Woodland, California Amending Sections 23C-14-3 and 23C-14-19 of Article XIV of Chapter 23C of the Woodland Municipal Code to Establish Incentives and Encourage the Use of Recycled Water."

Adopted Ordinance No. 1592, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA AMENDING SECTIONS 23C-14-3 AND 23C-14-19 OF ARTICLE XIV OF CHAPTER 23C OF THE WOODLAND MUNICIPAL CODE TO ESTABLISH INCENTIVES AND ENCOURAGE THE USE OF RECYCLED WATER.

9. [16-119](#) SUBJECT: Second Reading and Adoption of Camping and Prohibited Activities in City Parks Ordinances

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

1. Adopt Ordinance No. 1590, amending Sections 7-2, 7-3, and 7-4 of the Municipal Code related to camping on city property and private property; and
2. Adopt Ordinance No. 1591, amending Section 15-56 of the Municipal Code related to Prohibited Activities in City Parks

Adopted Ordinance No. 1590, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING SECTIONS 7-2, 7-3, AND 7-4 OF THE CITY OF WOODLAND MUNICIPAL CODE RELATING TO PROHIBITIONS ON CAMPING WITHIN CITY LIMITS and Ordinance No. 1591, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING SECTION 15-56 OF THE CITY OF WOODLAND MUNICIPAL CODE RELATING TO PROHIBITED ACTIVITIES IN CITY PARKS.

10. [16-123](#)

SUBJECT: Modifications to City Manager's Employment Agreement

Recommendation for Action: City Council approval of modifications to the City Manager's Employment Agreement as indicated.

Approved modifications to the City Manager's Employment Agreement as indicated.

11. [16-107](#)

SUBJECT: Resolution in Support of the Yolo Conflict Resolution Center Providing Mediation and Related Services to the Woodland Community

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, in support of the Yolo Conflict Resolution Center (YCRC) providing mediation and related services to Woodland residents and authorize City departments/staff to provide referrals for service to YCRC.

Adopted Resolution No. 6527, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND SUPPORTING THE EFFORTS OF THE YOLO CONFLICT RESOLUTION CENTER TO PROVIDE SERVICES TO WOODLAND RESIDENTS.

12. [16-113](#)

SUBJECT: Community Service Awards Nominating Committee

Recommendation for Action: Staff recommends that the City Council appoint a new Nominating Committee at the October 6, 2015 regular City Council meeting for the 2016 Community Service Awards.

Council Members were notified regarding appointment of members to the 2016 Community Service Awards Nominating Committee. This action will take place at the October 6, 2015 council meeting.

13. [16-112](#)

SUBJECT: Increase the Fiscal Year 2015/16 Energy Projects Budget Appropriation by \$985,000

Recommendation for Action: Staff recommends that the City Council

approve Resolution No. _____, authorizing an adjustment of \$985,000 to the FY 2015/16 appropriation for energy project expenses in Fund 365. This is an accounting adjustment only and does not represent any new City expenses.

Adopted Resolution No. 6528, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN INCREASE TO THE FUND 365 BUDGET FOR FISCAL YEAR 2015/16 FOR APPROVED ENERGY PROJECT EXPENDITURES.

14. [16-114](#)

SUBJECT: League of California Cities 2015 Annual Conference - Resolutions for Consideration

Recommendation for Action: Informational report on slate of resolutions to be considered by member cities at the annual business meeting of the League of California Cities, to be held on October 2, 2015.

Received informational report on resolutions being considered by member cities at the League of California Cities annual business meeting to be held on October 2, 2015.

15. [16-115](#)

SUBJECT: Woodland Visitor Attraction District 2x2 Subcommittee Membership

Recommendation for Action: It is recommended that the City Council appoint Council Member Sean Denny to the Woodland Visitor Attraction District 2x2 replacing Mayor Stallard.

Appointed Council Member Sean Denny to the Woodland Visitor Attraction District 2x2 replacing Mayor Tom Stallard.

16. [16-117](#)

SUBJECT: Investment Policy Update

Recommendation for Action: Staff recommends that the City Council approve the updated Investment Policy for the City of Woodland.

Approved the updated Investment Policy for the City of Woodland.

17. [16-118](#)

SUBJECT: Increase the Fiscal Year 2014/15 Workforce Housing Grant Budget Appropriation by \$137,775

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing an additional appropriation of \$137,775 to the FY 2014/15 Workforce Housing Grant Fund (Fund 325).

Adopted Resolution No. 6529, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN INCREASE TO THE FISCAL YEAR 2014/2015 WORKFORCE HOUSING GRANT FUND (325) BUDGET.

22. [16-122](#)

SUBJECT: License Agreement with Democrat Investors - Outdoor

Dining Patio in Heritage Plaza

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to enter into a License Agreement with Democrat Investors, LLC for outdoor dining in Heritage Plaza associated with the tenant space at 701 Main Street.

Adopted Resolution No. 6530, A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A LICENSE AGREEMENT WITH DEMOCRAT INVESTORS, LLC TO USE A PORTION OF HERITAGE PLAZA FOR OUTDOOR SEATING AT THE ADJACENT RESTAURANT LOCATED AT 701 MAIN STREET.

On a motion by Mayor Pro Tem Marble, seconded by Council Member Hilliard and carried unanimously, Council Members approved Consent Calendar Items No. 1 through 17.

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

Council Member Hilliard made a motion to move Item No. 22 from Reports of the City Manager to the Consent Calendar. With no exceptions, item was moved to Consent. Mayor Stallard and Council Member abstained from voting on Item No. 22 due to a conflict.

Ayes: 3 - Council Member Hilliard, Council Member Barajas and Mayor Pro Tem Marble

G. SUCCESSOR AGENCY CONSENT CALENDAR

18. [16-088](#) SUBJECT: Consideration of approval of Recognized Obligation Payment Schedule for the period of January 2016 through June 2016, pursuant to Health and Safety Code Section 34177

Recommendation for Action: It is recommended that the Successor Agency adopt Resolution No. _____, approving and adopting the Recognized Obligation Payment Schedule ("ROPS") covering the period of January 1, 2016 through June 30, 2016.

Adopted Successor Agency Resolution No. 15-05-SA, RESOLUTION OF THE SUCCESSOR AGENCY TO THE WOODLAND REDEVELOPMENT AGENCY APPROVING AND ADOPTING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(I)(2) (A) AND (B).

19. [16-109](#) SUBJECT: Consideration of Resolution No. _____, approving a proposed administrative budget for the period of January 1, 2016 through June 30, 2016, pursuant to Health and Safety Code Section 34177 (j)

Recommendation for Action: Staff recommends that the Successor Agency adopt Resolution No. _____, approving and adopting the

proposed Administrative Budget pursuant to Health and Safety Code Section 34177 (j).

Adopted Successor Agency Resolution No. 15-06-SA, A RESOLUTION OF THE SUCCESSOR AGENCY TO THE DISSOLVED WOODLAND REDEVELOPMENT AGENCY APPROVING AND ADOPTING A PROPOSED ADMINISTRATIVE BUDGET FOR THE PERIOD OF JANUARY 1, 2016 THROUGH JUNE 30 2016, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(j).

On a motion by Council Member Marble, seconded by Council Member Denny and carried unanimously, Council Members adopted Successor Agency Consent Calendar Items No. 18 and 19.

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

H. PUBLIC HEARINGS

20. [16-125](#) SUBJECT: PUBLIC HEARING - OPEN AND CONTINUE - Spring Lake Specific Plan - Turn of the Century (PLNG15-00036) General Plan and Specific Plan Amendments and Development Agreement Amendments

This item will be opened and continued to the October 6, 2015 Council meeting.

PUBLIC HEARING WAS OPENED AND CONTINUED TO THE OCTOBER 6, 2015 COUNCIL MEETING.

I. REPORTS OF THE CITY MANAGER

21. [16-105](#) SUBJECT: Approve the 2014-15 Community Development Block Grant Consolidated Annual Performance and Evaluation Report (CAPER)

Recommendation for Action: Staff recommends that the City Council approve the 2014-15 Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER).

On a motion by Mayor Pro Tem Marble, seconded by Council Member Denny and carried unanimously, Council Members approved the 2014-15 Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER).

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

23. [16-121](#) SUBJECT: City Hall Annex - Woodland Opera House Re-Use

Recommendation for action: Staff recommends that the City Council:
1. Adopt Resolution No. _____, approving the first amendment to the Building Lease Agreement between the City of Woodland and the Woodland Opera House for the City Hall Annex (520 Court Street);

and

2. Approve a budget adjustment allocating an additional \$140,000 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.

On a motion by Council Member Denny, seconded by Mayor Pro Tem Marble and carried unanimously, Council Members adopted Resolution No. 6531, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE THE FIRST AMENDMENT TO BUILDING LEASE AGREEMENT WITH THE WOODLAND OPERA HOUSE FOR 520 COURT STREET (CITY HALL ANNEX) and approved a budget adjustment allocating an additional \$140,000 in Measure E funding toward building improvements costs in support of the Woodlan Oper House's reuse of the City Hall Annex for theatre and dance educational programming.

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

24. [16-111](#)

SUBJECT: Carry-Over of FY2014/15 Unencumbered Appropriations

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the carry-over of unencumbered appropriations from fiscal year 2014/15 to 2015/16 totaling \$654,798. These funds represent appropriations provided in the FY2014/15 budget for specific projects in support of departmental programs that were not completed last fiscal year. These funds are proposed to be re-appropriated for expenditure as amendments for the FY2015/16 budget.

On a motion by Council Member Hilliard, seconded by Council Member Barajas and carried unanimously, Council Members adopted Resolution No. 6532, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AMENDMENTS TO THE FISCAL YEAR 2015-2016 ANNUAL BUDGET.

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

25. [16-116](#)

SUBJECT: \$2,842,900 City of Woodland Community Facilities District 2004-1 (Spring Lake) Subordinate Special Tax Bonds, Series 2015F

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.

On a motion by Council Member Barajas, seconded by Council Member Denny and carried unanimously, Council Members adopted Resolution No. 6533, 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.

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

J. ADJOURNED AT 6:43PM

Respectfully submitted,

Ana B. Gonzalez, City Clerk

Legislation Text

2.

File #: 16-124, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL**DATE: October 6, 2015****SUBJECT: Proclaim October 4-10, 2015 as Fire Prevention Week**

Recommendation for Action: Staff recommends that the City Council join the National Fire Protection Association in proclaiming October 4-10, 2015 as Fire Prevention Week.

Staff Contact

Dan Bellini, Public Safety Chief - 661-7865, dan.bellini@cityofwoodland.org

Fiscal Impact

None

Report in Brief

Fire Prevention Week is dedicated to raising awareness of the dangers of fire and how to prevent it. The City Council has annually recognized Fire Prevention Week in Woodland and the Fire Department has coordinated this recognition with community education and awareness activities. Staff recommends the City Council join the National Fire Protection Association (NFPA) in proclaiming October 4-10, 2015 as Fire Prevention Week.

Background

Fire Prevention Week was established to commemorate the Great Chicago Fire - the tragic conflagration that killed more than 250 people, left 100,000 people homeless, destroyed more than 17,400 structures, and burned more than 2,000 acres. The fire began on October 8, 1871, but continued into, and did most of its damage on, October 9, 1871; it lasted more than 27 hours. In 1920, President Woodrow Wilson issued the First National Fire Prevention Day proclamation. Since 1922, Fire Prevention Week has been observed on the Sunday through Saturday period in which October 9 falls. According to the National Archives, Fire Prevention Week is the longest running public health and safety observance on record. The President of the United States has signed a proclamation proclaiming a national observance during that week every year since 1925.

This year's theme is "**Hear the Beep Where You Sleep - Every Bedroom Needs a Working Smoke Alarm!**" This week is the perfect time to inform our citizens that smoke alarms are a key part of a home fire escape plan. When there is a fire, smoke spreads fast. Working smoke alarms give early warning so you can get outside quickly. We want to empower our citizens to help prevent fires and protect their families with lifesaving technologies and planning.

Here are some interesting statistics gathered by NFPA:

- Half of home fire deaths result from fires reported between 11 p.m. and 7 a.m. when most people are asleep.
- Three out of five home fire deaths happen from fires in homes with no smoke alarms or no working smoke alarms.
- Working smoke alarms cut the risk in half of dying in reported home fires.
- In fires considered large enough to activate the smoke alarm, hardwired alarms operated 93% of the time, while battery powered alarms operated only 79% of the time.
- When smoke alarms fail to operate, it is usually because batteries are missing, disconnected, or dead.
- An ionization smoke alarm is generally more responsive to flaming fires and a photoelectric smoke alarm is generally more responsive to smoldering fires. For the best protection, or where extra time is needed to awaken or assist others, both types of alarms, or combination ionization and photoelectric alarms are recommended.
- A smoke alarm should be on the ceiling or high on a wall. Install smoke alarms inside and outside each bedroom and sleeping area. Install alarms on every level of the home. Install alarms in the basement. Large homes may need extra alarms
- It is best to use interconnected smoke alarms. When one alarm sounds, they all sound.
- Test all smoke alarms at least once a month. Press the test button to be sure the alarm is working.
- Keep smoke alarms away from the kitchen to reduce false alarms. They should be at least 10 feet from the stove.
- People who are hearing impaired or deaf can use special alarms that have strobe lights and bed shakers.
- Replace all smoke alarms when they are 10 years old.
- One-third of respondents who made an estimate thought they would have at least six minutes before a fire in their home would become life threatening. The time available is often much less. Only 8% said their first thought on hearing a smoke alarm would be to get out!

Discussion

The celebration of Fire Prevention Week has been a long-standing tradition in our community. It gives Fire Department personnel the chance to introduce themselves to the citizens of our community in a casual learning environment. Through this interaction, members of the Fire Department educate youth, teachers, and parents about the importance of fire safety and fire prevention.

Again this year, we will be implementing the First Grade Program into our Public Education schedule. The Fire Department uses this program in conjunction with fire station tours and

Conclusion

Staff recommends the City Council join the National Fire Protection Association in proclaiming October 4-10, 2015, as Fire Prevention Week and dedicate this year to raising public awareness of the value of always utilizing important safety tips in order to learn **“Hear the Beep Where you Sleep - Every Bedroom Needs a Working Smoke Alarm!”**

Prepared by: Bonnie Sylva, Administrative Secretary

Reviewed by: Dan Bellini, Public Safety Chief

A handwritten signature in black ink, appearing to read "Paul Navazio". The signature is fluid and cursive, with the first name "Paul" and last name "Navazio" clearly distinguishable.

Paul Navazio
City Manager

Attachment: Proclamation for 2015 Fire Prevention Week

CITY OF WOODLAND PROCLAMATION FOR NATIONAL FIRE PREVENTION WEEK - OCTOBER 4-10, 2015

- WHEREAS,** the Fire Department celebrates the annual Fire Prevention Week in Woodland during October to ensure the safety and security of all those residing in and visiting our community; and
- WHEREAS,** fire is a serious public safety concern both locally and nationally. Fire Departments report that more than three out of five home fire deaths resulted from fires in homes without working smoke alarms. The risk of dying in reported home structure fires is reduced by half in homes with working smoke alarms; and
- WHEREAS,** residents who have installed interconnected smoke alarms on all floors of their homes increase safety for all; and those who have a planned and practiced home fire escape plans are more prepared and, therefore, will be more likely to survive a fire. The Fire Prevention Week 2015 theme, “**Hear the Beep Where you Sleep – Every Bedroom Needs a Working Smoke Alarm!**” effectively serves to remind us to install smoke alarms and test them monthly and develop and practice safety and a home fire escape plan during Fire Prevention week and year round; and
- WHEREAS,** the mission of the Woodland Fire Department is dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education. Through these measures, residents are able to take personal steps to increase their safety from fire, especially in their homes. For more detailed information, log onto the NFPA website at www.nfpa.org/safety-information/fire-prevention-week.
- NOW THEREFORE,** the Council of the City of Woodland does hereby proclaim the week of October 4-10, 2015 as Fire Prevention Week in Woodland, and calls upon all citizens and civic organizations to apply safety measures in their homes, to practice their home fire escape plan during Fire Prevention Week 2015, and to support the public safety activities and efforts of the Woodland Fire Department and other emergency services.

PASSED AND ADOPTED this 6th day of October, 2015

Tom Stallard, Mayor

William Marble, Mayor Pro Tempore

Jim Hilliard, Council Member

Sean Denny, Council Member

Angel Barajas, Council Member



Legislation Text

3.

File #: 16-148, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 6, 2015

SUBJECT: Proclamation Honoring Judge Sonia Cortes

Recommendation for Action: Staff recommends that the City Council adopt a Proclamation honoring Woodland resident Judge Sonia Cortés as the first Latina Judge to serve on the Yolo County Superior Court Bench.

Staff Contact

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

Background

Judge Sonia Cortés was appointed by Governor Jerry Brown on July 16, 2015 as the first Latina to serve as judge for the Yolo County Superior Court.

Judge Cortes will be present to accept the proclamation.

Prepared by: Ana B. Gonzalez, City Clerk

A handwritten signature in black ink, reading "Paul Navazio".

Paul Navazio, City Manager

Attachment

CITY OF WOODLAND

PROCLAMATION

HONORING JUDGE SONIA CORTÉS AS FIRST LATINA JUDGE TO SERVE ON THE YOLO SUPERIOR COURT

WHEREAS, Judge Cortés was raised in Yolo County, graduated from Winters High School and received her bachelor's degree from the University of California, Davis; and earned her law degree from Boalt Hall School of Law at the University of California, Berkeley; and,

WHEREAS, her passion for serving the public interest eventually brought Ms. Cortés back to Yolo County where she was employed in Woodland at the Yolo County Counsel's Office as Deputy County Counsel from 2002 to 2007 and Senior Deputy County Counsel from 2007 to 2015; and,

WHEREAS, on July 16, 2015, Governor Jerry Brown appointed Sonia Cortés as a judge of the Superior Court of California, County of Yolo; and,

WHEREAS, on September 18, 2015, two months after her appointment by Governor Brown, Ms. Cortés was sworn-in as Yolo County's first Latina judge; and,

WHEREAS, Judge Cortés was the first in her family to graduate from high school and college and made a promise to herself as a young, hopeful girl to give back to her community and a society that has given so much to her and her family.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Woodland does hereby express our sincere congratulations and commends Woodland resident Judge Sonia Cortés for her recent appointment as the 11th judge and the first Latina judge to serve on the Yolo Superior Court. We wish her much success as she moves into a new phase in her career.

PASSED AND ADOPTED this 6th day of October 2015.

Tom Stallard, Mayor

William L. Marble, Mayor Pro-Tem

Jim Hilliard, Council Member

Sean Denny, Council Member

Angel Barajas, Council Member

Legislation Text

4.

File #: 16-146, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL**DATE: October 6, 2015****SUBJECT: Planning Commission Annual Report**

Recommendation for Action: Staff recommends that the City Council receive the Planning Commission Annual Update including a summary of the 2014 accomplishments and proposed 2015 work plan.

Staff Contact

Cindy Norris, Principal Planner, (530) 661-5911, cindy.norris@cityofwoodland.org

Council Goal**Economic Development/Job Creation Goal**

Provide for a diversified economic base with a range of employment opportunities by supporting growth of existing businesses, and providing expanded opportunities for new businesses through targeted infrastructure investments and leveraging existing community and regional assets.

Economic Development /Job Creation Goal Strategies

- Update General Plan
- Comprehensive Review of City Codes and Regulations
- Implement and Promote Business-Friendly Culture - “Open for Business”
- Develop Plan to Mitigate Flood Issues in the City’s Industrial Area
- Collaborate with Local and Regional Agencies/Organizations to Market and Promote Targeted Business Opportunities

Fiscal Impact

This report is informational only and does not have a fiscal impact. Individual projects reviewed or advanced by the Planning Commission may have city cost or revenue implications that will be analyzed individually as the projects are considered.

Background

In accordance with Municipal Code Section 2-7-21(5) a member of the Planning Commission shall appear before the City Council to report on work accomplished in the past year and to outline work to be done in the coming year. The Planning Commission approved their proposed Work Program for the 2015-2016 Fiscal Year on August 6, 2015.

Discussion

To assist in the discussion, this report will provide an overview of the functions of the Planning Commission, of application types and review authority, of past actions and projects, and a summary of possible future projects and work plan.

Functions of the Planning Commission

The Functions of the Planning Commission are established in State Government Code Section 65103 and in the City's Municipal Code Section 2 -7-21.

State Government Code Section 65103

- a. Prepare, periodically review, and revise as necessary, the general plan.
- b. Implement the general plan through actions including, but not limited to, the administration of specific plans and zoning and subdivision ordinances.
- c. Annually review the capital improvement program of the city and the local public works projects of other local agencies for consistency with the general plan.
- d. Endeavor to promote public interest in, comment on, and understanding of the general plan, and regulations relating to it.
- e. Consult and advise with public officials and agencies, public utility companies, civic, educational, professional, and other organizations, and citizens generally concerning implementation of the general plan.
- f. Promote the coordination of local plans and programs with the plans and programs of other public agencies.
- g. Perform other functions as the legislative body provides, including conducting studies and preparing plans other than those required or authorized by this title.

Municipal Code Section 2-7-21 - Powers and duties of the Planning Commission:

The planning commission shall:

1. Assist in developing and maintaining the general plan.
2. Assist in developing such specific plans as may be necessary or desirable.
3. On or before March 1st of each year, review and make recommendations to the council concerning the deletion, addition and priority of items in the city's capital improvement program.
4. Recommend to the council the initiation of ordinances, resolutions, agreements, or programs concerning planning matters.
5. During April of each year, a commission representative shall appear before the city council to report on work accomplished in the past year and to outline work to be done in the coming year. Such report, at the discretion of the Council, also may be required to be submitted in writing.
6. Perform such other functions as the Council and the law may provide.

Commission Work

The Planning Commission shall review all projects that are required come before them to either, forward a recommendation to City Council for final action, or to make a determination as the final approving body. A summary of application types and review authority is provided (Attachment “1”).

With regard to planning resources, planning staff members provide only a share of their time to projects that are taken to Planning Commission. Much time is spent on items that are approved at a staff level. In addition, while some minor project reviews that come before the Commission required 2 to 3 months of lead time prior to being heard, the more complex projects may take 6 months to 2 years before being scheduled for hearing before the Commission. This review time is due to many factors including the complexity of analysis required, number of studies and agencies that are involved in the application review, the applicant’s time required to prepare modifications to plans, and the environmental review process.

Projects that Came to the Planning Commission in the Last Fiscal Year

1. Reviews of Development Applications included:
 - a. Douglas Lane Cell Tower Conditional Use Permit
 - b. Sports Park Verizon Cell Tower Conditional Use Permit
 - c. National Indoor Sports Conditional Use Permit
 - d. Uvaggio Wine Bar Conditional Use Permit
 - e. Blue Note Brewery Conditional Use Permit
 - f. Beamer Mixed Use Conditional Use Permit
 - g. Spring Lake Cal West Rezone (2), Tentative Subdivision Map and Development Agreement
 - h. Spring Lake Central Rezone, Tentative Subdivision Map and Development Agreement
 - i. Bulls Eye Bail Bond Downtown Specific Plan Amendment and Conditional Use Permit
 - j. Design Reviews for Lennar, Meritage and DR Horton
 - k. Design Review and Conditional Use Permit modification for Fairfield Inn and Suites
 - l. Velocity Island Black Pearl Conditional Use Permit Modification
 - m. Parcel Map Oaktrail (D. Snow)
 - n. Comfort Suites Mural review
2. Cottage Food Ordinance
3. Wireless Facilities Ordinance Amendment
4. General Plan Update

Projects Anticipated to Come Before the Planning Commission in the Next Few Months

1. Reviews of Development Applications may include:
 - a. Woodland Tractor Parcel Map
 - b. Machado Parcel Map
 - c. 520 W. Main Street Cell Tower Conditional Use Permit
 - d. Bulls Eye Bail Bonds CUP/Downtown Specific Plan Amendment (revised review)
 - e. Auto Dismantler Conditional Use Permit
 - f. Fast food drive through CUP Main/Matmor
 - g. Spring Lake Heritage Remainder Area neighborhood commercial rezone and N3 park
 - h. Fairfield Inn public art

- i. Woodland Motors public art
2. Methadone Clinic Ordinance Review
3. Freeway Oriented Digital Signs Ordinance Amendment and application review.
4. General Plan Scenario Analysis and Preferred Development Plan

Projects Anticipated to Come Before the Planning Commission within the Next Year:

1. Reviews of Development Applications may include:
 - a. 154 acre Woodland Commerce Center General Plan Amendment, tentative map and Development Agreement and Final EIR
 - b. 38 acre Prudler Mall Expansion site General Plan Amendment, rezone, tentative map and EIR, to change from neighborhood commercial to residential
 - c. Spring Lake Oyang North and South, General Plan Amendment, Rezone and tentative map
 - d. 350 acre Spring Lake Remainder Area (SP1-A) GPA, SPA, Annexation
 - e. 300+ Acre Woodland Industrial Park Plan
 - f. Design Review for residential subdivision architectural design
 - g. Possible hotel conditional use permit and design review on Main Street
2. Ashley and Main Street concept review - work with Portland State and SACOG
3. SB 5 General Plan Amendment regarding flood requirements and project review
4. Housing Element Implementation actions and annual report
5. General Plan On-going discussions and Environmental Impact Report

Planning Commission Work Program Items:

- a. Public Art
- b. Design Liaison
- c. Zoning Updates

2015-2016 Planning Commission Work Program

The proposed Planning Commission work program for Fiscal Year 2015-2016 was approved by the Planning Commission on August 6, 2015 (Attachment "2"). The Chairperson of the Planning Commission, Kirby Wells will provide a presentation of the proposed work plan to the City Council for their review and consideration.

Conclusion

Staff recommends that the City Council receive the Planning Commission Annual Update including a summary of the 2014 accomplishments and proposed 2015 accomplishments.

Prepared by: Cindy Norris, Principal Planner

Reviewed by: Ken Hiatt, Community Development Director



Paul Navazio, City Manager

ATTACHMENTS:

Attachment 1 - Review of Application Types and Review Authority

Attachment 2 - Fiscal Year 2015-2016 Planning Commission Work Program

Attachment 1

Overview of Application Types and Review Authority

Ministerial (Staff review authority, typically not subject to CEQA)

- Patio covers, additions to single family
- Solar permits
- Site plan reviews

Administrative Review (Staff Review Authority)

- Accessory structures requiring design review
- Minor improvements requiring Design Reviews
- New signs or significant modifications
- Minor wireless tower modifications
- Lot line adjustments, Certificate of Compliance
- Demolition Reviews
- Yolo County Referrals
- Temporary Use permit
- Zoning Administrator Reviews

Historic Preservation Commission

- Advisory review on projects with structural changes in the National Register Downtown
- Demolition reviews on historically significant structures
- Recommendation to City Council on all historic designations and actions
- Heritage Home and Preservation Awards

Planning Commission

- Any of the above noted entitlements when coupled with any of the below noted entitlements
- Appeals of administrative decisions noted above
- General Plan Amendment (recommending)
- Specific Plan Amendment (recommending)
- Rezoning (recommending)
- Zoning Amendment (recommending)
- Development Agreement (recommending)
- Zoning Interpretation (PC approving body)
- Variance (PC approving body)
- Conditional Use Permits (PC approving body)
- Tentative Subdivision Map and Tentative Parcel Map (PC approving body)
- Wireless cell towers (PC approving body)
- Design Review (cases where PC is the approving body)
- Comprehensive Sign Programs
- Public Art

City Council

- Any appeals of Planning Commission approval decisions
- Review and final approval of all aspects of any project involving the following:
 - o General Plan Amendment
 - o Specific Plan Amendment
 - o Rezoning
 - o Zoning Amendment
 - o Development Agreement
- Right of way vacation
- Final Map and Subdivision Improvement Agreement

PLANNING COMMISSION
FY 2015 – 2016 WORK PROGRAM

Program Name	Program Tasks	Current Status	Time Frames
<i>Commission Operating Standards – On-going</i>			
Planning Commission Meetings	Regular meetings of the Commission with occasional special meetings as needed • <i>Maintain effective standards for ongoing management of the Commission including minutes, agendas, and compliance with Rosenberg's Rules of Order, due process requirements and the Brown Act.</i> • <i>Receive, evaluate and act upon public input related to the General Plan land use and zoning and design review applications</i> • <i>Read all information and staff reports relating to applications and action requests that come before the Commission</i> • <i>View any site that is subject to consideration</i> • <i>Individually discuss and provide recommendations and feedback on various items that come before the Commission</i>	Ongoing	1 st and 3 rd Thursdays
Review application requests for which the Planning Commission is the approval body	Unless appealed to the City Council, the Planning Commission has final approval authority on the following: • <i>Administering the California Environmental Quality Act</i> • <i>Conditional Use Permits</i> • <i>Variances</i> • <i>Tentative Maps</i> • <i>Design and Site Plan Review</i> • <i>Zoning Interpretations</i> • <i>Public Art, as well as any required environmental review associated with the application</i>	Ongoing	As needed depending on submittal of applications for review
Review application requests for which the Planning Commission is a recommending body to the City Council	The Planning Commission shall review and make recommendation to the City Council on the following types of actions: • <i>General Plan Amendments</i> • <i>Ordinance Amendments</i> • <i>Development Agreements</i> • <i>Any project based action which is combined with any other action that requires City</i>	Ongoing	As needed depending on submittal of applications for review

Program Name	Program Tasks	Current Status	Time Frames
	<i>Council approval</i>		
Assist in Developing and Maintaining the General Plan	Review of General Plan amendment requests and Involvement in the General Plan Update process Per State law the General Plan may be amended up to four (4) times in a calendar year.	Ongoing	As needed based on application requests or as part of the update process.
Assist in Developing such specific plans as may be necessary or desirable	Participation in the progress and review of any proposed new specific plan for the City. The role to be defied by the City Council.	As needed	As needed based on application requests for Specific Plans.
Initiation of Ordinances, Resolutions, agreements or programs concerning planning matters	Recommend to the City Council the initiation of ordinances, resolutions, agreements, or programs concerning planning matters. - Request Council authorization and concurrence on a proposed amendment request - Request Council authorization to direct staff resources to a proposed amendment request Suggested initiation of effort to amend the following: - Public art - Minor lot standards - Detox Clinic (Council directed)	Ongoing	Review of Work Program by the City Council
Review of the City's Capital Improvement Program	Review of the Capital Improvement program for consistency with the General Plan and make recommendations to City Council regarding deletion, addition, and priority of items	Complete	March
Annual Planning Commission Report	The Planning Commission Chair shall provide a report to the City Council on work accomplished in the past year and to outline work suggested in the coming year.	In process	April (Will occur in September of 2015)
Commission Elections	Election of the Officers of the Commission which shall consist of the Chairperson and Vice-Chairperson.	Chair and Vice-Chair are limited to two (2) consecutive years	Annually, at the first meeting in September
Training and Workshops	Education for staff and commission and the public. The goal will be to host some type of training whenever there are light agendas, with a minimum of one training session annually. This may include	Ongoing	As topics, speakers or materials become available or necessary or as

Program Name	Program Tasks	Current Status	Time Frames
	hosting web based training sessions as well.		requested
<i>Short Range Goals/Tasks (< 12 months)</i>			
Appoint Standing Committees and define the key focus area and accomplishment desired for each.	• <u>Public Art Ad-hock Committee</u>: To appoint 2 members of the Commission to serve on an Ad-hock subcommittee to evaluate possible options regarding a Public Art Ordinance. The goal will be to review best practices with regard to Public Art and make recommendations to the City Council. An Ad-hock public art subcommittee has been formed to evaluate the nature of public art in the community and to present possible options on how to proceed with regard to requiring, review and approval of public art on both public and private projects. (Commissioners Wells and Lopez) • <u>PC Design Liaison</u>: To appoint a (1) PC member who has design and architectural expertise to function as a design liaison in order to provide early input with applicants on design issues or concerns in order to facilitate the process for applicants (Commissioner Holt) • <u>General Plan Subcommittee</u>: To appoint 3 members of the Commission to serve on an Ad-hock General Plan Update subcommittee. (Commissioners Holt, Lizarraga, Ortega-Lampkin) • <u>Zoning Subcommittee</u>: To appoint 3 members of the Commission to serve on a standing committee that will review zoning update requests and make recommendation regarding future Zoning Ordinance Amendments. (Commissioners Holt, Lizarraga and Lopez) <i>Ad-hock committees may meet periodically and do not require notice.</i> <i>Standing Committees shall meet at appointed times with appropriate notice</i> <i>Design Liaison is an ad-hock member who meets from time to time on various items.</i>	In process – two meetings have been held Ongoing To be scheduled To be scheduled	January 2016 Recommendation to the City Council regarding a proposed art process Meet early in the process as based upon application submittals Winter 2015 Recommendation to City Council regarding proposed zoning amendments

Program Name	Program Tasks	Current Status	Time Frames
<i>Long Range Goals/Strategies (> 12 Months)</i>			
Review of Potential new Specific Plan/ Master Plans	Review of possible new specific plan(s) or master plan(s) that may be submitted for residential/ commercial or industrial development Possible review of a pre-annexation application for residential / commercial		Winter 2015
Review and Participate in a Comprehensive Update of the Zoning Ordinance	Will be necessary to provide an in depth update to the Zoning Code upon approval of the General Plan		Winter 2016
Prepare Infill Design Guidelines	Policies and programs to facilitate and implement the General Plan direction with regard to infill development	May be evaluated with the drafting of the General Plan update policies.	Spring 2016
Review and Evaluate East St and West Main Corridor Plans for Consistency with the General Plan Update	Follow up once the General Plan Update is nearing completion. An update to consider appropriate performance standards will be needed in areas with Corridor Mixed Use designation.		Winter 2016
Review and Evaluate the Downtown Specific Plan for Consistency with the General Plan Update	If necessary based on the General Plan update for possible update to the historic resource review and density allowances.		Fall 2016

Legislation Text

5.

File #: 16-126, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL**DATE: October 6, 2015****SUBJECT: Summary Vacation and Quitclaim of approx. 266 s.f. of Heritage Parkway**

Recommendation for Action: Staff recommends that the City Council (1) adopt Resolution No. _____, approving summary vacation for excess right-of-way along Heritage Parkway; (2) authorize the City Manager to sign the quitclaim deed on behalf of the City.

Staff Contact

Lolly Weichel, Engineering Technician - (530) 661-5820, lolly.weichel@cityofwoodland.org

Fiscal Impact

This project's processing costs were covered by fees. No other costs are associated with this recommendation.

Background

On September 19, 2008, Heritage Parkway right-of-way was dedicated to the City via grant deed (2008-0028907).

Public improvements were completed including a concrete block privacy wall along the south side of Heritage Parkway, isolating some of the dedicated right-of-way behind the wall.

In October of 2014 the privacy wall located at the southeast corner of Heritage Parkway and Parkland Avenue was surveyed to verify its location in conjunction with the constructed wall. The survey indicated that the wall is located slightly north of the mapped right-of-way. This has resulted in approximately 266 square feet of land within the public right-of-way that is located south of the wall. In order to access this property one must either traverse private property (Lot G of the Beeghly subdivision) or physically go over the wall. The location of the wall does not pose any significant changes of functionality and/or safety to Heritage Parkway; hence, it is not practical or necessary to relocate the wall. Vacation of the right-of-way will allow Beeghly Ranch to develop Lot G without encroachment in said right-of-way.

Discussion

The plat map, legal description, and related documents have been reviewed by staff and found to be technically correct. Because the 266 square feet of right of way is located on the private side of the existing soundwall, it is deemed inaccessible and unnecessary for public use. Vacation of this piece of right of way corrects the alignment so that the final constructed road is coincidental with the right of way.

The plat map and a location map are provided as attachments to this report.

Conclusion

Staff recommends that the City Council (1) adopt Resolution No. _____, approving summary vacation for excess right-of-way along Heritage Parkway; 2) authorize the City Manager to sign the quitclaim deed on behalf of the City.

Prepared by: Lolly Weichel, Engineering Technician

Reviewed by: Bruce Pollard, Development Senior Civil Engineer
Brent Meyer, City Engineer

A handwritten signature in dark ink, appearing to read "Paul Navazio". The signature is fluid and cursive, with the first name "Paul" and last name "Navazio" clearly distinguishable.

Paul Navazio, City Manager

ATTACHMENTS:

Attachment A - Resolution

Attachment B - Plat Map and Legal Description

Attachment C - Location Map

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF WOODLAND CITY COUNCIL APPROVING
SUMMARY VACATION OF PORTIONS OF CITY-OWNED PARCELS**

WHEREAS, The City of Woodland currently owns a road right of way for Heritage Parkway that exceeds the amount needed for operation of the roadway and pedestrian facilities; and

WHEREAS, The adjacent property owner, Centex Homes, has requested the alignment of Heritage Parkway right-of-way and the improvements be coincidental; and

WHEREAS, the excess right-of-way has not been used and is not easily accessible for use for the purpose it was acquired; and

WHEREAS, the City has determined that the excess right-of-way will not be needed in the future; and

WHEREAS, a legal description of this excess land has been prepared by a licensed land surveyor in the State of California, and the legal descriptions are attached and incorporated into this resolution by reference.

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

Section 1. The City Council of the City of Woodland in accordance with Chapter 4, Section 8335 of the Streets and Highway Code does summarily vacate the land as described in the attached legal descriptions. From and after the date the resolution is recorded, the excess land as described no longer constitutes public right-of-way.

Section 2. The City Council hereby authorizes the City Manager to execute related Quitclaim Deeds to transfer the property to the adjacent property owner.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

EXHIBIT "A"

PROPERTY DESCRIPTION

Page 1 of 1

HERITAGE PARKWAY RIGHT-OF-WAY VACATION

All that real property situated in the City of Woodland, County of Yolo, State of California, being a portion of Heritage Parkway Right-of-Way as shown on that certain Grant Deed, recorded on September 19, 2008 as Document No. 2008-0028907-00, Yolo County Official Records, being more particularly described as follows:

Beginning at a point on the Southerly line of said Right-of-Way, said point being the Easterly terminus of the line that bears South 79°54'23" West, 50.09 feet as shown on said Grant Deed; thence the following four (4) courses:

- 1) Along the Southerly line of said Heritage Parkway Right-of-way, South 79°54'23" West, 50.09 feet to a point on the Westerly line of Lot G of Lot Line Adjustment, Document No. 2015-00013659-00, recorded May 20, 2015, Yolo County Official Records, Yolo County, California, said point being the Westerly terminus of said Southerly line;
- 2) Thence leaving said Right-of-Way, along the northerly line of said Lot G, North 23°58'07" East, 0.51 feet;
- 3) Thence continuing along the northerly line of said Lot G, North 64°34'55" East, 37.68 feet;
- 4) Thence continuing along the northerly line of said Lot G, South 62°27'01" East, 17.00 feet to the **Point of Beginning**.

Said property contains 0.01 Acres (266 Sq. Ft.), more or less.

End of description for Heritage Parkway Right-of-Way Vacation

Prepared by: Cunningham Engineering Corp.
July, 2015

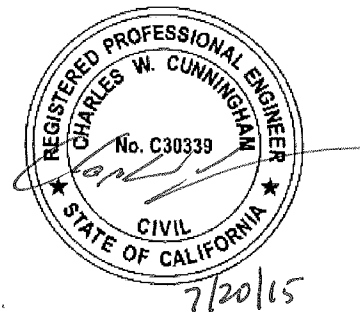


EXHIBIT "B"

PLAT

A PORTION OF HERITAGE PARKWAY RIGHT-OF-WAY AS SHOWN ON THAT CERTAIN GRANT DEED, RECORDED SEPTEMBER 19, 2008 AS DOCUMENT NO. 2008-0028907-00, YOLO

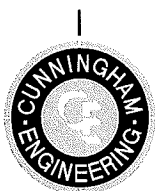
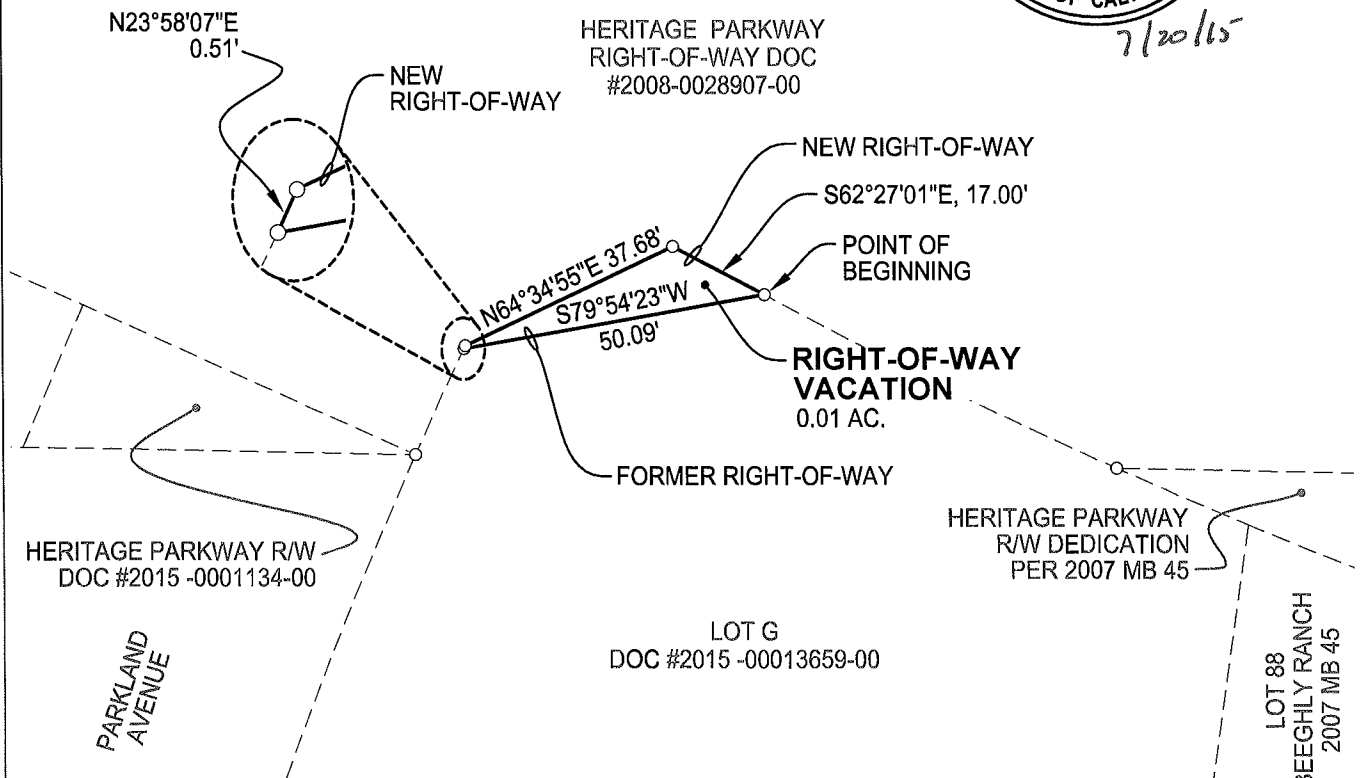
COUNTY OFFICIAL RECORDS

CITY OF WOODLAND COUNTY OF YOLO STATE OF CALIFORNIA

CUNNINGHAM ENGINEERING

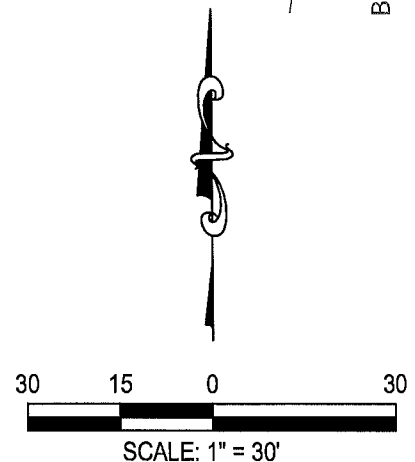
JULY 2015 SCALE: 1" = 30'

SHEET 1 OF 1 SHEETS



CECWEST.COM

Davis Office 2940 Spafford Street Suite 200 Davis, CA 95618 (530) 758-2026
Sacramento Office 2120 20th Street Suite Three Sacramento, CA 95818 (916) 455-2026





Legislation Text

6.

File #: 16-128, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL**DATE: October 6, 2015****SUBJECT: Server Replacements**

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the purchase of five replacement servers with Dell, Inc. for an amount not to exceed \$100,000.

Staff Contact

Scott Sawin, IT Manager - (530) 661-7979, scott.sawin@cityofwoodland.org

Fiscal Impact

City staff has obtained three competitive quotes for five Dell servers for \$99,857.47. Funding has been allocated from the technology services fund in the 15/16 budget. As is a standard, there will be annual support cost for this capital component. The yearly cost is comparable to the servers being replaced.

Background

To ensure a reliable, robust and secure technology infrastructure, best practices encourages timely replacement (refreshment) of technology infrastructure hardware. As technology infrastructure hardware ages, it becomes less reliable which results in higher support costs and increased staff disruption. Technology infrastructure replacement cycles typically run three to five years depending upon the hardware. This request for purchase is for a major component of the City's technology infrastructure.

The City of Woodland has been running virtual desktop for the past five years and the servers which run these desktop are aging and in need of a refresh. Virtualization of computer resources is not a new idea and has successfully been used for in servers for the past 15+ years. Purchasing a handful of servers that run hundreds of desktops virtually is not only more secure since all the actual data resides in the datacenter, but is also more efficient. VMWare, the platform we run our virtual desktops within recently started virtualizing graphics which allow us to provide a much better end user experience. This is still a new technology so our server options were limited.

In accordance with the City's purchasing policy the IT department worked with various vendors to establish the optimal server for the City of Woodland's virtual desktop server. Using those specifications IT talked with various server manufacturers and determined Dell offered the best options and flexibility for the price. The servers has been configured to support the City's planned technology investments and provide flexibility and

options for our continued virtualization expansion.

Conclusion

Staff recommends that the City Council approve Resolution No. _____, authorizing the purchase of five servers with Dell, Inc. for an amount not to exceed \$100,000.

Prepared by: Scott Sawin, IT Manager

A handwritten signature in black ink, appearing to read "Paul Navazio". The signature is fluid and cursive, with the first name "Paul" and last name "Navazio" clearly distinguishable.

Paul Navazio, City Manager

Attachment: Dell Resolution

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING THE PURCHASE OF DELL SERVERS THROUGH A PURCHASE
ORDER WITH DELL, INC.**

WHEREAS, the City of Woodland wishes to enter into a purchase agreement with Dell, Inc in an amount not to exceed \$100,000; 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 Agreement. The City Manager is hereby authorized and directed to execute the Agreement, 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. 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 _____ day of _____ 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

Legislation Text

7.

File #: 16-129, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL**DATE: October 6, 2015****SUBJECT: Resolution Designating the City of Woodland's Authorized Agents for Disaster Relief and Emergency Assistance**

Recommendation for Action: Staff recommends that the City Council approve the Designation of Applicant's Agent Resolution for Non-state Agencies designating the authorized agents for the City for disaster relief and emergency assistance.

Staff Contact

Dan Bellini, Public Safety Chief - (530)661-7800

Fiscal Impact

There is no fiscal impact from this action although pre-approval of Cal OES Form 130 will help expedite cost recovery after a disaster.

Discussion

The CalOES Form 130 is required to be on file with the California Office of Emergency Services and the Federal Emergency Management Agency in order for a municipality to receive reimbursement for all emergency/disaster funding sources (State and Federal). CalOES Form 130 is a Resolution that designates who is authorized for the City to provide to the Governor's Office of Emergency Services the assurances and agreements required for all matters pertaining to disaster assistance. Once on file, the Resolution is valid for three years.

As part of the City's emergency preparedness, we are asking the Council to approve the Resolution in advance of any disaster or emergency so the Resolution will be on file with the Office of Emergency Services and will expedite any future requests for assistance or reimbursement.

Conclusion

Staff recommends that the City Council approve the Designation of Applicant's Agent Resolution for Non-state Agencies designating the authorized agents for the City for disaster relief and emergency assistance.

Prepared by: Dan Bellini, Public Safety Chief

A handwritten signature in black ink, appearing to read "Paul Navazio". The signature is fluid and cursive, with the first name "Paul" and last name "Navazio" clearly distinguishable.

Paul Navazio, City Manager

Attachment: Resolution

**DESIGNATION OF APPLICANT'S AGENT RESOLUTION
FOR NON-STATE AGENCIES**

BE IT RESOLVED BY THE City Council OF THE City of Woodland
(Governing Body) (Name of Applicant)

THAT Paul Navazio – City Manager, OR
(Title of Authorized Agent)

Kimberley McKinney – Finance Officer, OR
(Title of Authorized Agent)

Evis Morales – Finance Analyst
(Title of Authorized Agent)

is hereby authorized to execute for and on behalf of the City of Woodland, a public entity
(Name of Applicant)

established under the laws of the State of California, this application and to file it with the California Governor's Office of Emergency Services for the purpose of obtaining certain federal financial assistance under Public Law 93-288 as amended by the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1988, and/or state financial assistance under the California Disaster Assistance Act.

THAT the City of Woodland, a public entity established under the laws of the State of California,
(Name of Applicant)

hereby authorizes its agent(s) to provide to the Governor's Office of Emergency Services for all matters pertaining to such state disaster assistance the assurances and agreements required.

Please check the appropriate box below:

☒ This is a universal resolution and is effective for all open and future disasters up to three (3) years following the date of approval below.

☐ This is a disaster specific resolution and is effective for only disaster number(s) _____

Passed and approved this 6th day of October, 2015

Tom Stallard, Mayor
(Name and Title of Governing Body Representative)

William L. Marble, Mayor Pro Tem
(Name and Title of Governing Body Representative)

Jim Hilliard, Council Member
(Name and Title of Governing Body Representative)

Sean Denny, Council Member
(Name and Title of Governing Body Representative)

Angel Barajas, Council Member
(Name and Title of Governing Body Representative)

CERTIFICATION

I, Ana Gonzalez, duly appointed and City Clerk of
(Name) (Title)

City of Woodland, do hereby certify that the above is a true and correct copy of a
(Name of Applicant)

Resolution passed and approved by the City Council of the City of Woodland
(Governing Body) (Name of Applicant)

on the _____ day of _____, 20__.

(Signature)

(Title)

Legislation Text

8.

File #: 16-132, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL**DATE:** October 6, 2015**SUBJECT:** Approve Contract Amendment with Psomas to provide Construction Management and Inspection Services Contract for Water Transmission Main East (CIP 11-14) and West (CIP 12-05), and the Community Center/Sports Park Frontage (CIP 11-15)

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute contract amendment #1 for construction management and inspection services for the Water Transmission Main East (CIP 11-14) and West (CIP 12-05), and the Community Center/Sports Park Frontage (CIP 11-15) projects with Psomas Engineering for an additional amount not to exceed \$90,000.

Staff Contact

Chris Fong, Associate Civil Engineer - 530-661-5972, chris.fong@cityofwoodland.org

Fiscal Impact

The contract amendment with Psomas is for an amount not to exceed \$90,000, and represents an increase of approximately 9% over the initial contract amount. While the water transmission main projects are included in the approved Capital Improvement Program budget (from the Water Enterprise Fund) in the amounts of \$8,782,927 and \$6,534,000 respectively, these projects are part of the financing plan for the local facilities component of the Surface Water Project, which are funded through State Revolving Loan funding.

The requested increase of \$90,000 from the existing contract amount of \$948,000 results in a revised construction management and inspection contract not to exceed \$1,038,000.

There is no impact to the General Fund.

Background

The City undertook the design and construction of a water transmission pipeline to convey surface water from the Woodland Davis Clean Water Agency tie in at the east side of CR 102 at Farmer's Central Road to the City's First Ground Level Tank located at David Douglass Park. The transmission pipeline project consists of two segments, the East Transmission Main and West Transmission Main. The East Transmission Main runs from the east side of the CR102/Farmers Central Road intersection to the 6th Street/CR24A intersection. The West Transmission Main runs from the 6th Street/CR24A intersection to Ashley Street and then north along Ashley Street to the First Ground Level Tank. Psomas was contracted by the City to provide construction management and inspection services for both projects. Psomas' work also included geotechnical testing to

verify compaction and some level of design assistance during construction to assist the City to ensure that both transmission main projects tie-in with each other as well as the WDCWA transmission main and the 3.0 million gallon tank in David Douglass Park.

The Water Transmission Main East project (CIP 11-14) and the Community Center/Sports Park Frontage project (CIP 11-15) are complete and were accepted by the City Council on August 18, 2015.

The Water Transmission (CIP 12-05) project is currently under construction and the City expects to have the project completed by November of 2015.

Discussion

Psomas' original contract contemplated the East and West Transmission Mains largely being constructed simultaneously and had planned on staffing the work accordingly. Due to differing design schedules, the projects ended up being constructed at different times, which reduced efficiencies in construction management with concurrent construction projects. The contract amendment is mainly due to the change in construction schedules between the two projects.

Conclusion

Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute contract amendment #1 for construction management and inspection services for the Water Transmission Main East (CIP 11-14) and West (CIP 12-05), and the Community Center/Sports Park Frontage (CIP 11-15) projects with Psomas Engineering for an additional amount not to exceed \$90,000.

Prepared by: Chris Fong, Associate Civil Engineer

Reviewed by: Tim Busch, Principal Utilities Civil Engineer
Ken Hiatt, Community Development Director

Paul Navazio, City Manager

ATTACHMENTS:

Attachment

A - Resolution

B - 1st Contract Amendment

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING CONTRACT AMENDMENT #1 WITH PSOMAS FOR CONSTRUCTION
MANAGEMENT & INSPECTION SERVICES**

WHEREAS, the City of Woodland wishes to enter into a contract amendment with Psomas; and

WHEREAS, the City Council approved an agreement with Psomas in January of 2014 to Construction Management and Inspection Services for the Water Transmission Main East (CIP 11-14) and Water Transmission Main West (CIP 12-05) and the Community Center/Sports Park Drive Frontage (CIP 11-15); and

WHEREAS, the City Council wishes to approve a contract amendment to provide additional Construction Management and Inspection Services not to exceed \$90,000, and authorize its execution through adoption of this Resolution. The existing contract amount of \$948,000 is increased to \$1,038,000 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 contract amendment for an amount not to exceed \$90,000. The City Manager is hereby authorized and directed to execute the contract amendment, 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 Agreement is attached and made a part of this Resolution.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

ARTICLE 1. PARTIES AND DATE

This First Amendment to the Professional Services Agreement (“First Amendment”) dated as of the _____ day of _____, 2015 is entered into by and between the City of Woodland (“City”) and Psomas (“Consultant”).

ARTICLE 2. RECITALS

2.1 City and Consultant entered into that certain Professional Services Agreement dated January 7, 2014 (“Agreement”), whereby Consultant agreed to **provide construction management and inspection services for Water Transmission Main East (CIP 11-14) and Water Transmission Main West (CIP 12-05) and the Community Center/Sports Park Drive Frontage (CIP 11-15).**

2.2 City and Consultant now desire to amend the Agreement to **include additional compensation in accordance with the Consultant’s proposal dated September 15, 2015 attached hereto. The total compensation for the First Amendment shall not exceed Ninety Thousand Dollars (\$90,000.00).**

ARTICLE 3. TERMS

- 3.1 **Continuing Effect of Agreement.** Except as amended by this Amendment, all provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this Amendment, whenever the term “Agreement” appears in the Agreement, it shall mean the Agreement as amended by this Amendment.
- 3.2 **Adequate Consideration.** The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment.
- 3.3 **Counterparts.** This Amendment may be executed in duplicate originals, each of which is deemed to be an original, but when taken together shall constitute but one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

**First Amendment To Professional Services Agreement Between The City Of Woodland
And Psomas** **CM# 000314**

City Of Woodland

PSOMAS

By: _____
Paul Navazio
City Manager

By: _____
Cliff Watson
Senior Project Manager

ATTEST:

Ana B. Gonzalez, City Clerk

CONSULTANT PROPOSAL FOR ADDITIONAL WORK

City of Woodland
Mr. Chris Fong, P.E.
Community Development Department
300 First Street
Woodland, CA 95695

Subject: Amendment Request to Woodland Water Transmission Main East (CIP 11-14) and
Woodland Water Transmission Main West (CIP 12-05)

Dear Chris:

As discussed earlier and as shown in our latest budget analysis, we expect to exceed our budget for Construction Management for the Woodland Transmission Main East and West projects. There are several reasons for this exceedance:

1. Psomas's work on the project began in late December of 2013 in anticipation of the construction phase starting shortly thereafter. However, the project was delayed until August of 2014. During this time we performed two constructability reviews (only one was planned) that returned an abundance of comments. To address all the comments would entail a significant design effort and the decision was made that it would be better to address them during construction.
2. Many of the issues identified during the constructability review as well as some identified during construction required our CM engineers to perform extensive design work, which is beyond the normal CM effort. Many of the resolutions developed by the CM team were implemented in a timely matter thereby severely reducing the cost and time impacts to the contractor. This effort is best assessed by the very low percentage of CCO costs to date and the contract is nearing completion.
3. Our initial plan was for the projects to run concurrently thereby gaining efficiency in management and inspection. As you are aware, the West Main project did not commence until the February of this year when the East Main project was still active but nearing the end of the main pipeline installation
4. The West Main contractor was granted an 8 week construction hiatus during the pipe submittal phase that extended their contract; during this hiatus there was some administrative costs related to the West Main dealing with submittals, changes,

and other related issues. We were still working on the East Main contract at that time so expenses were not affected much and we could not take advantage of the efficiency gained with concurrent project. The hiatus extended the contract time, which extended the time we will be needed to manage the project.

5. As we were closing out the East Main the City requested that we deliver all project documents in hard-copy format; we had anticipated that the files would be provided only in electronic format. This has resulted in some extra administrative and materials costs.

The East Main project has closed out and we are nearing the testing phase of the West Main. Considering the changes and other challenges, the project is proceeding well and is expected to complete the majority of the work by the end of October with punchlist and closeout activities in November. There is discussion of a change to add some storm drain piping along a portion of the alignment south of Del Mar to West Street; this could push construction into the first week of November.

We have mitigated the costs by:

1. Eliminating a "Co-Resident Engineer" position (Asa Utterback).
2. Nearly eliminating materials testing (Engeo) on the West Main. The West Main contract requires the Contractor to provide materials testing and we have found that their sub (Krazan) has performed very well.
3. Not using Argonaut for environmental services.
4. Kathy is preparing the West Main hard copy documents as we proceed, which is much more efficient than waiting until the end of the project.
5. Bill was able to reduce his hours a bit when activities were light or such that his presence was not required and spending some time inspecting Kentucky Avenue Sewer Repair without adversely affecting inspection work on the West Main.

To calculate the requested amendment amount we assumed a full-time inspection and half time administrative and Resident Engineer (current levels) through the end of November. We used the Budget Analysis spreadsheet we send out each month as a forecasting tool (attached) to develop the estimate. Based on this we request an amendment of \$90,000; though hours will likely be reduced in November this amount provides a contingency.

I can be contacted at 916-677-9650 if you wish to discuss further.

Sincerely,

PSOMAS



Cliff Watson, P.E.
Sr. Project Manager

CM# 000314

Original Contract	\$	520,515
Revised Contract Amount	\$	520,515
Forecast	\$	674,968
Budget Remaining	\$	(154,052.71)
Budget Remaining (%)		-30%

Original Contract	\$	948,000
Pending Amendment #1	\$	90,000
Revised Contract Amount	\$	1,038,000
Forecast	\$	1,014,666
Budget Remaining	\$	8,334.36
Budget Remaining (%)		0.82%

CM# 000314

Psomas Project Number 6W00010501
Amendment #1 Forecast

Original Contract	\$	382,659
Forecast	\$	315,601.44
Budget Remaining	\$	67,057.56
Budget Remaining (%)		17.52%

Psomas Project Number 6W00010500
Amendment #1 Forecast

Original Contract	\$	44,826
Forecast	\$	43,196
Budget Remaining	\$	1,130
Budget Remaining (%)		3%

Legislation Text

9.

File #: 16-136, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL**DATE: October 6, 2015****SUBJECT: Approve Capital Equipment Plan for Utilization of the Wave Broadband PEG Equipment Grant**

Recommendation for Action: Staff recommends that the City Council approve the attached Capital Equipment plan for the utilization of the Wave Broadband PEG equipment grant.

Staff Contact

Lynn Johnson, Senior Management Analyst - 530-661-5979, lynn.johnson@cityofwoodland.org

Fiscal Impact

The recommendation contained in this report would authorize the City to submit a request to Wave Broadband for disbursement of the final \$50,000 capital equipment grant, as provided for in our current Cable Franchise Agreement. The capital dollars provided by Charter Communications/Wave Broadband for PEG capital equipment upgrade are restricted solely for PEG equipment purchases and remain in a separate account with the City of Woodland.

Background

The City Council approved renewal of a non-exclusive, 15 year franchise agreement with Charter Communications in February 2002 to operate a cable television system within the City of Woodland. The franchise agreement required Charter to provide capital equipment grants to support public, education and government access (PEG) television. Three equipment grants were stipulated: (1) \$50,000 upon renewal, (2) \$150,000 upon Charter's completion of their system upgrade (within two years) and (3) \$50,000 in the 12th year of the franchise agreement (2014).

To receive the capital grants, the City Council must approve a PEG Capital Equipment plan. The plan for the first grant of \$50,000 was approved by the City Council June 2002. That plan divided the \$50,000 between the City of Woodland and WAVE, providing each with \$25,000. In October 2004, the second grant of \$150,000 was approved along with a capital equipment plan and has been used over the years to replace failing equipment and to upgrade systems commiserate with technology changes.

In November 2007, City Council adopted Resolution No. 4875 which authorized the transfer of control of the cable television franchise agreement from Charter Communications to Wave Broadband.

Discussion

WAVE Channel 21 has recently provided the City with a list of capital equipment that is at or nearing the end of useful life. Additionally, the City of Woodland has received a proposal that recommends the purchase of additional equipment that supports and works in conjunction with the WAVE Channel 21 equipment to provide better audio for the video/cable-casting from within the City Council Chambers.

With Council's approval, the Capital Equipment plan will be used to request the last of the PEG Equipment grants from Wave Broadband as outlined in our franchise agreement, 6.5(c)(3): "No sooner than May 1, 2014, and upon City's request and following the City Council's approval of an operating plan, Franchisee shall provide a third capital grant in an amount not to exceed \$50,000."

Conclusion

Staff recommends that the City Council approve the attached Capital Equipment plan for the utilization of the Wave Broadband PEG equipment grant.

Prepared by: Lynn Johnson, Senior Management Analyst



Paul Navazio, City Manager

Attachment: Capital Equipment Plan - Wave Broadband PEG Equipment Grant

CITY OF WOODLAND
PEG Capital Equipment Plan
Capital Equipment Grant Request

October 6, 2015

A capital equipment grant of \$50,000 as provided in paragraph 6.5(c)(3) in the Cable Television Franchise Agreement is requested of Wave Broadband. The grant will be used as follows:

Item	Cost	Quantity	Total Cost	Location
HD TV Automation System	\$12,000	1	\$12,000	WAVE Channel 21
Digital Message Player	\$3,565	1	\$3,565	WAVE Channel 21
Smart Video Hub Clean Switch	\$1,495	1	\$1,495	WAVE Channel 21
Analog Video to SD-SDI Converter	\$295	2	\$590	WAVE Channel 21
SD-SDI to Analog Video Converter	\$295	1	\$295	WAVE Channel 21
Sync Generator with Color Bars	\$550	1	\$550	WAVE Channel 21
Dual 7" LCD Monitors	\$779	1	\$779	WAVE Channel 21
Audio Monitor	\$1,495	1	\$1,495	WAVE Channel 21
Express Video Processor	\$1,395	1	\$1,395	WAVE Channel 21
Turnkey System Accessory Package	\$950	1	\$950	WAVE Channel 21
System Integration, installation, training, shipping & tax	\$5,927		\$5,927	WAVE Channel 21
Audio Processing Upgrade	\$11,000	1	\$11,000	Council Chambers
Control System	\$10,000	1	\$10,000	Council Chambers
Total			\$50,041	
TOTAL GRANT REQUEST			\$50,000	

Legislation Text

10.

File #: 16-134, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL**DATE:** October 6, 2015**SUBJECT:** Adopt resolution approving the final Supplemental Environmental Impact Report for the Aquifer Storage and Recovery Project, making CEQA findings, approving mitigation monitoring and reporting plan, and approving the project.**Recommendation for Action**

Staff recommends that the City Council approve Resolution No. _____, approving the final Supplemental Environmental Impact Report for the Aquifer Storage and Recovery Project, making CEQA findings, approving Mitigation Monitoring and Reporting Program, and approving the project for the Surface Water Project, CIP #08-07.

Staff Contact

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

Fiscal Impact

There is no impact to the General Fund.

Background

In 2007, the City of Davis (before the creation of the Agency) certified the final Davis-Woodland Water Supply Project ("DWWSP") Environmental Impact Report under the California Environmental Quality Act and CEQA Guidelines. The DWWSP is now under construction. It will provide surface water supplies to the Cities of Davis and Woodland and the University of California, Davis. In order to increase the reliability of surface water supplies, the Agency is proposing an aquifer storage and recovery ("ASR") program (the "ASR Project") in coordination with the cities. The ASR program would provide a more reliable drought supply through the construction and operation of a series of ASR wells that would be used for injecting and recovering excess surface water supplied from the Sacramento River.

In order to evaluate the environmental impacts of the ASR Project, the Woodland-Davis Clean Water Agency (WDCWA) has prepared the draft DWWSP Aquifer Storage and Recovery Supplemental Environmental Impact Report dated June 2015 (the "Draft SEIR"), which tiers off the 2007 final EIR. With respect to the City of Woodland, the SEIR evaluates the ASR Project at a project level of detail, focusing on the particular ASR wells planned to be installed and operated by Woodland (as more particularly described in SEIR chapter 2).

The plan is for individual ASR well projects to be installed and operated by the City rather than the WDCWA. The WDCWA would coordinate with the cities in its operation of the water treatment plant and water delivery to the City.

The WDCWA, as the lead agency under CEQA, provided public notice of the availability of the Draft SEIR, received and responded to comments, and prepared the Final SEIR, including a CEQA mitigation monitoring and reporting program. The WDCWA received four comment letters on the Draft SEIR and they were relatively minor.

All of the potential environmental impacts associated with the ASR Project can be mitigated through the adoption and implementation of mitigation measures described in the Final SEIR. The mitigation measures specific to ASR generally include: noise mitigation during construction, groundwater level monitoring, and Swainson's Hawk mitigation. Staff have prepared the attached proposed resolution approving the Final SEIR, making related CEQA findings concerning the potential environmental impacts, adopting the mitigation measures, approving the mitigation monitoring and reporting program to ensure that the mitigation measures are implemented, and approving the ASR Project for CEQA purposes. The resolution confirms that the City Council has reviewed, and considered the information and analysis in the Final SEIR and that it reflects the independent judgment and analysis of the Council.

Discussion

The approval of the SEIR by the City Council is a necessary step in the permitting process to obtain a long term permit for the injection and storage of treated surface water into the groundwater aquifer. The City intends to have three ASR wells operational by the summer of 2016. The permit is needed prior to injection into the ASR wells beginning potentially in October 2016. The permitting process can take up to one year. The WDCWA certified the SEIR at its Board meeting on September 17, 2015.

Conclusion

Staff recommends that the City Council approve Resolution No._____, approving the final Supplemental Environmental Impact Report for the Aquifer Storage and Recovery Project, making CEQA findings, approving Mitigation Monitoring and Reporting Program, and approving the project for the Surface Water Project, CIP #08-07.

Prepared by: Tim Busch, Principal Utilities Civil Engineer

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



Paul Navazio, City Manager

ATTACHMENTS:

Attachment A - Resolution

Attachment B - SEIR Agenda Packet

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE AQUIFER STORAGE AND RECOVERY PROJECT, MAKING CEQA FINDINGS, APPROVING THE MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVING THE PROJECT

WHEREAS the City of Woodland in coordination with the Woodland-Davis Clean Water Agency (“WDCWA”), and the City of Davis, is proposing the construction and operation of a series of aquifer storage and recovery (“ASR”) wells (the “Project”) that would be used for injecting and recovering excess surface water supplied from the Sacramento River via the Davis-Woodland Water Supply Project (the “DWWSP,” currently under construction). This resolution and these findings of fact have been prepared and adopted pursuant to the requirements of the California Environmental Quality Act and CEQA Guidelines (collectively “CEQA”); and

WHEREAS, in 2007, the City of Davis (before the creation of the WDCWA) certified the final DWWSP Environmental Impact Report, which has been updated by the WDCWA through Addenda Nos. 1 through 7. In order to evaluate the environmental impacts of the Project the WDCWA prepared the draft DWWSP Aquifer Storage and Recovery Supplemental Environmental Impact Report dated June 2015 (the “Draft SEIR”), which tiers off the 2007 final EIR; and

WHEREAS, there was substantial opportunity for public review and comment throughout the SEIR process, including a 45-day public review and comment period through the State Clearinghouse. Following the close of the public comment period on the Draft SEIR, the Agency evaluated and prepared written responses to the public comments that were received; and

WHEREAS, the WDCWA then prepared the final DWWSP Aquifer Storage and Recovery Supplemental Environmental Impact Report (the “Final SEIR”), which includes the following components: the Draft SEIR; comments received on the Draft SEIR; a list of persons, organizations, and public agencies commenting on the Draft SEIR; and, WDCWA responses to significant environmental points raised in the review and consultation process; and

WHEREAS, the Final EIR identified certain significant effects on the environment that, absent the adoption of mitigation measures, would be caused by the Project. Under CEQA, the Council is required to adopt all feasible mitigation measures or feasible project alternatives that can substantially lessen or avoid any significant Project-related environmental effects. The WDCWA has prepared CEQA Findings of Fact showing how the Project’s significant environmental effects can be substantially lessened or avoided through the adoption of mitigation measures; and

WHEREAS, CEQA requires the Council to adopt a mitigation monitoring and reporting program to ensure that the mitigation measures adopted by the Agency are actually implemented. A Mitigation Monitoring and Reporting Program (the “MMRP”) therefore has been prepared; and

WHEREAS, because the adoption of mitigation measures substantially lessens or avoids all significant effects on the environment associated with the Project, the WDCWA was not required to and did not

evaluate the feasibility of Project alternatives. However, the 2007 DWWSP final EIR did evaluate several alternatives to the DWWSP; and

WHEREAS, the City Council wishes to approve the Final SEIR, adopt the findings of fact, approve the MMRP, and approve the Project through adoption of this Resolution.

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

Section 1. Administrative Record of Proceedings. For purposes of CEQA and these findings, the administrative record for the Project approval consists of those items listed in Public Resources Code section 21167.6(e). The record of proceedings consists of the following documents, at a minimum:

- a. Notice of Preparation (January 2015) and all other public notices issued by the WDCWA in conjunction with the Project;
- b. Draft SEIR (June 2015);
- c. All comments submitted by agencies, organizations and members of the public during the comment period on the Draft SEIR;
- d. All comments and correspondence submitted to the WDCWA with respect to the Project;
- e. Final SEIR (September 2015) and MMRP;
- f. All reports, studies, memoranda, maps, staff reports and other documents relating to the Project prepared by the WDCWA or WDCWA consultants, or provided to the WDCWA by responsible or trustee agencies, with respect to the WDCWA's compliance with the requirements of CEQA and with respect to the WDCWA's action on the Project;
- g. Matters of common knowledge to the WDCWA, including, but not limited to federal, state, and local laws and regulations;
- h. Any other documents incorporated by reference or cited in the Final SEIR or this resolution; and;
- i. Any other materials made a part of the record of proceedings by Public Resources Code section 21167.6(e).

Section 2. Findings Related to CEQA Proceedings. Based on the administrative record, the City Council finds and determines as follows:

- a. The Notice of Preparation for the Draft SEIR was duly prepared, noticed and properly circulated in accordance with CEQA.
- b. The Draft SEIR was duly prepared, properly circulated and completed in accordance with CEQA.
- c. After providing adequate and legally required public notice, the Draft SEIR was duly circulated in accordance with CEQA and public comments were properly solicited by the WDCWA as the lead agency in compliance with CEQA.
- d. All comments received during the public review period have been duly considered and incorporated into the Final SEIR, and when necessary, replied to in accordance with CEQA.
- e. The WDCWA provided written responses to all public agency comments received on the Draft SEIR at least 10 days before the date of this resolution.
- f. The Final SEIR has been properly completed in compliance with CEQA and has evaluated the potential significant environmental effects of the Project, and there are no known potential environmental effects that are not addressed in the Final SEIR or earlier 2007 final EIR.

Section 3. Findings Related to Environmental Impacts. Based on the administrative record, the City Council further finds and determines as follows:

- a. Public Resources Code section 21002 provides that “public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects,” and that the procedures required by CEQA “are intended to assist public agencies in systematically identifying both the significant effects of projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects.”
- b. Public Resources Code section 21002 is implemented, in part, through the requirement that agencies adopt findings before approving projects for which EIRs are required. (See Pub. Resources Code § 21081(a); CEQA Guidelines § 15091(a).) For each significant environmental effect identified in an EIR for a project, the approving agency must issue a written finding reaching one or more of three permissible conclusions as provided by CEQA Guidelines section 15091(a). CEQA requires that the lead agency adopt mitigation measures or alternatives, where feasible, to substantially lessen or avoid significant environmental impacts that would otherwise occur.
- c. As demonstrated by the attached CEQA Findings of Fact, each of the Project’s potential significant environmental effects can and will be substantially lessened or avoided through the adoption of mitigation measures.

Section 4. Findings Related to Growth Inducing Impacts. Based on the administrative record, the City Council further finds and determines as follows:

- a. CEQA requires a discussion of the ways in which the Project could be growth inducing. CEQA also requires a discussion about how a project may remove obstacles to growth, as well as ways in which a project may set a precedent for future growth.
- b. Growth inducing effects were evaluated in the 2007 final DWWSP EIR. The Project would not increase the volume of water available to the City of Woodland, but would instead increase the resilience of Woodland’s water supplies during periods of drought. Therefore, no new or different growth inducing effects would occur with the Project, and potential impacts related to growth are adequately addressed in the 2007 final EIR.

Section 5. Certification of the Final SEIR and Adoption of the Monitoring Program.

- a. The City Council finds, determines and certifies that (i) the Final SEIR has been completed in compliance with CEQA, (ii) the Final SEIR has been presented to the Council and the Council has reviewed and considered the information and analysis contained in the Final SEIR prior to approving the Project, and (iii) the Final SEIR reflects the independent judgment and analysis of the Council.
- b. The Council adopts and approves the Final SEIR.
- c. The Council adopts and approves the CEQA Findings of Fact. By adopting the Findings of Fact, the Council has satisfied its obligations concerning CEQA findings, in that the Findings of Fact identify and explain the mitigation measures that can substantially lessen or avoid the significant environmental effects associated with the Project. The City adopts the mitigation measures as described in the final SEIR and MMRP.
- d. The Council determines that the MMRP will ensure that the mitigation measures adopted by the WDCWA are actually implemented. The Council adopts and approves the MMRP and authorizes and directs the City Manager or his designees to implement and enforce the mitigation measures in the design, construction, installation, operation and maintenance of the Project.

Section 6. Copies of the SEIR and administrative record of proceedings are available and on file in the City Clerk's office and at the Woodland-Davis Clean Water Agency office, 1717 Fifth Street, Davis, California 95616, and are incorporated herein by reference and made a part of this Resolution.

PASSED AND ADOPTED by the City Council this 6th day of October, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Tom Stallard, Mayor

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

DAVIS-WOODLAND WATER SUPPLY PROJECT AQUIFER STORAGE AND RECOVERY

Final Supplemental Environmental Impact Report
State Clearinghouse No. 2015012062

Prepared for
Woodland Davis Clean Water Agency

September 2015



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EXECUTIVE SUMMARY

ES.1 Introduction

This Final Supplemental Environmental Impact Report (Final SEIR) is a supplement to the Davis-Woodland Water Supply Project (DWWSP) Final Environmental Impact Report (SCH # 2006042175), which was certified by the City of Davis in November 2007, adopted by the City of Woodland in December 2007, and amended by WDCWA through Addenda #1 through #7. The DWWSP EIR identified the joint use by the Woodland Davis Clean Water Agency (WDCWA) and Reclamation District (RD) 2035 of a replacement surface water intake as the preferred alternative for diversions of water from the Sacramento River. The DWWSP, which is currently under construction, will provide surface water supplies to the Cities of Woodland and Davis, and the University of California, Davis (UC Davis). To increase the reliability of the surface water supplies, the WDCWA is proposing an aquifer storage and recovery (ASR) program (Project or proposed Project). The proposed Project would provide a reliable drought supply for the City of Woodland and, possibly, the City of Davis, if the City of Davis chooses to pursue an ASR program. The proposed ASR facilities are described in Chapter 2 of the Draft Supplemental EIR (Draft SEIR).

ES.2 Completion of the CEQA Process

The Final SEIR will be made available to the public for review prior to certification. In order to complete the CEQA process, WDCWA's board will formally review and consider this Final SEIR, pursuant to the requirements of Section 15090 of the CEQA Guidelines. After considering the anticipated and potential environmental impacts of the Project, as identified in the Draft SEIR, the WDCWA board will then choose whether or not to (1) certify the Final SEIR and (2) approve the Project. Where a significant impact is identified, typically the certifying agency would be required to make one or more findings for each significant effect, and then adopt a statement of overriding conditions. However, the Draft SEIR did not identify any significant effects of Project implementation. Therefore, the WDCWA board would *not* be required to make findings or adopt a statement of overriding conditions, should the board choose to certify the Final SEIR and approve the Project.

If the WDCWA decides to certify the Final SEIR, then the WDCWA may proceed with Project. CEQA also requires Lead Agencies to adopt a mitigation monitoring and reporting program for those changes to the Project that it has adopted or made a condition of Project approval in order to mitigate or avoid significant effects on the environment. All adopted mitigation measures have been included in the mitigation monitoring and reporting program (**Appendix A**), to verify compliance.

After certifying the Final SEIR and approving the Project, WDCWA will file a Notice of Determination (NOD) with both the Yolo county Clerk's office and the State Clearinghouse. Other responsible agencies making decisions to approve or implement the Project will also file Notices of Determination at the times their respective actions are taken.

ES.3 Project Description, Objectives, and Location

No changes to the Project, its objectives, or its location have been made following publication of the Draft SEIR. Please refer to Chapter 2 of the Draft SEIR to review the Project description.

ES.4 Summary of Commenting Parties

Agencies that provided comments on the July, 2015 Draft SEIR are listed in **Table ES-1**. For each party that commented, the table identifies the assigned letter number, and the number of individual comments contained in the letter. No comments were received during the public meeting for the Draft SEIR, which was held on July 23, 2015. Excerpted comments are provided following the table below. Reproductions of comment letters are provided in **Appendix B**.

TABLE ES-1
LIST OF DRAFT SEIR COMMENTING PARTIES

Commenter	Contact	Comment Letter	Number of Comments
California Department of Transportation (Caltrans)	Eric Fredericks, Chief, Office of Transportation Planning – South	1	3
State Water Resources Control Board (SWRCB)	Cedric Irving, Environmental Scientist, Division of Financial Assistance	2	1
Governor's Office of Planning and Research (State Clearinghouse)	Scott Morgan, Director, State Clearinghouse	3	1
Governor's Office of Planning and Research (State Clearinghouse)	Scott Morgan, Director, State Clearinghouse	4	1

ES.5 Changes, Clarifications, or Modifications to the Draft SEIR

No changes, clarifications, modifications, or other updates to the Draft SEIR were required in response to the comments received.

ES.6 Significant Unavoidable Effects

The proposed Project would not result in any significant unavoidable impacts.

ES.7 Summary of Impacts and Mitigation Measures

Table ES-2 presents a summary of the environmental impacts that would occur with Project implementation, and recommended mitigation measures. The level of significance for each impact was determined using standards of significance presented in the sections of Chapter 3 of the Draft SEIR. Significant impacts are those adverse environmental impacts that would meet or exceed the significance thresholds; less-than-significant impacts would not exceed the thresholds.

Table ES-2 presents: (1) environmental impacts; (2) level of significance prior to mitigation measures; (3) recommended mitigation measures; (4) level of significance after mitigation. No changes to the impacts or mitigation measures presented below were made in support of the Final SEIR. The following table is presented for convenience.

TABLE ES-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Impact Significance before Mitigation	Impact Significance after Mitigation
Draft SEIR Section 3.2. Air Quality			
Impact 3.2-1: Project construction or operation could violate air quality standards or contribute substantially to an existing or projected air quality violation.	No mitigation measures are required.	LS	NA
Impact 3.2-2: The Project could conflict with or obstruct implementation of the applicable air quality plan.	No mitigation measures are required.	LS	NA
Impact 3.2-3: Project construction and or operation could expose sensitive receptors to substantial pollutant concentrations.	No mitigation measures are required.	LS	NA
Impact 3.2-4: Construction and operation of the Project could result in a cumulatively considerable increase in GHG emissions.	No mitigation measures are required.	LS	NA
Draft SEIR Section 3.3. Biological Resources			
Impact 3.3-1: The Project could conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	Mitigation Measure 3.3-1: Implement DWWSP EIR Mitigation Measure 3.6-2. DWWSP EIR Mitigation Measure 3.6-2: Prior to construction, the City of Davis shall evaluate impacts to trees within the City of Davis city limits and submit the evaluation to the City for review. If deemed necessary, the City of Davis shall apply for a permit and abide by any permit requirements for tree pruning or removal. In addition, sensitive habitats and wildlife shall be identified and protected for projects within the City of Davis, under the HAB 1.1 policy.	PS	LS
Impact 3.3-2: The Project would have substantial adverse effects, 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 CDFG or USFWS.	Mitigation Measure 3.3-2a: Implement DWWSP EIR Mitigation Measures 3.6-7q to 3.6-7s. DWWSP EIR Mitigation Measure 3.6-7q: If feasible, construction shall commence outside of the March 1 through September 15 nesting season. If construction activities begin between September and March, then construction may proceed until it is determined that an active nest is subject to abandonment as a result of construction activities. Construction activities must be in full force, including at a minimum, grading of the site and development of infrastructure to qualify as "pre-existing construction." A minor activity that initiates construction but does not involve full construction will not qualify as "pre-existing construction." If nesting commences in the vicinity of the Project under pre-existing construction condition, then it is assumed that the birds are or will habituate to the construction activities. DWWSP EIR Mitigation Measure 3.6-7r: If construction must occur during the breeding season (March 1 through September 15), then prior to Project construction, the Applicant shall survey the chosen siting diversion/intake pipeline corridor for nesting Swainson's hawks during	PS	LS

TABLE ES-2 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Impact Significance before Mitigation	Impact Significance after Mitigation
Draft SEIR Section 3.3. Biological Resources (cont.)			
Impact 3.3-2 (cont.)	the nesting season the year when construction is anticipated to occur. Surveys shall be conducted by a qualified biologist and according to the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley, included in Appendix C2 of the DWWSP EIR. The survey area shall include a half-mile radius around the Project construction activities. DWWSP EIR Mitigation Measure 3.6-7s: No new disturbance shall occur within a half-mile of an active nest. If nesting sites are present within a half-mile of Project construction activities, then the Applicant shall consult with CDFG regarding impact minimization measures for Swainson's hawk. Such minimization measures may include but are not limited to the following: • In coordination with CDFG, and depending on the level of noise or construction disturbance, line of site between the nest and the disturbance, ambient level of noise and other disturbances, and other topographical or other barriers, a smaller no disturbance buffer may be established around an active nest site. These factors shall be analyzed in order to make an appropriate decision on zone distances. • Active nests shall be monitored until young have fledged (usually late-June to mid-July). Mitigation Measure 3.3-2b: Implement DWWSP EIR Measures 3.6-7q, 3.6-7r, and 3.6-7s for Swainson's hawk, but modify target species to include other nesting birds, and modify survey area to include 500 feet around the construction activities, and modify buffer areas to include 50-500 ft around a nest as determined by a qualified biologist.		
Draft SEIR Section 3.4. Cultural Resources			
Impact 3.4-1: Project construction could cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5.	Mitigation: Mitigation Measure 3.4-1: Implement DWWSP EIR Mitigation Measure 3.14-1. DWWSP EIR Mitigation Measure 3.14-1: The following tasks shall be conducted, where appropriate, by the Applicant. The tasks described satisfy not only CEQA, but federal rules and regulations as well (in particular, Section 106 of the National Historic Preservation Act and its implementing regulations). Collectively, these tasks represent a cultural resource management approach designed to ensure compliance with applicable General Plans, CEQA, and federal rules and regulations. Task I. Site-Specific Historic Properties Identification A. Upon selection of a preferred diversion/intake pipeline option, the Applicant, where appropriate, shall complete the identification process per 36 CFR Part 800.4 (which includes, among other identification efforts, a Class I literature search and a Class III field survey) in the area of potential effect (APE) for a specific undertaking. A Class III pedestrian survey will not be required when:	PS	LS

TABLE ES-2 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Impact Significance before Mitigation	Impact Significance after Mitigation
Draft SEIR Section 3.4. Cultural Resources (cont.)			
Impact 3.4-1 (cont.)	a. The California Historical Information System and SHPO agree that previous cultural resources surveys have already adequately identified historic properties, or b. The California Historical Information System and SHPO agree that previous disturbance has eliminated the possibility of identifying historic properties. B. An undertaking shall be considered to exist, and an APE shall be defined, when the Applicant, directly or through the issuance of appropriate permits, undertake construction of the facilities identified in project development and construction plans. The APE will be the land area affected by construction of new facilities, from the point of diversion at the Sacramento River, along pipelines, and at water treatment and storage facilities; C. Where the Applicant conduct an intensive (Class III) inventory, required consultation with California SHPO shall be undertaken and coordinated by the lead federal agency with approval authority over Project features. Task II. Assessing Effects A. The lead agency, in consultation with SHPO, will assess the effects of the undertaking on properties that are eligible for inclusion in the NRHP. If the Applicant, and federal lead agency, determine that construction and operation of the project would result in unavoidable effects, or an adverse effect, to historic properties within the APE, in accordance with 36 CFR Part 800.5, then the lead agency, other interested parties, the Applicant, and SHPO will consult to resolve the adverse effect (see Task III below). Task III. Treating Effects A. The Applicant shall implement one or more of the following measures for treating effects to historic properties: a. Avoid effects through redesign of the project; b. Avoid effects by not executing the proposed contract; c. If avoidance is not feasible, mitigate effects through measures such as data recovery or archival documentation (for example, the Historic American Buildings Survey/ Historic American Engineering Record). The Applicant, in consultation with the lead federal agency, SHPO, the Advisory Council, and other interested agencies, shall work together to find measures to mitigate the effects of a particular undertaking on historic properties. The Applicant shall develop plans to implement the agreed upon mitigating measures and shall submit such plans, in the form of a Memorandum of Agreement, to the SHPO, the Advisory Council, and interested agencies for review and comment.		

TABLE ES-2 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Impact Significance before Mitigation	Impact Significance after Mitigation
Draft SEIR Section 3.4. Cultural Resources (cont.)			
Impact 3.4-1 (cont.)	B. The Applicant shall ensure that any mitigating measures agreed on during consultation will be included as a specification in Project development. Mitigation measures will be completed before the start of ground disturbing activities that would affect the physical integrity of an historic resource. Mitigating measures for visual, audible, or atmospheric effects will be completed before completion of Project construction. <i>Task IV. Properties Discovered During Implementation of an Undertaking</i> A. If a previously undiscovered historic property is inadvertently encountered during construction, all work in the immediate vicinity of the property except that necessary to secure and protect the property will cease until the Applicant can secure assistance from a professional archaeologist who evaluate and, if necessary, mitigate effects to the discovery. Evaluation and mitigation will be carried out in consultation with the federal lead agency and SHPO pursuant to 36 CFR Part 800.11(b)(2)(ii). B. If human remains are discovered during archaeological survey, any archaeological testing or data recovery or any construction activities, work in the immediate vicinity of the discovery will cease except to secure and protect the remains. The Applicant or their consulting archaeologist will immediately notify the County Coroner, per State law. As well, the Applicant shall ensure that any human remains and grave-associated artifacts discovered are also managed in accordance with California Statutes, their chapters and sections, which include but are not necessarily limited to: Chapter 1492, Statutes of 1982, Section 7050.5 of the Health and Safety Code, and Sections 5097.94, 5097.98, and 5097.99 of the Public Resources Code.		
Impact 3.4-2: Project construction could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	Mitigation: Mitigation Measure 3.4-2: Implement DWWSP EIR Mitigation Measure 3.14-1.	PS	LS
Impact 3.4-3: Project construction could cause a substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5(f).	Mitigation: Mitigation Measure 3.4-3: Implement DWWSP EIR Mitigation Measure 3.14-1.	PS	LS
Impact 3.4-4: Project construction could disturb any human remains, including those interred outside of formal cemeteries.	Mitigation: Mitigation Measure 3.4-4: Implement DWWSP EIR Mitigation Measure 3.14-1.	PS	LS

TABLE ES-2 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Impact Significance before Mitigation	Impact Significance after Mitigation
Draft SEIR Section 3.5 Groundwater Resources			
Impact 3.5-1: The proposed Project could substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of a groundwater table.	No mitigation measures are required.	LS	NA
Impact 3.5-2: Increased use of aquifers, including groundwater injection, storage, and extraction, could result in increased fluctuations in groundwater elevations from year to year. During dry periods, groundwater elevations could decrease.	No mitigation measures are required.	LS	NA
Impact 3.5-3 Implementation of the proposed Project could result in degradation of groundwater quality, including exceedance of regulatory standards, or effects that would otherwise affect water quality.	No mitigation measures are required.	LS	NA
Impact 3.5-4 Implementation of the proposed Project could result in permanent land subsidence.	No mitigation measures are required.	LS	NA
Impact 3.5-5 Changes in groundwater level could result in reduced well efficiency and other impacts on surrounding wells that could be attributable to recharge or recovery operations. (Less than Significant)	No mitigation measures are required.	LS	NA
Impact 3.5-6 Changes in groundwater pumping under implementation of the proposed Project could result in altered surface water hydrology.	Mitigation Measure 3.5-6. - During ASR operations, the Cities of Woodland and Davis will deploy a surficial groundwater level monitoring program. The program will include measurement of surface groundwater levels using the cities' existing network of groundwater monitoring wells. Groundwater level data will be collected on a monthly basis, and on a weekly basis during wet periods. In the event that groundwater levels reach 10 feet or less bgs, ASR operations will be curtailed at nearby ASR wells, in order to minimize potential surfacing of groundwater.	PS	LSM

TABLE ES-2 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Impact Significance before Mitigation	Impact Significance after Mitigation
Draft SEIR Section 3.6 Noise			
Impact 3.6-1: Project construction could expose persons to or generate noise levels in excess of standards established in the local general plans or noise ordinances, or applicable standards of other agencies.	Mitigation Measure 3.6-1a: In order to avoid noise-sensitive hours of the day and night, construction contractors shall comply with the following: • Construction activities within the City of Woodland shall be limited to between the hours of 7:00 a.m. and 6:00 p.m. on Monday through Saturday, and between 9:00 a.m. and 6:00 p.m. on Sunday, for all activities except well drilling and well casing installation. • Construction activities within the City of Davis shall be limited to between the hours of 7:00 a.m. and 7:00 p.m. on Mondays through Fridays, and between the hours of 8:00 a.m. and 8:00 p.m. on Saturdays and Sundays, for all activities except well drilling and well casing installation. Mitigation Measure 3.6-1b: During well drilling and well casing, the applicant shall include construction specifications requirements for installation and maintenance of a temporary noise barrier (engineered sound wall or noise blanket) during all 24-hour construction activities. Specifications shall include use of appropriate materials and shall be installed to a height that intercepts the line of sight between the drill rig and sensitive receptors in order to achieve attenuation of between 10 and 15 dBA. Performance standard for this noise mitigation measure shall be reduction of noise levels within 200 feet of the drill rig, or the nearest sensitive receptor (whichever is closer), to 65 dBA or less peak and 50 dBA or less hourly Leq during daytime construction, and 60 dBA or less peak and 45 dBA or less hourly Leq during all nighttime construction, without prior approval of the owner/sensitive receptor. Mitigation Measure 3.6-1c: To further address potential nuisance impacts of Project construction, construction contractors shall implement the following: • Signs shall be posted at all construction site entrances to the property upon commencement of Project construction, for the purposes of informing all contractors/subcontractors, their employees, agents, material haulers, and all other persons at the applicable construction sites, of the basic requirements of applicable noise mitigation measures. • Signs shall be posted at the construction sites that include permitted construction days and hours, a day and evening contact number for the job site, and a contact number in the event of problems. • An on-site complaint and enforcement manager shall respond to and track complaints and questions related to noise. Mitigation Measure 3.6-1d: To reduce noise impacts due to construction of the Project, the applicant shall require construction contractors to implement the following measures:	PS	LSM

TABLE ES-2 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Impact Significance before Mitigation	Impact Significance after Mitigation
Draft SEIR Section 3.6 Noise (cont.)			
Impact 3.6-1 (cont.)	- Equipment and trucks used for proposed Project construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible). - Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for proposed Project construction shall be hydraulically or electrically powered where feasible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible; this could achieve a reduction of 5 dBA. Quieter procedures, such as use of drills rather than impact tools, shall be used whenever feasible.		
Impact 3.6-2: Project operation could expose persons to or generate noise levels in excess of standards established in the local general plans or noise ordinances, or applicable standards of other agencies.	No mitigation measures are required.	LS	NA
Impact 3.6-3: Proposed Project construction could expose persons to or generate excessive ground-borne vibration or ground-borne noise levels.	No mitigation measures are required.	LS	NA

PS = Potentially Significant
 LS = Less than Significant
 NA = Not Applicable

CHAPTER 1

Introduction

1.1 Introduction and Background

This Final Supplemental Environmental Impact Report (Final SEIR) is a supplement to the Davis-Woodland Water Supply Project (DWWSP) Final Environmental Impact Report (SCH # 2006042175), which was certified by the City of Davis in November 2007, adopted by the City of Woodland in December 2007, and amended by WDCWA through Addenda #1 through #7. The DWWSP EIR identified the joint use by the Woodland Davis Clean Water Agency (WDCWA) and Reclamation District (RD) 2035 of a replacement surface water intake as the preferred alternative for diversions of water from the Sacramento River. The DWWSP, which is currently under construction, will provide surface water supplies to the Cities of Woodland and Davis, and the University of California, Davis (UC Davis). To increase the reliability of the surface water supplies, the WDCWA is proposing an aquifer storage and recovery (ASR) program (Project or proposed Project). The proposed Project would provide a reliable drought supply for the City of Woodland and, possibly, the City of Davis, if the City of Davis chooses to pursue an ASR program. The proposed ASR facilities are described in Chapter 2 of the Draft Supplemental EIR (Draft SEIR).

1.2 Contents and Format of the Final EIR

This report has been prepared to accompany the Draft SEIR for the proposed Project. The Draft SEIR identified environmental impacts associated with the construction and operation of the Project, and recommended mitigation measures to reduce potential significant impacts. The statutes and Guidelines of the California Environmental Quality Act (CEQA) require the Lead Agency, the WDCWA, to consult with public agencies having jurisdiction over a proposed project, and to provide the public and other interested parties with an opportunity to comment on the Draft SEIR. This “Responses to Comments” document responds to environmental issues raised by the comments on the Draft SEIR and makes revisions to it as necessary, in response to comments received.

This document, together with the Draft SEIR, constitutes the Final SEIR. CEQA Guidelines (Section 15132) specify that a final environmental impact report shall consist of:

- The Draft EIR or a revision of the draft;
- Comments and recommendations received on the Draft EIR either verbatim or in summary;
- A list of persons, organizations, and public agencies commenting on the Draft EIR;

- The responses of the Lead Agency to significant environmental points raised in the review and consultation process;
- Any other information added by the Lead Agency.

1.3 CEQA Process

The WDCWA has completed the following procedural requirements in compliance with CEQA.

1.3.1 Notice of Preparation

In accordance with Sections 15063 and 15082 of the CEQA Guidelines, the WDCWA prepared a Notice of Preparation (NOP) of an EIR and published it on January 28, 2015 (see **Appendix A** of the Draft SEIR). The NOP was circulated to the public, local, state and federal agencies, and other interested parties to solicit comments on the proposed Project. The public comment period for the NOP closed on February 27, 2015. In addition to the 30-day public and agency comment period, a public scoping meeting was held on February 19, 2015 at the Woodland Community and Senior Center in Woodland. Concerns that were raised in response to the NOP and oral comments received at the scoping meetings were considered during preparation of the Draft SEIR, and are included in Appendix A of the Draft SEIR.

1.3.2 The Draft Supplemental EIR

WDCWA made the Draft SEIR available to local, state, and federal agencies and to interested organizations and individuals for review and comment. Notice of the Draft SEIR was sent directly to every agency, person, or organization that commented on the NOP, and to an extensive mailing list maintained by WDCWA. A total of 162 hardcopy mailers and 498 email notifications were sent to agency and organization representatives, and individuals. Notices regarding the availability of the Draft SEIR were also published in the Woodland Daily Democrat (July 7, 2015) and the Davis Enterprise (July 3, 2015). The Draft SEIR document was made available electronically for download on WDCWA's website throughout the entire circulation period. Hardcopies were also available for public review at the City of Woodland Public Library and the Mary L. Stephens Davis Branch Public Library throughout the circulation period. The 45-day public review period for the Draft SEIR was from July 3, 2015 through 5 pm on August 19, 2015. A public hearing was completed during the circulation period, on July 23, 2015, from 4 to 6 pm at the Woodland Community and Senior Center, 2001 East Street, Woodland, CA, 95776.

1.3.3 Completion of the CEQA Process

The Final SEIR will be made available to the public for review prior to certification. In order to complete the CEQA process, WDCWA's board will formally review and consider this Final SEIR, pursuant to the requirements of Section 15090 of the CEQA Guidelines. After considering the anticipated and potential environmental impacts of the Project, as identified in the Draft SEIR, the WDCWA board will then choose whether or not to (1) certify the Final SEIR and (2) approve the Project. Where a significant impact is identified, typically the certifying agency would be required

to make one or more findings for each significant effect, and then adopt a statement of overriding conditions. However, the Draft SEIR did not identify any significant effects of Project implementation; all potential impacts were less than significant or mitigable to less than significant levels with incorporation of applicable mitigation measures. Therefore, the WDCWA board would *not* be required make findings or adopt a statement of overriding conditions, should the board choose to certify the Final SEIR and approve the Project.

If the WDCWA decides to certify the Final SEIR, then the WDCWA may proceed with Project. CEQA also requires Lead Agencies to adopt a mitigation monitoring and reporting program for those changes to the Project that it has adopted or made a condition of Project approval in order to mitigate or avoid significant effects on the environment. All adopted mitigation measures have been included in the mitigation monitoring and reporting program (**Appendix A**), to verify compliance.

After certifying the Final SEIR and approving the Project, WDCWA will file a Notice of Determination (NOD) with both the Yolo county Clerk's office and the State Clearinghouse. Other responsible agencies making decisions to approve or implement the Project will also file Notices of Determination at the times their respective actions are taken.

1.3.4 Potential Need for Additional Environmental Review

As discussed in greater detail in the Draft SEIR, proposed facility sites in the City of Woodland have been identified and were evaluated in the Draft SEIR. However, no specific facility sites have been identified in the City of Davis. Therefore, this EIR provides a programmatic level of review, pursuant to Section 15168 of the CEQA *Guidelines*, for the proposed City of Davis facility sites. It is anticipated that, depending on which sites are selected, additional environmental review may be required for City of Davis facilities. Facility sites in the City of Woodland are known; therefore, this Supplemental EIR provides site-specific analysis based on available facility location information. In the event that additional facilities in the City of Woodland are required, for example additional pipelines needed to connect the proposed facilities to existing distribution pipelines, additional site specific CEQA may be required.

1.4 Project Description and Objectives

No changes to the Project or its objectives have been made following publication of the Draft SEIR. Please refer to Chapter 2 of the Draft SEIR to review the Project description.

1.5 Project Location

No changes to the Project location have been made following publication of the Draft SEIR. Please refer to Chapter 2 of the Draft SEIR to review the Project location.

1.6 Final SEIR Organization

This Final SEIR is organized into the following chapters and appendices:

Executive Summary. The Executive Summary presents a summary of the Project description, a description of issues to be resolved, the significant environmental impacts that would result from Project implementation, and mitigation measures proposed to reduce or eliminate those impacts.

Chapter 1, Introduction. Chapter 1 includes Project introductory and background information, describes the CEQA process completed to date and procedures to be followed for the completion of CEQA, reviews potential need for additional environmental review, and summarizes Final SEIR organization.

Chapter 2, Comments Received and Responses on the Draft SEIR. Chapter 2 presents all comments received on the Draft SEIR, and provides responses to all comments, as warranted.

Chapter 3, Changes, Clarifications, or Modifications to the Draft SEIR. Chapter 3 presents changes, clarifications, and modifications incorporated into the Draft SEIR, in response to comments received during the public circulation period.

Chapter 4, Preparers of the Final SEIR. This chapter provides the names of the Final SEIR authors and consultants, and agencies or individuals consulted during preparation of the Final SEIR.

Appendices. The appendices include a Mitigation Monitoring and Reporting Plan prepared in support of the Supplemental EIR (Appendix A) and copies of all comment letters submitted on the Draft SEIR (Appendix B).

CHAPTER 2

Comments Received and Responses on the Draft SEIR

2.1 Summary of Commenting Parties

Agencies that provided comments on the July, 2015 Draft SEIR are listed in **Table 2-1**. For each party that commented, the table identifies the assigned letter number, and the number of individual comments contained in the letter. No comments were received during the public meeting for the Draft SEIR, which was held on July 23, 2015. Excerpted comments are provided following the table below. Reproductions of comment letters are provided in Appendix B.

TABLE 2-1
LIST OF DRAFT SEIR COMMENTING PARTIES

Commenter	Contact	Comment Letter	Number of Comments
California Department of Transportation (Caltrans)	Eric Fredericks, Chief, Office of Transportation Planning – South	1	3
State Water Resources Control Board (SWRCB)	Cedric Irving, Environmental Scientist, Division of Financial Assistance	2	1
Governor's Office of Planning and Research (State Clearinghouse)	Scott Morgan, Director, State Clearinghouse	3	1
Governor's Office of Planning and Research (State Clearinghouse)	Scott Morgan, Director, State Clearinghouse	4	1

2.2 Comments and Responses

The following discussion presets individual comments excerpted from letters submitted by commenting parties. Specific comments within the letters have been excerpted and numbered sequentially. Each response is numbered to respond to a single individual comment. Reproductions of all comment letters received can also be reviewed in Appendix B.

2.2.1 California Department of Transportation (Letter 1)

Comment 1-1

We request that the agency prepare a traffic management plan (TMP) for the movement of materials to the site during construction of the project as part of the Draft EIR. The TMP must include time of material deliveries and proposed routes. It is recommended that trucks avoid the use of State facilities during peak commute hours. The plan must be circulated to Caltrans and should be shared with all potentially impacted jurisdictions.

Response to Comment 1-1

Implementation of a Traffic Control / Traffic Management Plan, subject to approval by Caltrans, is included as a mitigation measure in the 2007 DWWSP EIR, and the present Supplemental EIR is tiered off of the 2007 DWWSP EIR. Chapter 1 of the Draft SEIR summarizes potential transportation and traffic impacts identified in the DWWSP EIR, which were found to be applicable to the Project. As discussed therein, the analysis and mitigation measures contained in the DWWSP EIR were found to adequately address potential impacts associated with Project implementation. Therefore, implementation of 2007 DWWSP EIR Mitigation Measure 3.12-1b would be required. This mitigation measure is included in the Mitigation Monitoring and Reporting Program (MMRP) prepared for this Project, and is re-printed below for convenience:

2007 DWWSP EIR Mitigation Measure 3.12-1b: The [Applicant] shall prepare and implement a Traffic Control/Traffic Management Plan subject to approval by the appropriate local jurisdiction (i.e., Caltrans, Yolo County, City of Davis, City of Woodland, UC Davis, Yolo Shortline) prior to construction. The plan shall:

- Include a discussion of work hours, haul routes, limits on the length of open trench, work area delineation, traffic control and flagging;
- Identify all access and parking restriction and signage requirements;
- Layout a plan for notifications and a process for communication with affected residents and businesses prior to the start of construction. Advance public notification shall include posting of notices and appropriate signage of construction activities. The written notification shall include the construction schedule, the exact location and duration of activities within each street (i.e., which lanes and access point/driveways would be blocked on which days and for how long), and a toll-free telephone number for receiving questions or complaints;
- Include a plan to coordinate all construction activities with emergency service providers in the area at least one month in advance. Emergency service providers would be notified of the timing, location, and duration of construction activities. All roads would remain passable to emergency service vehicles at all times;
- Include the requirement that all open trenches be covered with metal plates at the end of each workday to accommodate traffic and access; and
- Specify the street restoration requirements pursuant to agreements with the local jurisdictions.

Comment 1-2

If work is proposed to be done on State right of way, then an encroachment permit must be applied for in a timely manner and approved by Caltrans before the start of any work. For more information on encroachment permits, the requirements and an application form, please visit our web page at www.dot.ca.gov/doingbusiness and then click on "Encroachment Permits". Or you may call the Office of Permits at (530) 741-4403.

Response to Comment 1-2

In the event that any proposed facilities would require construction activities within a State right of way, WDCWA would notify Caltrans and work with the Cities of Woodland and/or Davis, and Caltrans, to apply for any required encroachment permits, in accordance with state requirements.

Comment 1-3

Please provide our office with copies of any further actions regarding this development. If you have any questions regarding these comments please contact Arthur Murray at (916) 274-0616.

Response to Comment 1-3

The WDCWA agrees to provide Caltrans with copies of documentation for any further CEQA actions relevant to this Project.

2.2.2 State Water Resources Control Board (Letter 2)

Comment 2-1

We have received a copy of the Agency's draft Supplemental Environmental Impact Report (Supplemental EIR) from the State Clearinghouse for the 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 Agency 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. The application period is continuous. For additional information, please refer to the State Water Board's CWSRF Program website at: http://www.waterboards.ca.gov/water_issues/programs/grants_loans/srf/index.shtml.

Due to staffing constraints, we are unable to review the Supplemental EIR and provide "specific" comments at this time if there are no clear indications that an agency will seek funding from the CWSRF Program. In correspondence with Tim Busch of the City of Woodland, he indicated a previous CWSRF loan received will apply to a different project component of a master plan, which this Project is also a component. If the Agency decides to pursue CWSRF financing for this project component, please note that in addition to California Environmental Quality Act (CEQA) requirements, there are federal environmental laws and regulations applicable to the CWSRF Program. Any environmental issues raised must be resolved before the State Water Board can approve CWSRF financing for your Project. 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. The Agency must meet those listed federal requirements if it decides to seek CWSRF financing.

Thank you for your consideration of the CWSRF Program. State Water Board staff are 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) 341-6983, or Cedric.Irving@waterboards.ca.gov, or contact Ahmad Kashkoli at (916) 341-5855, or Ahmad.Kashkoli@waterboards.ca.gov.

Response to Comment 2-1

WDCWA appreciates that the State Water Resources Control Board (SWRCB) has provided information regarding procedures for the Project to apply for funding through the SWRCB's Clean Water State Revolving Fund (CWSRF) program. In the event that we decide to apply for CWSRF financing, WDCWA and/or the cities of Woodland or Davis will coordinate with SWRCB staff.

2.2.3 Governor's Office of Planning and Research (Letter 3)

Comment 3-1

The State Clearinghouse submitted the above named Supplemental EIR to selected state agencies for review. The review period closed on August 17, 2015, and' no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Response to Comment 3-1

Comment noted.

2.2.4 Governor's Office of Planning and Research (Letter 4)

Comment 4-1

The enclosed comment (s) on your Supplemental EIR was (were) received by the State Clearinghouse after the end of the state review period, which closed on August 17, 2015. We are forwarding these comments to you because they provide information or raise issues that should be addressed in your final environmental document.

The California Environmental Quality Act does not require Lead Agencies to respond to late comments. However, we encourage you to incorporate these additional comments into your final environmental document and to consider them prior to taking final action on the proposed project.

Please contact the State Clearinghouse at (916) 445-0613 if you have any questions concerning the environmental review process. If you have a question regarding the above-named project, please refer to the ten-digit State Clearinghouse number (2015012062) when contacting this office.

Response to Comment 4-1

Comment noted.

CHAPTER 3

Changes, Clarifications, or Modifications to the Draft SEIR

3.1 Summary

No changes, clarifications, modifications, or other updates to the Draft SEIR were required in response to the comments received. To review comments received on the Draft SEIR and WDCWA responses, please refer to Chapter 2.

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CHAPTER 4

Preparers of the Final SEIR

4.1 Applicant

WDCWA

Dennis Diemer – General Manager

Lynanne Mehlhaff – Agency Secretary

City of Davis

Robert Clarke – Public Works Director/City Engineer

Mike Webb – Community Development and Sustainability Director

City of Woodland

Greg Meyer – Public Works Director

Ken Hiatt – Community Development Director

4.2 Consultants

Environmental Science Associates

Authors: Robert Eckard, Todd Gordon, Samhita Saquib, and Cathy McEfee

West Yost

Ken Loy – Principal Hydrogeologist

Lindsay Smith – Engineering Manager

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Appendix A

Mitigation Monitoring and Reporting Program (MMRP)



MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing	Verification of Compliance (Initials and Date)
Air Quality Applicable DWWSP EIR Mitigation Measures				
No Mitigation Required	N/A	N/A	N/A	
Air Quality WDCWA ASR Project SEIR Mitigation Measures				
No Mitigation Required	N/A	N/A	N/A	
Biological Resources Applicable DWWSP EIR Mitigation Measures				
DWWSP EIR Mitigation Measure 3.6-2: Prior to construction in the City of Davis, the Applicant shall evaluate impacts to trees within the City of Davis city limits and submit the evaluation to the City for review. If deemed necessary, the City shall apply for a permit and abide by any permit requirements for tree pruning or removal. In addition, sensitive habitats and wildlife shall be identified and protected for projects within the City of Davis, under the HAB 1.1 policy.	Implementing Agency	Implementing Agency	Prior to construction activities	
DWWSP EIR Mitigation Measure 3.6-7q: If feasible, construction shall commence outside of the March 1 through September 15 nesting season. If construction activities begin between September and March, then construction may proceed until it is determined that an active nest is subject to abandonment as a result of construction activities. Construction activities must be in full force, including at a minimum, grading of the site and development of infrastructure to qualify as "pre-existing construction." A minor activity that initiates construction but does not involve full construction will not qualify as "pre-existing construction." If nesting commences in the vicinity of the Project under pre-existing construction condition, then it is assumed that the birds are or will habituate to the construction activities.	Implementing Agency	Implementing Agency	Prior to construction activities	
DWWSP EIR Mitigation Measure 3.6-7r: If construction must occur during the breeding season (March 1 through September 15), then prior to Project construction, the Applicant shall survey the chosen sitting diversion/intake pipeline corridor for nesting Swainson's hawks during the nesting season the year when construction is anticipated to occur. Surveys shall be conducted by a qualified biologist and according to the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley, included in Appendix C2 of the DWWSP EIR. The survey area shall include a half-mile radius around the Project construction activities.	Implementing Agency	Implementing Agency	Prior to construction activities	

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing	Verification of Compliance (Initials and Date)
Biological Resources (cont.) Applicable DWWSP EIR Mitigation Measures				
DWWSP EIR Mitigation Measure 3.6-7s: No new disturbance shall occur within a half-mile of an active nest. If nesting sites are present within a half-mile of Project construction activities, then the Applicant shall consult with CDFG regarding impact minimization measures for Swainson's hawk. Such minimization measures may include but are not limited to the following: - In coordination with CDFG, and depending on the level of noise or construction disturbance, line of site between the nest and the disturbance, ambient level of noise and other disturbances, and other topographical or other barriers, a smaller no disturbance buffer may be established around an active nest site. These factors shall be analyzed in order to make an appropriate decision on zone distances. - Active nests shall be monitored until young have fledged (usually late-June to mid-July).	Implementing Agency	Implementing Agency	Prior to construction activities	
Biological Resources WDCWA ASR Project SEIR Mitigation Measures				
Mitigation Measure 3.3-1: Implement DWWSP EIR Mitigation Measure 3.6-2				
Mitigation Measure 3.3-2a: Implement DWWSP EIR Mitigation Measures 3.6-7q to 3.6-7s				
Mitigation Measure 3.3-2b: Implement DWWSP EIR Measures 3.6-7q, 3.6-7r, and 3.6-7s for Swainson's hawk, but modify target species to include other nesting birds, and modify survey area to include 500 feet around the construction activities, and modify buffer areas to include 50-500 ft. around a nest as determined by a qualified biologist.	Implementing Agency	Implementing Agency	Prior to construction activities	
Cultural Resources Applicable DWWSP EIR Mitigation Measures				
DWWSP EIR Mitigation Measure 3.14-1: The following tasks shall be conducted, where appropriate, by the Applicant. The tasks described satisfy not only CEQA, but federal rules and regulations as well (in particular, Section 106 of NHPA and its implementing regulations). Collectively, these tasks represent a cultural resource management approach designed to ensure compliance with applicable General Plans, CEQA, and federal rules and regulations.	Implementing Agency	Implementing Agency	Prior to and during construction activities	

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing	Verification of Compliance (Initials and Date)
Cultural Resources (cont.) Applicable DWWSP EIR Mitigation Measures				
Task I. Site-Specific Historic Properties Identification A. Upon selection of a preferred diversion/intake pipeline option, the Applicant, where appropriate, shall complete the identification process per 36 CFR Part 800.4 (which includes, among other identification efforts, a Class I literature search and a Class III field survey) in the area of potential effect (APE) for a specific undertaking. A Class III pedestrian survey will not be required when: - The California Historical Information System and SHPO agree that previous cultural resources surveys have already adequately identified historic properties, or - The California Historical Information System and SHPO agree that previous disturbance has eliminated the possibility of identifying historic properties. B. An undertaking shall be considered to exist, and an APE shall be defined, when the Applicant, directly or through the issuance of appropriate permits, undertake construction of the facilities identified in project development and construction plans. The APE will be the land area affected by construction of new facilities, from the point of diversion at the Sacramento River, along pipelines, and at water treatment and storage facilities; C. Where the Applicant conduct an intensive (Class III) inventory, required consultation with California SHPO shall be undertaken and coordinated by the lead federal agency with approval authority over Project features. Task II. Assessing Effects A. The lead agency, in consultation with SHPO, will assess the effects of the undertaking on properties that are eligible for inclusion in the NRHP. If the Applicant and federal lead agency determine that construction and operation of the project would result in unavoidable effects, or an adverse effect, to historic properties within the APE, in accordance with 36 CFR Part 800.5, then the lead agency, other interested parties, the Applicant, and SHPO will consult to resolve the adverse effect (see Task III below). Task III. Treating Effects A. The Applicant shall implement one or more of the following measures for treating effects to historic properties: - Avoid effects through redesign of the project; - Avoid effects by not executing the proposed contract;				

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing	Verification of Compliance (Initials and Date)
Cultural Resources (cont.) Applicable DWWSP EIR Mitigation Measures				
c. If avoidance is not feasible, mitigate effects through measures such as data recovery or archival documentation (for example, the Historic American Buildings Survey/ Historic American Engineering Record). The Applicant, in consultation with the lead federal agency, SHPO, the Advisory Council, and other interested agencies, shall work together to find measures to mitigate the effects of a particular undertaking on historic properties. The Applicant shall develop plans to implement the agreed upon mitigating measures and shall submit such plans, in the form of a Memorandum of Agreement, to the SHPO, the Advisory Council, and interested agencies for review and comment. B. The Applicant shall ensure that any mitigating measures agreed on during consultation will be included as a specification in Project development. Mitigation measures will be completed before the start of ground disturbing activities that would affect the physical integrity of an historic resource. Mitigating measures for visual, audible, or atmospheric effects will be completed before completion of Project construction. Task IV. Properties Discovered During Implementation of an Undertaking A. If a previously undiscovered historic property is inadvertently encountered during construction, all work in the immediate vicinity of the property except that necessary to secure and protect the property will cease until the Applicant can secure assistance from a professional archaeologist who evaluate and, if necessary, mitigate effects to the discovery. Evaluation and mitigation will be carried out in consultation with the federal lead agency and SHPO pursuant to 36 CFR Part 800.11(b)(2)(ii). B. If human remains are discovered during archaeological survey, any archaeological testing or data recovery or any construction activities, work in the immediate vicinity of the discovery will cease except to secure and protect the remains. The Applicant or their consulting archaeologist will immediately notify the County Coroner, per State law. As well, the Applicant shall ensure that any human remains and grave-associated artifacts discovered are also managed in accordance with California Statutes, their chapters and sections, which include but are not necessarily limited to: Chapter 1492, Statutes of 1982, Section 7050.5 of the Health and Safety Code, and Sections 5097.94, 5097.98, and 5097.99 of the Public Resources Code.				

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing	Verification of Compliance (Initials and Date)
Cultural Resources WDCWA ASR Project SEIR Mitigation Measures				
Mitigation Measure 3.4-1: Implement DWWSP EIR Mitigation Measure 3.14-1				
Mitigation Measure 3.4-2: Implement DWWSP EIR Mitigation Measure 3.14-1				
Mitigation Measure 3.4-3: Implement DWWSP EIR Mitigation Measure 3.14-1				
Mitigation Measure 3.4-4: Implement DWWSP EIR Mitigation Measure 3.14-1				
Groundwater and Surface Water Hydrology Applicable DWWSP EIR Mitigation Measures				
No Mitigation Required	N/A	N/A	N/A	
Groundwater and Surface Water Hydrology WDCWA ASR Project SEIR Mitigation Measures				
Mitigation Measure 3.5-6: The Cities of Woodland and Davis will deploy a groundwater level monitoring program consistent with California State Groundwater Elevation Monitoring (CASGEM) guidelines to establish baseline groundwater level conditions in their service areas during Project operations. The program will include measurement of groundwater levels using the cities' existing network of groundwater monitoring wells. The groundwater monitoring program will continue in the City of Woodland during ASR operations and in the City of Davis, if the City of Davis implements ASR operations. During ASR injection cycles, groundwater level data will be collected on a monthly basis, and on a weekly basis during wet periods. In the event that the water table rises to less than 10 feet bgs at any ASR well site in response to ASR injections occurring concurrent with the water table rise, as determined by comparison to of water table trends measured during the baseline and ASR pilot and demonstration periods, ASR injections at that well will be reduced sufficiently to cause the water table at the ASR well site to fall to a depth of 10 feet or greater bgs, in order to minimize potential surfacing of groundwater.	Implementing Agency	Implementing Agency	During Project Operations	
Noise Applicable DWWSP EIR Mitigation Measures				
No Mitigation Required	N/A	N/A	N/A	

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing	Verification of Compliance (Initials and Date)
Noise WDCWA ASR Project SEIR Mitigation Measures				
Mitigation Measure 3.6-1a: In order to avoid noise-sensitive hours of the day and night, construction contracts shall comply with the following: - Construction activities within the City of Woodland shall be limited to between the hours of 7:00 a.m. and 6:00 p.m. on Monday through Saturday, and between 9:00 a.m. and 6:00 p.m. on Sunday, for all activities except well drilling and well casing installation. - Construction activities within the City of Davis shall be limited to between the hours of 7:00 a.m. and 7:00 p.m. on Mondays through Fridays, and between the hours of 8:00 a.m. and 8:00 p.m. on Saturdays and Sundays, for all activities except well drilling and well casing installation.	Construction Contractor	Implementing Agency	During construction activities	
Mitigation Measure 3.6-1b: During well drilling and well casing, the applicant shall include construction specifications requirements for installation and maintenance of a temporary noise barrier (engineered sound wall or noise blanket) during all 24-hour construction activities. Specifications shall include use of appropriate materials and shall be installed to a height that intercepts the line of sight between the drill rig and sensitive receptors in order to achieve attenuation of between 10 and 15 dBA. Performance standard for this noise mitigation measure shall be reduction of noise levels within 200 feet of the drill rig, or the nearest sensitive receptor (whichever is closer), to 65 dBA or less peak and 50 dBA or less hourly L_{eq} during daytime construction, and 60 dBA or less peak and 45 dBA or less hourly L_{eq} during all nighttime construction, without prior written approval of the owner/sensitive receptor.	Construction Contractor	Implementing Agency	During construction activities	
Mitigation Measure 3.6-1c: To further address potential nuisance impacts of Project construction, construction contractors shall implement the following: - Signs shall be posted at all construction site entrances to the property upon commencement of Project construction, for the purposes of informing all contractors/subcontractors, their employees, agents, material haulers, and all other persons at the applicable construction sites, of the basic requirements of applicable noise mitigation measures. - Signs shall be posted at the construction sites that include permitted construction days and hours, a day and evening contact number for the job site, and a contact number in the event of problems. - An on-site complaint and enforcement manager shall respond to and track complaints and questions related to noise	Construction Contractor	Implementing Agency	During construction activities	

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing	Verification of Compliance (Initials and Date)
Noise (cont.) WDCWA ASR Project SEIR Mitigation Measures				
Mitigation Measure 3.6-1d: To reduce noise impacts due to construction of the Project, the applicant shall require construction contractors to implement the following measures: - Equipment and trucks used for proposed Project construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible). - Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for proposed Project construction shall be hydraulically or electrically powered where feasible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible; this could achieve a reduction of 5 dBA. Quieter procedures, such as use of drills rather than impact tools, shall be used whenever feasible.	Construction Contractor	Implementing Agency	During construction activities	

NOTE: "Implementing Agency: Woodland, Davis or WDCWA"

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Appendix B

Comment Letters on the Draft SEIR

Murray, Arthur H@DOT

From: Murray, Arthur H@DOT
Sent: Thursday, February 26, 2015 3:07 PM
To: 'Imehlhaff@cityofdavis.org'
Subject: DWWSP: Aquifer Storage and Recovery Project Supplemental Environmental Impact Report (SEIR) Comments (0315YOL0010)
Attachments: 032015YOL0010_3.pdf

Dear Lynanne:

In response to the Notice of Preparation for the DWWSP: Aquifer Storage and Recovery Project SEIR, Caltrans' previous comments, sent on 7/13/11, at the NOP phase of the DWWSP: Alternative Intake/Diversion and Water Pipeline supplemental project, are the same and attached herein.

Please continue to keep us apprised of any changes or new supplements regarding the DWWSP. We look forward to working with your agency on this and future developments.

Thanks and good day,

Arthur Murray, ATP, CPMP
Office: (916) 274-0616
Email: arthur.murray@dot.ca.gov

California Department of Transportation

MISSION: Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability.

VISION: A performance-driven, transparent and accountable organization that values its people, resources and partners, and meets new challenges through leadership, innovation and teamwork.

DEPARTMENT OF TRANSPORTATION

DISTRICT 3—SACRAMENTO AREA OFFICE

2379 GATEWAY OAKS DRIVE, SUITE 150

PHONE (916) 274-0635

FAX (916) 274-0602

TTY 711

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July 13, 2011

0311YOL0020

03-YOL-5 PM 0.99

Davis Woodland Water Supply Project (DWWSP) Alternative Intake/Diversion
and Water Pipeline Supplemental Environment Impact Report (SEIR)

Notice of Preparation SEIR

SCH# 2006042175

Ms. Lynanne Mehlhaff
Woodland Davis Clean Water Agency
1717 Fifth Street
Davis, CA 95616

Dear Ms. Mehlhaff:

Thank you for the opportunity to review and comment on the Notice of Preparation of the SEIR for the DWWSP Alternative Intake/Diversion and Water Pipeline. The project, an alternative Intake/Diversion and Water Pipeline, is a separate project proposed by the Cities of Davis and Woodland that is intended to solely service the Davis and Woodland areas without the joint ownership of Reclamation District 2035 (RD 2035). The original project was a joint effort in cooperation with the cities of Davis and RD 2035. This separate proposed project requires the SEIR to the original DWWSP EIR. The project site is located on the west bank of the Sacramento River approximately 1/2 mile north of the Interstate 5 river crossing and the proposed joint use (DWWSP and RD2035) intake location. The proposed new raw water pipeline will run from the intake to the east levee of the Yolo bypass, where it will connect to a pipeline route to a new water treatment plant. Our comments are as follows:

- We request that the agency prepare a traffic management plan (TMP) for the movement of materials to the site during construction of the project as part of the Draft EIR. The TMP must include time of material deliveries and proposed routes. It is recommended that trucks avoid the use of State facilities during peak commute hours. The plan must be circulated to Caltrans and should be shared with all potentially impacted jurisdictions.

01-1

Ms. Lynanne Mehlhaff
July 13, 2011
Page 2

- If work is proposed to be done on State right of way, then an encroachment permit must be applied for in a timely manner and approved by Caltrans before the start of any work. For more information on encroachment permits, the requirements and an application form, please visit our web page at www.dot.ca.gov/doingbusiness and then click on "Encroachment Permits". Or you may call the Office of Permits at (530) 741-4403.

01-2

Please provide our office with copies of any further actions regarding this development. If you have any questions regarding these comments please contact Arthur Murray at (916) 274-0616.

01-3

Sincerely,



ERIC FREDERICKS, Chief
Office of Transportation Planning – South



RECEIVED

AUG 17 2015

WOODLAND DAVIS
CLEAN WATER AGENCY



EDMUND G. BROWN JR.
GOVERNOR



MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

State Water Resources Control Board

AUG 11 2015

Lynanne Mehlhaff
Woodland-Davis Clean Water Agency
1717 Fifth Street
Davis, CA 95616

Dear Ms. Mehlhaff:

CLEAN WATER STATE REVOLVING FUND (CWSRF) PROGRAM INFORMATION FOR THE WOODLAND-DAVIS CLEAN WATER AGENCY (AGENCY); DAVIS WOODLAND WATER SUPPLY PROJECT (DWWSP); AQUIFER STORAGE AND RECOVERY PROJECT (PROJECT); YOLO COUNTY; STATE CLEARINGHOUSE NO. 2015012062

We have received a copy of the Agency's draft Supplemental Environmental Impact Report (Supplemental EIR) from the State Clearinghouse for the 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 Agency 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. The application period is continuous. For additional information, please refer to the State Water Board's CWSRF Program website at:

http://www.waterboards.ca.gov/water_issues/programs/grants_loans/srf/index.shtml.

Due to staffing constraints, we are unable to review the Supplemental EIR and provide "specific" comments at this time if there are no clear indications that an agency will seek funding from the CWSRF Program. In correspondence with Tim Busch of the City of Woodland, he indicated a previous CWSRF loan received will apply to a different project component of a master plan, which this Project is also a component. If the Agency decides to pursue CWSRF financing for this project component, please note that in addition to California Environmental Quality Act (CEQA) requirements, there are federal environmental laws and regulations applicable to the CWSRF Program. Any environmental issues raised must be resolved before the State Water Board can approve CWSRF financing for your Project. 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.

The Agency must meet those listed federal requirements if it decides to seek CWSRF financing.

02-1

Thank you for your consideration of the CWSRF Program. State Water Board staff are 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) 341-6983, or Cedric.Irving@waterboards.ca.gov, or contact Ahmad Kashkoli at (916) 341-5855, or Ahmad.Kashkoli@waterboards.ca.gov.

02-1

Sincerely,



Cedric Irving
Environmental Scientist
Division of Financial Assistance

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# 2015012062)
P.O. Box 3044
Sacramento, CA 95812-3044

California Environmental Quality Act Requirements

State Water Resources Control Board
Division of Financial Assistance

The State Water Resources Control Board (State Water Board), Division of Financial Assistance, administers the Clean Water State Revolving Fund (CWSRF) Program. The CWSRF Program is partially funded by grants from the United States Environmental Protection Agency. All applicants seeking CWSRF financing must comply with the California Environmental Quality Act (CEQA), and provide sufficient information so that the State Water Board can document compliance with federal environmental laws. The "Environmental Package" provides the forms and instructions needed to complete the environmental review requirements for CWSRF Program financing. It is available at:

http://www.waterboards.ca.gov/water_issues/programs/grants_loans/srf/srf_forms.shtml



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Contact Information: For more information related to the CWSRF Program environmental review process and requirements, please contact your State Water Board Project Manager or Mr. Ahmad Kashkoli at 916-341-5855 or Ahmad.Kashkoli@waterboards.ca.gov

LEAD AGENCY

The applicant is usually the "Lead Agency" and must prepare and circulate an environmental document before approving a project. Only a public agency, such as a local, regional or state government, may be the "Lead Agency" under CEQA. If a project will be completed by a non-governmental organization, "Lead Agency" responsibility goes to the first public agency providing discretionary approval for the project.

RESPONSIBLE AGENCY

The State Water Board is generally a "Responsible Agency" under CEQA. As a "Responsible Agency," the State Water Board must make findings based on information provided by the "Lead Agency" before financing a project.

ENVIRONMENTAL REVIEW

The State Water Board's environmental review of the project's compliance with both CEQA and federal cross-cutting regulations must be completed before a project can be financed by the CWSRF Program.

DOCUMENT REVIEW

Applicants are encouraged to consult with State Water Board staff early during preparation of CEQA document if considering CWSRF financing. Applicants shall also send their environmental documents to the State Water Board, Environmental Review Unit during the CEQA public review period. This way, any environmental concerns can be addressed early in the process.

REQUIRED DOCUMENTS

The Environmental Review Unit requires the documents listed below to make findings and complete its environmental review. Once the State Water Board receives all the required documents and makes its own findings, the environmental review for the project will be complete.

- ✓ Draft and Final Environmental Documents: Environmental Impact Report, Negative Declaration, and Mitigated Negative Declaration as appropriate to the project
- ✓ Resolution adopting/certifying the environmental document, making CEQA findings, and approving the project
- ✓ All comments received during the public review period and the "Lead Agency's" responses to those comments
- ✓ Adopted Mitigation Monitoring and Reporting Plan, if applicable
- ✓ Date-stamped copy of the Notice of Determination or Notice of Exemption filed with the County Clerk(s) and the Governor's Office of Planning and Research
- ✓ CWSRF Evaluation Form for Environmental Review and Federal Coordination with supporting documents



STATE WATER RESOURCES CONTROL BOARD
REGIONAL WATER QUALITY CONTROL BOARDS
waterboards.ca.gov

Basic Criteria for Cultural Resources Report Preparation

State Water Resources Control Board

Division of Financial Assistance

For Section 106 Consultation with the State Historic Preservation Officer (SHPO)
under the National Historic Preservation Act

CULTURAL RESOURCES REPORT

The Cultural Resources Report must be prepared by a qualified researcher that meets the Secretary of the Interior's Professional Qualifications Standards. Please see the Professional Qualifications Standards at the following website at: http://www.cr.nps.gov/local-law/arch_stnds_9.htm

The Cultural Resources Report should include one of the four "findings" listed in Section 106. These include:

"No historic properties affected"

(no properties are within the area of potential effect (APE; including below the ground).

"No effect to historic properties"

(properties may be near the APE, but the project will not have any adverse effects).

"No adverse effect to historic properties"

(the project may affect "historic properties", but the effects will not be adverse).

"Adverse effect to historic properties"

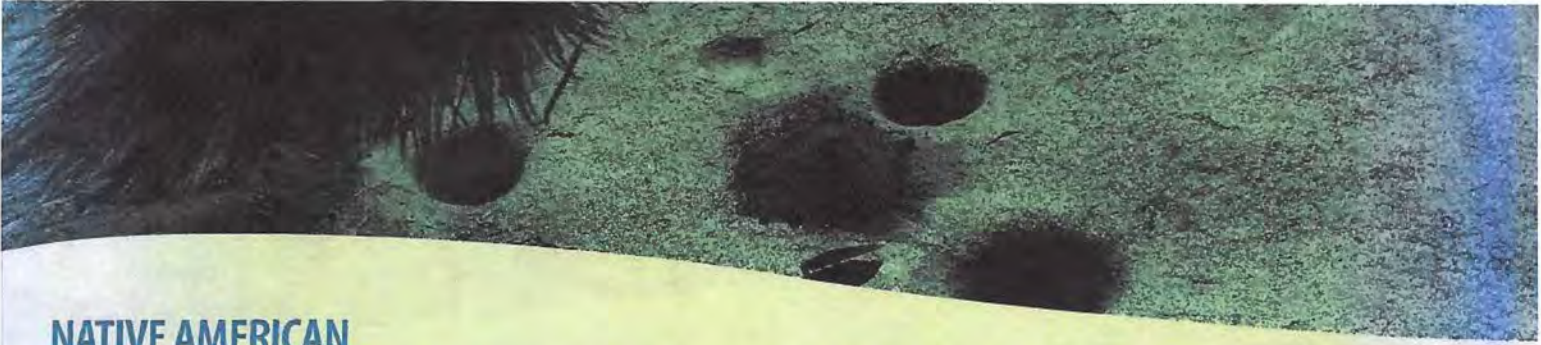
Note: Consultation with the SHPO will be required if a "no adverse effect to historic properties" or an "adverse effect to historic properties" determination is made, to develop and evaluate alternatives or modifications to the proposed project that could avoid, minimize or mitigate adverse effects on "historic properties."

RECORDS SEARCH

- A records search (less than one year old) extending to a half-mile beyond the project APE from a geographically appropriate Information Center is required. The records search should include maps that show all recorded sites and surveys in relation to the APE for the proposed project, and copies of the confidential site records included as an appendix to the Cultural Resources Report.
- The APE is three-dimensional (depth, length and width) and all areas (e.g., new construction, easements, staging areas, and access roads) directly affected by the proposed project.



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NATIVE AMERICAN and INTERESTED PARTY CONSULTATION

- Native American and interested party consultation should be initiated at the planning phase of the proposed project to gather information to assist with the preparation of an adequate Cultural Resources Report.
- The Native American Heritage Commission (NAHC) must be contacted to obtain documentation of a search of the Sacred Lands Files for or near the project APE.
- All local Native American tribal organizations or individuals identified by the NAHC must be contacted by certified mail, and the letter should include a map and a description of the proposed project.
- Follow-up contact should be made by telephone and a phone log maintained to document the contacts and responses.
- Letters of inquiry seeking historical information on the project area and local vicinity should be sent to local historical societies, preservation organizations, or individual members of the public with a demonstrated interest in the proposed project.

Copies of all documents mentioned above (project description, map, phone log and letters sent to the NAHC and Native American tribal organizations or individuals and interested parties) must be included in the Cultural Resources Report.

Contact Information: For more information related to the CWSRF Program Cultural Resources and Requirements, please contact Mr. Ahmad Kashkoli at 916-341-5855 or Ahmad.Kashkoli@waterboards.ca.gov

PRECAUTIONS

A finding of ***“no known resources”*** without supporting evidence is unacceptable. The Cultural Resources Report must identify resources within the APE or demonstrate with sufficient evidence that none are present.

“The area is sensitive for buried archaeological resources,” followed by a statement that ***“monitoring is recommended.”*** Monitoring is not an acceptable option without good-faith effort to demonstrate that no known resource is present.

If ***“the area is already disturbed by previous construction”*** documentation is still required to demonstrate that the proposed project will not affect ***“historic properties.”*** An existing road can be protecting a buried archaeological deposit or may itself be a ***“historic property.”*** Additionally, previous construction may have impacted an archaeological site that has not been previously documented.

SHPO CONSULTATION LETTER

Submit a draft consultation letter prepared by the qualified researcher with the Cultural Resources Report to the State Water Resources Control Board. A draft consultation letter template is available for download on the State Water Board webpage at: http://www.waterboards.ca.gov/water_issues/programs/grants_loans/cwsrf_requirements.shtml

National Historic Preservation Act (NHPA)

Section 106 of the NHPA requires an analysis of the effects on “historic properties.” The Section 106 process is designed to accommodate historic preservation concerns for federal actions with the potential to affect historic properties. Early consultation with appropriate government agencies, Indian tribes, and members of the public, will ensure that their views and concerns are addressed during the planning phase.

Historic properties (i.e., buildings, structures, objects, and archaeological sites 50 years or older) are properties that are included in the National Register of Historic Places or meet the criteria for the National Register.

Required Documents:

- ✓ A draft State Historic Preservation Officer consultation request letter; and
- ✓ A cultural resources report on historic properties conducted according to the Secretary of the Interior’s Standards, including:
 - A clearly defined Area of Potential Effect (APE), specifying the length, width, and depth of excavation, with a map clearly illustrating the project APE;
 - A records search, less than one year old, extending to a half-mile beyond the project APE;
 - Written description of field methods;
 - Identification and evaluation of historic properties within the project’s APE; and
 - Documentation of consultation with the Native American Heritage Commission and local Native American tribes.

ADDITIONAL INFORMATION

If your project has the potential to affect biological resources or historic properties, the consultation process can be lengthy. Please contact the State Water Board staff early in your planning process to discuss what additional information may be needed for your specific project.

Please contact your State Water Board Project Manager or Mr. Ahmad Kashkoli at (916) 341-5855 or Ahmad.Kashkoli@waterboards.ca.gov for more information related to the CWSRF Program environmental review process and requirements.



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CLEAN WATER STATE REVOLVING FUND

Environmental Review Requirements

State Water Resources Control Board
Division of Financial Assistance

ENVIRONMENTAL REVIEW REQUIREMENTS

The Clean Water State Revolving Fund (CWSRF) Program is partially funded by the United States Environmental Protection Agency (EPA), and is subject to federal environmental regulations as well as the California Environmental Quality Act (CEQA). All applicants seeking CWSRF financing must comply with both CEQA and the federal cross-cutting regulations. The **"Environmental Package"** provides the forms and instructions needed to complete the environmental review requirements for CWSRF financing. The forms and instructions are available at: http://www.waterboards.ca.gov/water_issues/programs/grants_loans/srf/srf_forms.shtml.

Lead Agency/Applicant

The applicant will generally act as the "Lead Agency" for environmental review. It will prepare, circulate, and consider the environmental documents prior to approving the project. It also provides the State Water Board with copies of the CEQA documents, and a completed **"Environmental Evaluation Form for Environmental Review and Federal Coordination"** (http://www.waterboards.ca.gov/water_issues/programs/grants_loans/srf/docs/forms/application_environmental_package.pdf) with supporting documents as part of the **"Environmental Package."**

Responsible Agency/State Water Board

The State Water Board acts on behalf of EPA to review and consider the environmental documents before approving financing. The State Water Board may require additional studies or documentation to make its own CEQA findings, as well as circulate CEQA documents and other environmental reports to relevant federal agencies for consultation before making a determination about the project financing.

The Applicant must address all relevant federal agencies' comments before project financing is approved.

FEDERAL CROSS-CUTTING REGULATIONS

The CWSRF Program requires consultation with relevant federal agencies on the following federal environmental regulations, if applicable to the project:

- Clean Air Act
- Coastal Barriers Resources Act
- Coastal Zone Management Act
- Endangered Species Act
- Environmental Justice
- Farmland Protection Policy Act
- Floodplain Management
- Magnuson-Stevens Fishery Conservation and Management Act
- Migratory Bird Treaty Act
- National Historic Preservation Act
- Protection of Wetlands
- Safe Drinking Water Act, Sole Source Aquifer Protection
- Wild and Scenic Rivers Act

The following is a brief overview of requirements for some of the key regulations.

Clean Air Act (CAA)

The CAA general conformity analysis only applies to projects in areas not meeting the National Ambient Air Quality Standards or subject to a maintenance plan.

If project emissions are below the federal "de minimis" levels then:

- A general conformity analysis is not required.

If project emissions are above the federal "de minimis" levels then:

- A general conformity determination for the project must be made. A general conformity determination can be made if facilities are sized to meet the needs of current population projections used in an approved State Implementation Plan for air quality.

- Using population projections, applicants must explain how the proposed capacity increase was calculated.

An air quality modeling analysis is necessary of all projects for the following criteria pollutants, regardless of attainment status:

- Carbon monoxide
- Lead
- Oxides of nitrogen
- Ozone
- Particulate matter (PM2.5 and PM10)
- Sulfur dioxide

Endangered Species Act (ESA)

The ESA requires an analysis of the effects on federally listed species. The State Water Board will determine the project's potential effects on federally listed species, and will initiate informal/formal consultation with the United States Fish and Wildlife Service (USFWS) and/or the National Marine Fisheries Service, as necessary under Section 7 of the ESA.

Required Documents:

- ✓ A species list, less than one year old, from the USFWS and the California Department of Fish and Wildlife's Natural Diversity Database;
- ✓ A biological survey conducted during the appropriate time of year;
- ✓ Maps or documents (biological reports or biological assessments, if necessary); and
- ✓ An assessment of the direct or indirect impacts to any federally listed species and/or critical habitat. If no effects are expected, explain why and provide the supporting evidence.





EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

August 18, 2015

RECEIVED

AUG 21 2015

WOODLAND DAVIS
CLEAN WATER AGENCY

Lynanne Mehlhaff
Woodland Davis Clean Water Agency
1717 Fifth Street
Davis, CA 95616

Subject: Davis Woodland Water Supply Project (DWWSP): Aquifer Storage and Recovery Project
Supplemental EIR
SCH#: 2015012062

Dear Lynanne Mehlhaff:

The State Clearinghouse submitted the above named Supplemental EIR to selected state agencies for review. The review period closed on August 17, 2015, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

03-1

**Document Details Report
State Clearinghouse Data Base**

SCH# 2015012062
Project Title Davis Woodland Water Supply Project (DWWSP): Aquifer Storage and Recovery Project
Lead Agency Supplemental EIR
Woodland Davis Clean Water Agency

Type SIR Supplemental EIR
Description Ref SCH# 2006042175

The WDWCA, the City of Woodland and, potentially, the City of Davis would construct and operate ASR wells that would be used for injecting surface water diverted from the Sacramento River through the DWWSP intake and treated at the DWWSP regional water treatment facility (currently under construction). Proposed facilities in the City of Woodland would consist of up to seven ASR wells, including one existing ASR well, and up to six new wells constructed as replacement wells at the sites of existing municipal wells, or at new well sites, and necessary appurtenances. Proposed facilities in the City of Davis would consist of up to five ASR wells constructed as replacement wells at the sites of existing municipal wells, or at new well sites, and necessary appurtenances. The proposed wells would tie into the Cities' existing water distribution pipelines.

Lead Agency Contact

Name Lynanne Mehlhaff
Agency Woodland Davis Clean Water Agency
Phone 530 757 5673 **Fax**
email
Address 1717 Fifth Street
City Davis **State** CA **Zip** 95616

Project Location

County Yolo
City Woodland, Davis
Region
Lat / Long
Cross Streets Varies
Parcel No. Various
Township **Range** **Section** **Base**

Proximity to:

Highways Hwy 113, 16
Airports
Railways Sierra Northern Railway
Waterways Cache Creek, Putah Creek
Schools Various
Land Use Varies - Urban and Agricultural

Project Issues Air Quality; Archaeologic-Historic; Biological Resources; Noise; Water Supply

Reviewing Agencies Resources Agency; Department of Conservation; Department of Fish and Wildlife, Region 2; Department of Parks and Recreation; Department of Water Resources; Office of Emergency Services, California; Caltrans, District 3 S; Air Resources Board; State Water Resources Control Board, Division of Water Quality; State Water Resources Control Board, Division of Water Rights; Regional Water Quality Control Bd., Region 5 (Sacramento); Native American Heritage Commission; State Lands Commission

Date Received 07/02/2015 **Start of Review** 07/03/2015 **End of Review** 08/17/2015



EDMUND G. BROWN JR.
GOVERNOR

August 20, 2015

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

RECEIVED

AUG 24 2015

WOODLAND DAVIS
CLEAN WATER AGENCY

Lynanne Mehlhaff
Woodland Davis Clean Water Agency
1717 Fifth Street
Davis, CA 95616

Subject: Davis Woodland Water Supply Project (DWWSP): Aquifer Storage and Recovery Project
Supplemental EIR
SCH#: 2015012062

Dear Lynanne Mehlhaff:

The enclosed comment (s) on your Supplemental EIR was (were) received by the State Clearinghouse after the end of the state review period, which closed on August 17, 2015. We are forwarding these comments to you because they provide information or raise issues that should be addressed in your final environmental document.

The California Environmental Quality Act does not require Lead Agencies to respond to late comments. However, we encourage you to incorporate these additional comments into your final environmental document and to consider them prior to taking final action on the proposed project.

Please contact the State Clearinghouse at (916) 445-0613 if you have any questions concerning the environmental review process. If you have a question regarding the above-named project, please refer to the ten-digit State Clearinghouse number (2015012062) when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

04-1



EDMUND G. BROWN JR.
GOVERNOR



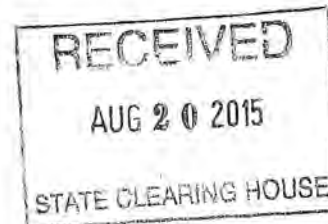
MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

State Water Resources Control Board

AUG 11 2015

Lynanne Mehlhaff
Woodland-Davis Clean Water Agency
1717 Fifth Street
Davis, CA 95616

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8/17/15
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Dear Ms. Mehlhaff:

CLEAN WATER STATE REVOLVING FUND (CWSRF) PROGRAM INFORMATION FOR THE WOODLAND-DAVIS CLEAN WATER AGENCY (AGENCY); DAVIS WOODLAND WATER SUPPLY PROJECT (DWWSP); AQUIFER STORAGE AND RECOVERY PROJECT (PROJECT); YOLO COUNTY; STATE CLEARINGHOUSE NO. 2015012062

We have received a copy of the Agency's draft Supplemental Environmental Impact Report (Supplemental EIR) from the State Clearinghouse for the 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 Agency 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. The application period is continuous. For additional information, please refer to the State Water Board's CWSRF Program website at:

http://www.waterboards.ca.gov/water_issues/programs/grants_loans/srf/index.shtml.

Due to staffing constraints, we are unable to review the Supplemental EIR and provide "specific" comments at this time if there are no clear indications that an agency will seek funding from the CWSRF Program. In correspondence with Tim Busch of the City of Woodland, he indicated a previous CWSRF loan received will apply to a different project component of a master plan, which this Project is also a component. If the Agency decides to pursue CWSRF financing for this project component, please note that in addition to California Environmental Quality Act (CEQA) requirements, there are federal environmental laws and regulations applicable to the CWSRF Program. Any environmental issues raised must be resolved before the State Water Board can approve CWSRF financing for your Project. 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.

The Agency must meet those listed federal requirements if it decides to seek CWSRF financing.

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

RECYCLED PAPER

Thank you for your consideration of the CWSRF Program. State Water Board staff are 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) 341-6983, or Cedric.Irving@waterboards.ca.gov, or contact Ahmad Kashkoli at (916) 341-5855, or Ahmad.Kashkoli@waterboards.ca.gov.

Sincerely,



Cedric Irving
Environmental Scientist
Division of Financial Assistance

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# 2015012062)
P.O. Box 3044
Sacramento, CA 95812-3044

RESOLUTION NO. 2015-03

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE WOODLAND-DAVIS CLEAN WATER AGENCY
CERTIFYING FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
FOR AQUIFER STORAGE AND RECOVERY PROJECT, MAKING CEQA
FINDINGS, APPROVING MITIGATION MONITORING AND REPORTING
PROGRAM,
AND APPROVING PROJECT**

BE IT RESOLVED by the Board of Directors of the Woodland-Davis Clean Water Agency as follows:

1. Background Recitals. This resolution is adopted with reference to the following background recitals:

a. The Woodland-Davis Clean Water Agency (“Agency”), in coordination with the Cities of Davis and Woodland, is proposing the construction and operation of a series of aquifer storage and recovery (“ASR”) wells (the “Project”) that would be used for injecting and recovering excess surface water supplied from the Sacramento River via the Davis-Woodland Water Supply Project (the “DWWSP,” currently under construction). This resolution and these findings of fact have been prepared and adopted pursuant to the requirements of the California Environmental Quality Act and CEQA Guidelines (collectively “CEQA”).

b. In 2007, the City of Davis (before the creation of the Agency) certified the final DWWSP Environmental Impact Report, which has been updated by the Agency through Addenda Nos. 1 through 7. In order to evaluate the environmental impacts of the Project, the Agency prepared the draft DWWSP Aquifer Storage and Recovery Supplemental Environmental Impact Report dated June 2015 (the “Draft SEIR”), which tiers off the 2007 final EIR.

c. There was substantial opportunity for public review and comment throughout the SEIR process, including a 45-day public review and comment period through the State Clearinghouse. Following the close of the public comment period on the Draft SEIR, the Agency evaluated and prepared written responses to the public comments that were received.

d. The Agency then prepared the final DWWSP Aquifer Storage and Recovery Supplemental Environmental Impact Report (the “Final SEIR”), which includes the following components: the Draft SEIR; comments received on the Draft SEIR; a list of persons, organizations, and public agencies commenting on the Draft SEIR; and, Agency responses to significant environmental points raised in the review and consultation process.

e. The Final EIR identified certain significant effects on the environment that, absent the adoption of mitigation measures, would be caused by the Project. Under CEQA, the Board is required to adopt all feasible mitigation measures or feasible project alternatives that can substantially lessen or avoid any significant Project-related environmental effects. The Agency has prepared CEQA Findings of Fact (attached to this resolution as Exhibit A

and incorporated as part of it) showing how the Project's significant environmental effects can be substantially lessened or avoided through the adoption of mitigation measures.

f. CEQA requires the Board to adopt a mitigation monitoring and reporting program to ensure that the mitigation measures adopted by the Agency are actually implemented. A Mitigation Monitoring and Reporting Program (the "MMRP") therefore has been prepared (attached to this resolution as Exhibit B and incorporated as part of it).

g. Because the adoption of mitigation measures substantially lessens or avoids all significant effects on the environment associated with the Project, the Agency was not required to and did not evaluate the feasibility of Project alternatives. However, the 2007 DWWSP final EIR did evaluate several alternatives to the DWWSP.

h. The Board has determined that it is appropriate to certify the Final SEIR, adopt the findings of fact, approve the MMRP, and approve the Project.

2. Administrative Record of Proceedings. For purposes of CEQA and these findings, the administrative record for the Project approval consists of those items listed in Public Resources Code section 21167.6(e). The record of proceedings consists of the following documents, at a minimum:

a. Notice of Preparation (January 2015), and all other public notices issued by the Agency in conjunction with the Project;

b. Draft SEIR (June 2015);

c. All comments submitted by agencies, organizations and members of the public during the comment period on the Draft SEIR;

d. All comments and correspondence submitted to the Agency with respect to the Project;

e. Final SEIR (September 2015) and MMRP;

f. This resolution;

g. All reports, studies, memoranda, maps, staff reports and other documents relating to the Project prepared by the Agency or Agency consultants, or provided to the Agency by responsible or trustee agencies, with respect to the Agency's compliance with the requirements of CEQA and with respect to the Agency's action on the Project;

h. Matters of common knowledge to the Agency, including, but not limited to federal, state, and local laws and regulations;

i. Any other documents incorporated by reference or cited in the Final SEIR or this resolution; and,

j. Any other materials made a part of the record of proceedings by Public Resources Code section 21167.6(e).

Location and Custodian of Documents: The administrative record of proceedings is on file and available for public review at the Woodland-Davis Clean Water Agency office, 1717 Fifth Street, Davis, California 95616. The Agency Secretary at the above address is the custodian of the administrative record.

3. Findings Related to CEQA Proceedings. Based on the administrative record, the Board of Directors finds and determines as follows:

a. The Notice of Preparation for the Draft SEIR was duly prepared, noticed and properly circulated in accordance CEQA.

b. The Draft SEIR was duly prepared, properly circulated and completed in accordance with CEQA.

c. After providing adequate and legally required public notice, the Draft SEIR was duly circulated in accordance with CEQA and public comments were properly solicited by the Agency in compliance with CEQA.

d. All comments received during the public review period have been duly considered and incorporated into the Final SEIR, and when necessary, replied to in accordance with CEQA.

e. The Agency provided written responses to all public agency comments received on the Draft SEIR at least 10 days before the date of this resolution.

f. The Final SEIR has been properly completed in compliance with CEQA and has evaluated the potential significant environmental effects of the Project, and there are no known potential environmental effects that are not addressed in the Final SEIR or earlier 2007 final EIR.

4. Findings Related to Environmental Impacts. Based on the administrative record, the Board of Directors further finds and determines as follows:

a. Public Resources Code section 21002 provides that “public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects,” and that the procedures required by CEQA “are intended to assist public agencies in systematically identifying both the significant effects of projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects.”

b. Public Resources Code section 21002 is implemented, in part, through the requirement that agencies adopt findings before approving projects for which EIRs are required. (See Pub. Resources Code § 21081(a); CEQA Guidelines § 15091(a).) For each significant environmental effect identified in an EIR for a project, the approving agency must issue a written finding reaching one or more of three permissible conclusions as provided by CEQA Guidelines section 15091(a). CEQA requires that the lead agency adopt mitigation measures or alternatives, where feasible, to substantially lessen or avoid significant environmental impacts that would otherwise occur.

c. As demonstrated by the attached CEQA Findings of Fact, each of the Project's potential significant environmental effects can and will be substantially lessened or avoided through the adoption of mitigation measures.

5. Findings Related to Growth Inducing Impacts. Based on the administrative record, the Board of Directors further finds and determines as follows:

a. CEQA requires a discussion of the ways in which the Project could be growth inducing. CEQA also requires a discussion about how a project may remove obstacles to growth, as well as ways in which a project may set a precedent for future growth.

b. Growth inducing effects were evaluated in the 2007 final DWWSP EIR. The Project would not increase the volume of water available to the City of Woodland or Davis, but would instead increase the resilience of Davis and Woodland's water supplies during periods of drought. Therefore, no new or different growth inducing effects would occur with the Project, and potential impacts related to growth are adequately addressed in the 2007 final EIR.

6. Certification of the Final SEIR and Adoption of the Monitoring Program.

a. The Board of Directors finds, determines and certifies that (i) the Final SEIR has been completed in compliance with CEQA, (ii) the Final SEIR has been presented to the Board and the Board has reviewed and considered the information and analysis contained in the Final SEIR prior to approving the Project, and (iii) the Final SEIR reflects the independent judgment and analysis of the Board.

b. The Board adopts and approves the Final SEIR.

c. The Board adopts and approves the CEQA Findings of Fact attached as Exhibit A. By adopting the Findings of Fact, the Board has satisfied its obligations concerning CEQA findings, in that Exhibit A identifies and explains the mitigation measures that can substantially lessen or avoid the significant environmental effects associated with the Project. The Agency adopts, and binds and commits itself to implement and enforce, the mitigation measures as described in the final SEIR and MMRP.

d. The Board determines that the attached MMRP will ensure that the mitigation measures adopted by the Agency are actually implemented. The Board adopts and approves the MMRP and authorizes and directs the General Manager, his designees, and other appropriate Agency staff to implement and enforce the mitigation measures in the design, construction, installation, operation and maintenance of the Project.

e. The Board authorizes and directs the Agency Secretary to (i) prepare, sign and file a CEQA Notice of Determination within five working days following the date of adoption of this resolution with the Yolo County Clerk and the State Clearinghouse, (ii) pay the applicable CEQA/Department of Fish and Wildlife fee, and (iii) retain copies of the Final SEIR at the Agency office for public review.

7. Project Approval. The Board of Directors has determined that the Project as described in Final SEIR chapter 2 is feasible, meets the Project purpose, need and objectives, and will

not cause any significant environmental effects. The Board approves the Project as described in chapter 2 and authorizes and directs the General Manager to proceed with Project implementation in coordination with the Cities of Davis and Woodland. The Project approval includes the design, permitting, construction, installation, operation and maintenance of the Project facilities. However, the following Project implementation actions will require later Board authorization: approval of any Agency Project-related contracts; approval of any Agency Project-related financing; and, acquisition by the Agency of any of Project-related lands and rights-of-way.

PASSED AND ADOPTED by the Board of Directors of the Woodland-Davis Clean Water Agency on the 17th day of September 2015 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

By: _____
Dan Wolk, Chair

Attest:

Lynnanne Mehlhaff, Secretary

**WOODLAND-DAVIS CLEAN WATER AGENCY
CEQA FINDINGS OF FACT
FOR THE
AQUIFER STORAGE AND RECOVERY PROJECT
SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT**

WOODLAND DAVIS CLEAN WATER AGENCY *RESOLUTION NO. 2015-03, EXHIBIT A*

I. INTRODUCTION AND BACKGROUND

The Woodland-Davis Clean Water Agency (WDCWA) is proposing an aquifer storage and recovery (ASR) program. These findings of fact have been prepared and adopted pursuant to the requirements of the California Environmental Quality Act (Pub. Resources Code § 21000 *et seq.*) and CEQA Guidelines (collectively “CEQA”).

The Davis-Woodland Water Supply Project (DWWSP) Final Environmental Impact Report (EIR) (SCH # 2006042175) was certified by the City of Davis in November 2007, adopted by the City of Woodland in December 2007, and amended by WDCWA through Addenda #1 through #7. The DWWSP EIR identified the joint use by the WDCWA and Reclamation (RD) 2035 of a replacement surface water intake as the preferred alternative for diversions of water from the Sacramento River. The DWWSP, which is currently under construction, will provide surface water supplies to the Cities of Woodland and Davis, and the University of California, Davis (UC Davis).

To increase the reliability of the surface water supplies, the WDCWA is proposing an ASR program (proposed Project). The proposed ASR program would provide a reliable drought supply for the City of Woodland and, possibly, the City of Davis, if the City of Davis chooses to pursue an ASR program. Under the proposed Project, surface water would be stored in the groundwater basin beneath the city service area during periods when excess surface water is available, for recovery during later periods when needed to meet water demand.

The WDCWA has prepared a Supplemental EIR (SEIR) which supplements the previously certified DWWSP EIR and addresses proposed modifications, changed circumstances, and new information that are not described in the DWWSP EIR. This SEIR provides additional information needed to make the DWWSP EIR, as supplemented, adequate for the Project. Consistent with CEQA Guidelines Section 15163, the SEIR contains only the information needed to analyze the proposed modifications, changed circumstances, and new information requiring additional environmental review. The WDCWA acted as CEQA lead agency and prepared the *Davis-Woodland Water Supply Project Aquifer Storage and Recovery Draft Supplemental Environmental Impact Report* (“Draft SEIR”). The Project is described in more detail in Draft SEIR Chapter 2.

The WDCWA completed the Draft SEIR in July 2015 and on July 3, 2015 distributed it to public agencies and the general public for review and comment. The WDCWA distributed copies of the Draft SEIR to those responsible and trustee public agencies that have jurisdiction by law with respect to the Project, as well as to other interested persons and agencies, and sought the comments of such persons and agencies. There was a 45-day public review period for comments on the Draft SEIR and comments were solicited from state agencies through the State Clearinghouse (SCH #2015012062). Following the close of the public comment period, the WDCWA evaluated and prepared written responses to public comments, and submitted responses to comments to commenting agencies for their review. No changes or updates to the Draft SEIR were required. The WDCWA then prepared the *Davis-Woodland Water Supply Project Aquifer Storage and Recovery Final Supplemental Environmental Impact Report* (“Final SEIR”), consisting of the following: the Draft SEIR; comments received on the Draft SEIR; a list of persons, organizations, and public agencies commenting on the Draft SEIR; responses of the WDCWA to significant environmental points raised in the review and consultation process; a notice stating that revisions to the Draft SEIR were not required; and a Mitigation Monitoring and Reporting Program.

II. RECORD OF PROCEEDINGS

For the purposes of CEQA and these findings, the administrative record for the Project consists of those items listed in Public Resources Code section 21167.6(e). The record of proceedings for the WDCWA's decision on the Project consists of the following documents, at a minimum:

- CEQA Notice of Preparation dated January 2015 and all other public notices issued by the WDCWA in conjunction with the Project;
- Draft EIR (July 2015), including all appendices;
- All comments submitted by agencies or members of the public during the comment period on the Draft EIR;
- All comments and correspondence submitted to the WDCWA with respect to the Project;
- Final EIR (September 2015);
- WDCWA Board Resolution No. 2015-03 adopting these findings and minutes of the meeting at which that resolution was considered and adopted;
- Mitigation Monitoring and Reporting Program for the Project;
- All reports, studies, memoranda, maps, staff reports and other documents relating to the Project prepared by the WDCWA, consultants to the WDCWA, or responsible or trustee agencies with respect to the WDCWA's compliance with the requirements of CEQA and with respect to the WDCWA's action on the Project;
- Matters of common knowledge to the WDCWA, including, but not limited to federal, state, and local laws and regulations;
- Any other documents incorporated by reference or cited in the Final EIR or these findings; and,
- Any other materials required for the record of proceedings by Public Resources Code section 21167.6(e).

Location and Custodian of Documents: The administrative record of proceedings is on file and available for public review at the WDCWA office, 1717 Fifth Street Davis, CA, 95616, 530-757-5673. The WDCWA Board Secretary (currently Lynanne Mehlhaff) at the above address is the custodian of the administrative record.

III. FINDINGS ON SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Public Resources Code section 21002 provides that "public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects," that the procedures required by CEQA "are intended to assist public agencies in systematically identifying both the significant effects of projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects," and that "in the event specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof."

Public Resources Code section 21002 is implemented, in part, through the requirement that agencies adopt findings before approving projects for which EIRs are required. (See Pub. Resources Code § 21081(a); CEQA Guidelines § 15091(a).) For each significant environmental effect identified in an EIR for a Project, the approving agency must issue a written finding reaching one or more of three permissible conclusions. The first such finding is that “[c]hanges or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.” (CEQA Guidelines § 15091(a)(1).) The second permissible finding is that “[s]uch changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.” (CEQA Guidelines § 15091(a)(2).) The third potential conclusion is that “[s]pecific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.” (CEQA Guidelines § 15091(a)(3).) Public Resources Code section 21061.1 defines “feasible” to mean “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.”

CEQA requires that the lead agency adopt mitigation measures or alternatives, where feasible, to substantially lessen or avoid significant environmental impacts that would otherwise occur. Project modification or alternatives are not required, however, where such changes are infeasible or where the responsibility for modifying the project lies with some other agency. (CEQA Guidelines § 15091(a), (b).)

With respect to a project for which significant impacts are not avoided or substantially lessened, a public agency, after adopting proper findings, nevertheless may approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the project's “benefits” rendered “acceptable” its “unavoidable adverse environmental effects.” (CEQA Guidelines §§ 15093, 15043(b); see also Pub. Resources Code § 21081(b).)

These findings constitute the WDCWA’s best efforts to set forth the evidentiary and policy bases for its decision to approve the Project in a manner consistent with the requirements of CEQA. To the extent that these findings conclude that various proposed mitigation measures outlined in the Final EIR are feasible and have not been modified, superseded or withdrawn, WDCWA hereby binds itself to implement these measures.

A Mitigation Monitoring and Reporting Program (MMRP) was prepared for the Project, and was approved by the WDCWA by the same resolution that adopted these findings. (See Pub. Resources Code, § 21081.6(a)(1); CEQA Guidelines § 15097.) WDCWA will use the MMRP to track and ensure compliance with Project mitigation measures. The MMRP will remain available for public review during the compliance period.

The WDCWA now makes the findings and determinations set forth below for the significant and potentially significant environmental impacts of the Project. The following analysis summarizes the potentially significant environmental impacts. The impacts are described in more detail in Draft EIR section 3. Note that no significant unavoidable impacts were identified.

Biological Resources

Impact 3.3-1: The Project could conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. This is considered a *significant* impact.

Mitigation Measures: The WDCWA Board hereby adopts Mitigation Measure 3.3-1. Implementation of this mitigation measure as described in the Final SEIR and MMRP will mitigate this potential impact to a *less-than-significant* level.

Significance After Mitigation: Less than significant.

Finding: Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Explanation: The ultimate locations of the proposed ASR wells in the City of Davis could require removal of trees, including riparian and oak species. The City of Davis may require a permit for the pruning or removal of protected trees. The SEIR determined that this is a potentially significant impact. As explained in the SEIR, this impact can be mitigated to a less than significant level by the implementation of Mitigation Measure 3.3-1.

(Supporting evidence: see Draft SEIR section 3.3.)

Impact 3.3-2: The Project could have substantial adverse effects, 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 CDFG or USFWS. This is considered a *significant* impact.

Mitigation Measures: The WDCWA Board hereby adopts Mitigation Measures 3.3-2a and 3.3-2b. Implementation of these mitigation measures as described in the Final SEIR and MMRP will mitigate this potential impact to a *less-than-significant* level.

Significance After Mitigation: Less than significant.

Finding: Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Explanation: The Swainson's hawk is a threatened species. Construction activities associated with the proposed ASR wells could affect nesting Swainson's hawk and other nesting birds protected under Section 3503 of the California Department of Fish and Game Code. The SEIR determined that this is a potentially significant impact. As explained in the SEIR, this impact can be mitigated to a less than significant level by the implementation of Mitigation Measures 3.3-2a and 3.3-2b.

(Supporting evidence: see Draft EIR section 3.3.)

Cultural Resources

Impact 3.4-1: Project construction could cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5. This is considered a *significant* impact.

Mitigation Measures: The WDCWA Board hereby adopts Mitigation Measure 3.4-1. Implementation of this mitigation measure as described in the Final SEIR and MMRP will mitigate this potential impact to a *less-than-significant* level.

Significance After Mitigation: Less than significant.

Finding: Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the Final SEIR.

Explanation: The Draft SEIR concluded that in the absence of Davis ASR well location information, impacts to historical resources are conservatively considered potentially significant because there is a possibility that previously unidentified cultural resources could be located on the Project site. Project construction activities could potentially disturb or destroy such resources. The SEIR determined that this is a potentially significant impact. As explained in the SEIR, these impacts can be mitigated to a less than significant level by the implementation of Mitigation Measure 3.4-1.

(Supporting evidence: see Draft EIR section 3.4.)

Impact 3.4-2: Project construction could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. This is considered a *significant* impact.

Mitigation Measures: The WDCWA Board hereby adopts Mitigation Measure 3.4-2. Implementation of this mitigation measure as described in the Final SEIR and MMRP will mitigate this potential impact to a *less-than-significant* level.

Significance After Mitigation: Less than significant.

Finding: Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the Final SEIR.

Explanation: The Draft SEIR concluded that well drilling activities associated with the Project could extend far below the ground surface, potentially disturbing unknown, buried paleontological resources. The SEIR determined that this is a potentially significant impact. As explained in the SEIR, these impacts can be mitigated to a less than significant level by the implementation of Mitigation Measure 3.4-2.

(Supporting evidence: see Draft EIR section 3.4.)

Impact 3.4-3: Project construction could cause a substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5(f). This is considered a *significant* impact.

Mitigation Measures: The WDCWA Board hereby adopts Mitigation Measure 3.4-3. Implementation of this mitigation measure as described in the Final SEIR and MMRP will mitigate this potential impact to a *less-than-significant* level.

Significance After Mitigation: Less than significant.

Finding: Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the Final SEIR.

Explanation: The Draft SEIR concluded that in the absence of Davis ASR well location information, it is not known if Project construction would cause a substantial adverse change in the significance of an archeological resource. The SEIR determined that this is a potentially significant impact. As explained in the SEIR, these impacts can be mitigated to a less than significant level by the implementation of Mitigation Measure 3.4-3.

(Supporting evidence: see Draft EIR section 3.4.)

Impact 3.4-4: Project construction could disturb any human remains, including those interred outside of formal cemeteries. This is considered a *significant* impact.

Mitigation Measures: The WDCWA Board hereby adopts Mitigation Measure 3.4-4. Implementation of this mitigation measure as described in the Final SEIR and MMRP will mitigate this potential impact to a *less-than-significant* level.

Significance After Mitigation: Less than significant.

Finding: Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the Final SEIR.

Explanation: The Draft SEIR concluded that no prehistoric burial sites are located within the cities of Woodland or Davis. However, the discovery of any human remains during Project implementation cannot be entirely discounted. The SEIR determined that this is a potentially significant impact. As explained in the SEIR, these impacts can be mitigated to a less than significant level by the implementation of Mitigation Measure 3.4-4.

(Supporting evidence: see Draft EIR section 3.4.)

Groundwater and Surface Water Hydrology

Impact 3.5-6: Changes in groundwater pumping under implementation of the Project could result in altered surface water hydrology. This is considered a *significant* impact.

Mitigation Measure: The WDCWA Board hereby adopts Mitigation Measure 3.5-6. Implementation of this mitigation measure as described in the Final SEIR and MMRP will mitigate this potential impact to a *less-than-significant* level.

Significance After Mitigation: Less than significant.

Finding: Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the Final SEIR.

Explanation: The Draft SEIR concluded that the Project could potentially result in the surfacing of groundwater during winter or spring of the wettest years, especially in low-lying areas or shallow surface excavations. The SEIR determined that this is a potentially significant impact. As explained in the SEIR, these impacts can be mitigated to a less than significant level by the implementation of Mitigation Measure 3.5-6.

(Supporting evidence: see Draft EIR section 3.5.)

Noise

Impact 3.9-1: Project construction could expose persons to or generate noise levels in excess of standards established in the local general plans or noise ordinances, or applicable standards of other agencies. This is considered a *significant* impact.

Mitigation Measures: The WDCWA Board hereby adopts Mitigation Measures 3.6-1a – 3.6-1d. Implementation of these mitigation measures as described in the Final SEIR and MMRP will mitigate this potential impact to a *less-than-significant* level.

Significance After Mitigation: Less than significant.

Finding: Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the Final SEIR.

Explanation: The Draft SEIR concluded that the Project could result in construction noise at these levels that would exceed the standards applied to construction in both Cities of Woodland and Davis during daytime and nighttime hours. The SEIR determined that this is a potentially significant impact. As explained in the SEIR, these impacts can be mitigated to a less than significant level by the implementation of Mitigation Measures 3.6-1a – 3.6-1d.

(Supporting evidence: see Draft EIR section 3.6.)

Appendix A

Mitigation Monitoring and Reporting Program (MMRP)



MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing	Verification of Compliance (Initials and Date)
Air Quality				
Applicable DWWSP EIR Mitigation Measures				
No Mitigation Required	N/A	N/A	N/A	
Air Quality				
WDCWA ASR Project SEIR Mitigation Measures				
No Mitigation Required	N/A	N/A	N/A	
Biological Resources				
Applicable DWWSP EIR Mitigation Measures				
DWWSP EIR Mitigation Measure 3.6-2: Prior to construction in the City of Davis, the Applicant shall evaluate impacts to trees within the City of Davis city limits and submit the evaluation to the City for review. If deemed necessary, the City shall apply for a permit and abide by any permit requirements for tree pruning or removal. In addition, sensitive habitats and wildlife shall be identified and protected for projects within the City of Davis, under the HAB 1.1 policy.	Implementing Agency	Implementing Agency	Prior to construction activities	
DWWSP EIR Mitigation Measure 3.6-7q: If feasible, construction shall commence outside of the March 1 through September 15 nesting season. If construction activities begin between September and March, then construction may proceed until it is determined that an active nest is subject to abandonment as a result of construction activities. Construction activities must be in full force, including at a minimum, grading of the site and development of infrastructure to qualify as "pre-existing construction." A minor activity that initiates construction but does not involve full construction will not qualify as "pre-existing construction." If nesting commences in the vicinity of the Project under pre-existing construction condition, then it is assumed that the birds are or will habituate to the construction activities.	Implementing Agency	Implementing Agency	Prior to construction activities	
DWWSP EIR Mitigation Measure 3.6-7r: If construction must occur during the breeding season (March 1 through September 15), then prior to Project construction, the Applicant shall survey the chosen sitting diversion/intake pipeline corridor for nesting Swainson's hawks during the nesting season the year when construction is anticipated to occur. Surveys shall be conducted by a qualified biologist and according to the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley, included in Appendix C2 of the DWWSP EIR. The survey area shall include a half-mile radius around the Project construction activities.	Implementing Agency	Implementing Agency	Prior to construction activities	

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing	Verification of Compliance (Initials and Date)
Biological Resources (cont.)				
Applicable DWWSP EIR Mitigation Measures				
DWWSP EIR Mitigation Measure 3.6-7s: No new disturbance shall occur within a half-mile of an active nest. If nesting sites are present within a half-mile of Project construction activities, then the Applicant shall consult with CDFG regarding impact minimization measures for Swainson's hawk. Such minimization measures may include but are not limited to the following: • In coordination with CDFG, and depending on the level of noise or construction disturbance, line of site between the nest and the disturbance, ambient level of noise and other disturbances, and other topographical or other barriers, a smaller no disturbance buffer may be established around an active nest site. These factors shall be analyzed in order to make an appropriate decision on zone distances. • Active nests shall be monitored until young have fledged (usually late-June to mid-July).	Implementing Agency	Implementing Agency	Prior to construction activities	
Biological Resources				
WDCWA ASR Project SEIR Mitigation Measures				
Mitigation Measure 3.3-1: Implement DWWSP EIR Mitigation Measure 3.6-2				
Mitigation Measure 3.3-2a: Implement DWWSP EIR Mitigation Measures 3.6-7q to 3.6-7s				
Mitigation Measure 3.3-2b: Implement DWWSP EIR Measures 3.6-7q, 3.6-7r, and 3.6-7s for Swainson's hawk, but modify target species to include other nesting birds, and modify survey area to include 500 feet around the construction activities, and modify buffer areas to include 50-500 ft. around a nest as determined by a qualified biologist.	Implementing Agency	Implementing Agency	Prior to construction activities	
Cultural Resources				
Applicable DWWSP EIR Mitigation Measures				
DWWSP EIR Mitigation Measure 3.14-1: The following tasks shall be conducted, where appropriate, by the Applicant. The tasks described satisfy not only CEQA, but federal rules and regulations as well (in particular, Section 106 of NHPA and its implementing regulations). Collectively, these tasks represent a cultural resource management approach designed to ensure compliance with applicable General Plans, CEQA, and federal rules and regulations.	Implementing Agency	Implementing Agency	Prior to and during construction activities	

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing	Verification of Compliance (Initials and Date)
Cultural Resources (cont.)				
Applicable DWWSP EIR Mitigation Measures				
Task I. Site-Specific Historic Properties Identification A. Upon selection of a preferred diversion/intake pipeline option, the Applicant, where appropriate, shall complete the identification process per 36 CFR Part 800.4 (which includes, among other identification efforts, a Class I literature search and a Class III field survey) in the area of potential effect (APE) for a specific undertaking. A Class III pedestrian survey will not be required when: - The California Historical Information System and SHPO agree that previous cultural resources surveys have already adequately identified historic properties, or - The California Historical Information System and SHPO agree that previous disturbance has eliminated the possibility of identifying historic properties. B. An undertaking shall be considered to exist, and an APE shall be defined, when the Applicant, directly or through the issuance of appropriate permits, undertake construction of the facilities identified in project development and construction plans. The APE will be the land area affected by construction of new facilities, from the point of diversion at the Sacramento River, along pipelines, and at water treatment and storage facilities; C. Where the Applicant conduct an intensive (Class III) inventory, required consultation with California SHPO shall be undertaken and coordinated by the lead federal agency with approval authority over Project features. Task II. Assessing Effects A. The lead agency, in consultation with SHPO, will assess the effects of the undertaking on properties that are eligible for inclusion in the NRHP. If the Applicant and federal lead agency determine that construction and operation of the project would result in unavoidable effects, or an adverse effect, to historic properties within the APE, in accordance with 36 CFR Part 800.5, then the lead agency, other interested parties, the Applicant, and SHPO will consult to resolve the adverse effect (see Task III below). Task III. Treating Effects A. The Applicant shall implement one or more of the following measures for treating effects to historic properties: - Avoid effects through redesign of the project; - Avoid effects by not executing the proposed contract;				

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing	Verification of Compliance (Initials and Date)
Cultural Resources (cont.)				
Applicable DWWSP EIR Mitigation Measures				
c. If avoidance is not feasible, mitigate effects through measures such as data recovery or archival documentation (for example, the Historic American Buildings Survey/ Historic American Engineering Record). The Applicant, in consultation with the lead federal agency, SHPO, the Advisory Council, and other interested agencies, shall work together to find measures to mitigate the effects of a particular undertaking on historic properties. The Applicant shall develop plans to implement the agreed upon mitigating measures and shall submit such plans, in the form of a Memorandum of Agreement, to the SHPO, the Advisory Council, and interested agencies for review and comment. B. The Applicant shall ensure that any mitigating measures agreed on during consultation will be included as a specification in Project development. Mitigation measures will be completed before the start of ground disturbing activities that would affect the physical integrity of an historic resource. Mitigating measures for visual, audible, or atmospheric effects will be completed before completion of Project construction. Task IV. Properties Discovered During Implementation of an Undertaking A. If a previously undiscovered historic property is inadvertently encountered during construction, all work in the immediate vicinity of the property except that necessary to secure and protect the property will cease until the Applicant can secure assistance from a professional archaeologist who evaluate and, if necessary, mitigate effects to the discovery. Evaluation and mitigation will be carried out in consultation with the federal lead agency and SHPO pursuant to 36 CFR Part 800.11(b)(2)(ii). B. If human remains are discovered during archaeological survey, any archaeological testing or data recovery or any construction activities, work in the immediate vicinity of the discovery will cease except to secure and protect the remains. The Applicant or their consulting archaeologist will immediately notify the County Coroner, per State law. As well, the Applicant shall ensure that any human remains and grave-associated artifacts discovered are also managed in accordance with California Statutes, their chapters and sections, which include but are not necessarily limited to: Chapter 1492, Statutes of 1982, Section 7050.5 of the Health and Safety Code, and Sections 5097.94, 5097.98, and 5097.99 of the Public Resources Code.				

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing	Verification of Compliance (Initials and Date)
Cultural Resources				
WDCWA ASR Project SEIR Mitigation Measures				
Mitigation Measure 3.4-1: Implement DWWSP EIR Mitigation Measure 3.14-1				
Mitigation Measure 3.4-2: Implement DWWSP EIR Mitigation Measure 3.14-1				
Mitigation Measure 3.4-3: Implement DWWSP EIR Mitigation Measure 3.14-1				
Mitigation Measure 3.4-4: Implement DWWSP EIR Mitigation Measure 3.14-1				
Groundwater and Surface Water Hydrology				
Applicable DWWSP EIR Mitigation Measures				
No Mitigation Required	N/A	N/A	N/A	
Groundwater and Surface Water Hydrology				
WDCWA ASR Project SEIR Mitigation Measures				
Mitigation Measure 3.5-6: The Cities of Woodland and Davis will deploy a groundwater level monitoring program consistent with California State Groundwater Elevation Monitoring (CASGEM) guidelines to establish baseline groundwater level conditions in their service areas during Project operations. The program will include measurement of groundwater levels using the cities' existing network of groundwater monitoring wells. The groundwater monitoring program will continue in the City of Woodland during ASR operations and in the City of Davis, if the City of Davis implements ASR operations. During ASR injection cycles, groundwater level data will be collected on a monthly basis, and on a weekly basis during wet periods. In the event that the water table rises to less than 10 feet bgs at any ASR well site in response to ASR injections occurring concurrent with the water table rise, as determined by comparison to of water table trends measured during the baseline and ASR pilot and demonstration periods, ASR injections at that well will be reduced sufficiently to cause the water table at the ASR well site to fall to a depth of 10 feet or greater bgs, in order to minimize potential surfacing of groundwater.	Implementing Agency	Implementing Agency	During Project Operations	
Noise				
Applicable DWWSP EIR Mitigation Measures				
No Mitigation Required	N/A	N/A	N/A	

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing	Verification of Compliance (Initials and Date)
Noise				
WDCWA ASR Project SEIR Mitigation Measures				
Mitigation Measure 3.6-1a: In order to avoid noise-sensitive hours of the day and night, construction contracts shall comply with the following: - Construction activities within the City of Woodland shall be limited to between the hours of 7:00 a.m. and 6:00 p.m. on Monday through Saturday, and between 9:00 a.m. and 6:00 p.m. on Sunday, for all activities except well drilling and well casing installation. - Construction activities within the City of Davis shall be limited to between the hours of 7:00 a.m. and 7:00 p.m. on Mondays through Fridays, and between the hours of 8:00 a.m. and 8:00 p.m. on Saturdays and Sundays, for all activities except well drilling and well casing installation.	Construction Contractor	Implementing Agency	During construction activities	
Mitigation Measure 3.6-1b: During well drilling and well casing, the applicant shall include construction specifications requirements for installation and maintenance of a temporary noise barrier (engineered sound wall or noise blanket) during all 24-hour construction activities. Specifications shall include use of appropriate materials and shall be installed to a height that intercepts the line of sight between the drill rig and sensitive receptors in order to achieve attenuation of between 10 and 15 dBA. Performance standard for this noise mitigation measure shall be reduction of noise levels within 200 feet of the drill rig, or the nearest sensitive receptor (whichever is closer), to 65 dBA or less peak and 50 dBA or less hourly L_{eq} during daytime construction, and 60 dBA or less peak and 45 dBA or less hourly L_{eq} during all nighttime construction, without prior written approval of the owner/sensitive receptor.	Construction Contractor	Implementing Agency	During construction activities	
Mitigation Measure 3.6-1c: To further address potential nuisance impacts of Project construction, construction contractors shall implement the following: - Signs shall be posted at all construction site entrances to the property upon commencement of Project construction, for the purposes of informing all contractors/subcontractors, their employees, agents, material haulers, and all other persons at the applicable construction sites, of the basic requirements of applicable noise mitigation measures. - Signs shall be posted at the construction sites that include permitted construction days and hours, a day and evening contact number for the job site, and a contact number in the event of problems. - An on-site complaint and enforcement manager shall respond to and track complaints and questions related to noise	Construction Contractor	Implementing Agency	During construction activities	

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing	Verification of Compliance (Initials and Date)
Noise (cont.) WDCWA ASR Project SEIR Mitigation Measures				
Mitigation Measure 3.6-1d: To reduce noise impacts due to construction of the Project, the applicant shall require construction contractors to implement the following measures: - Equipment and trucks used for proposed Project construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible). - Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for proposed Project construction shall be hydraulically or electrically powered where feasible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible; this could achieve a reduction of 5 dBA. Quieter procedures, such as use of drills rather than impact tools, shall be used whenever feasible.	Construction Contractor	Implementing Agency	During construction activities	

NOTE: "Implementing Agency: Woodland, Davis or WDCWA"

Legislation Text

11.

File #: 16-154, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL**DATE: October 6, 2015**

SUBJECT: Spring Lake Park N-3 - General Plan/Specific Plan Amendment, Purchase and Sales Agreement, and Parks Master Plan. Request by Turn of the Century, LLC, to amend the General Plan, Spring Lake Specific Plan and Development Agreement to rezone approximately 2 acres of the ±114 acre Heritage Remainder area (TSM #4784) from Neighborhood Commercial (NC) to Park/Open Space, consistent with the adjacent 8 acre Park/Open Space zoning. The 2-acre rezoned property will be combined with the existing “N-3,” 8 acre park site to form an approximately 10-acre park site. The subject property is located at the southeast corner of Centennial Drive and Mickle Avenue in the Spring Lake Specific Plan Area.

Recommendation for Action: Staff recommends that the City Council take action on this item, as follows.

1: General Plan/Specific Plan and Development Agreement Amendment:

- a) Conduct the public hearing;
- b) Adopt the attached Resolution No. _____, approving the CEQA EIR Addendum together with the previously Certified Turn of the Century EIR as the appropriate level of environmental review in accordance with the California Environmental Quality Act (Attachment 1);
- c) Adopt the attached Resolution No. _____, amending the City General Plan land use designations in accordance with the proposed Turn of the Century (Heritage Remainder Area) Project, Spring Lake Specific Plan Amendments (Attachment 2);
- d) Adopt the attached Resolution No. _____, amending the Spring Lake Specific Plan land use designations (rezone) and removing Section 2.43.1(e) of the Spring Lake Specific Plan Land Use Element pertaining to the rezoning of the 2-acre Neighborhood Commercial sites (Attachment 3);
- e) Adoption of Ordinance No. _____, authorizing the Second Amendment to the Development Agreement between the City of Woodland and Turn of the Century, LLC (Attachment 4).

2: Purchase and Sales Agreement for Acquisition of Park N-3:

- a) Approve Resolution No. _____, authorizing the City Manager to execute the attached Purchase and Sales Agreement with Turn of the Century, LLC for the acquisition of approximately 10 acres to allow the City to proceed with development of Spring Lake Park N-3.

3: Spring Lake Park N-3 Master Plan:

- a) Review and approve the attached proposed Master Plan for Spring Lake Park N-3; and
- b) Approve Resolution No. _____, authorizing the City Manager to enter into a Consultant Service Agreement with Callander Associates Landscape Architecture in the amount not to exceed \$243,000 for

preparation of the final design and construction drawings.

Report in Brief

The original Spring Lake Specific Plan included three 8-acre neighborhood parks with an adjoining 2-acre neighborhood commercial site. These were to serve as focal points of the three subareas within Plan with the Village Center consisting of a larger 5 acre commercial center and 4-acre central park. Due to concerns of economic viability of the smaller 2-acre neighborhood commercial sites, property owners of two of these sites have submitted request for rezoning of these sites to residential. Earlier this year the City Council approved the redesignation of the 2-acre neighborhood site in the Cal West subdivision to single family residential. The application for the other 2-acre site adjacent to the N-3 park in the Turn of the Century Heritage park neighborhood has been deferred over the past year to allow the city, the property owner, and the neighborhood to evaluate an alternative that would provide for the construction of the park to occur sooner than currently projected. The Spring Lake residents, in a letter to the City Council last year, submitted a request for response to when the next park would be constructed.

The parks in Spring Lake are funded through Park SLIF fees paid by the homebuilders at the time of construction. The park financing plan for Spring Lake has the city collecting these fees and proceeding with acquisition and construction once sufficient fees have been collected. In response to the residents' request last year, the city evaluated the funding projections for the Spring Lake Parks. At the current pace of residential construction in Spring Lake (125 units/year) it is anticipated the city would have sufficient funding to acquire and construct the next 8-acre neighborhood park (Park N-3) in 4-5 years.

Last Fall, the City initiated an appraisal of the park site and adjoining commercial property to assist in evaluating options for the pending rezone request for the 2-acre neighborhood commercial site and inform the funding needs for the acquisition of the park land. The City also engaged Callander Associates Landscape Architecture firm to assist in preparing draft park plan options to help inform the size, configuration, design/amenities, and construction costs for the park. As part of this process the City solicited feedback from the neighborhood that was used to help inform the final recommendation on park size and design as reflected in the proposed Park Master Plan.

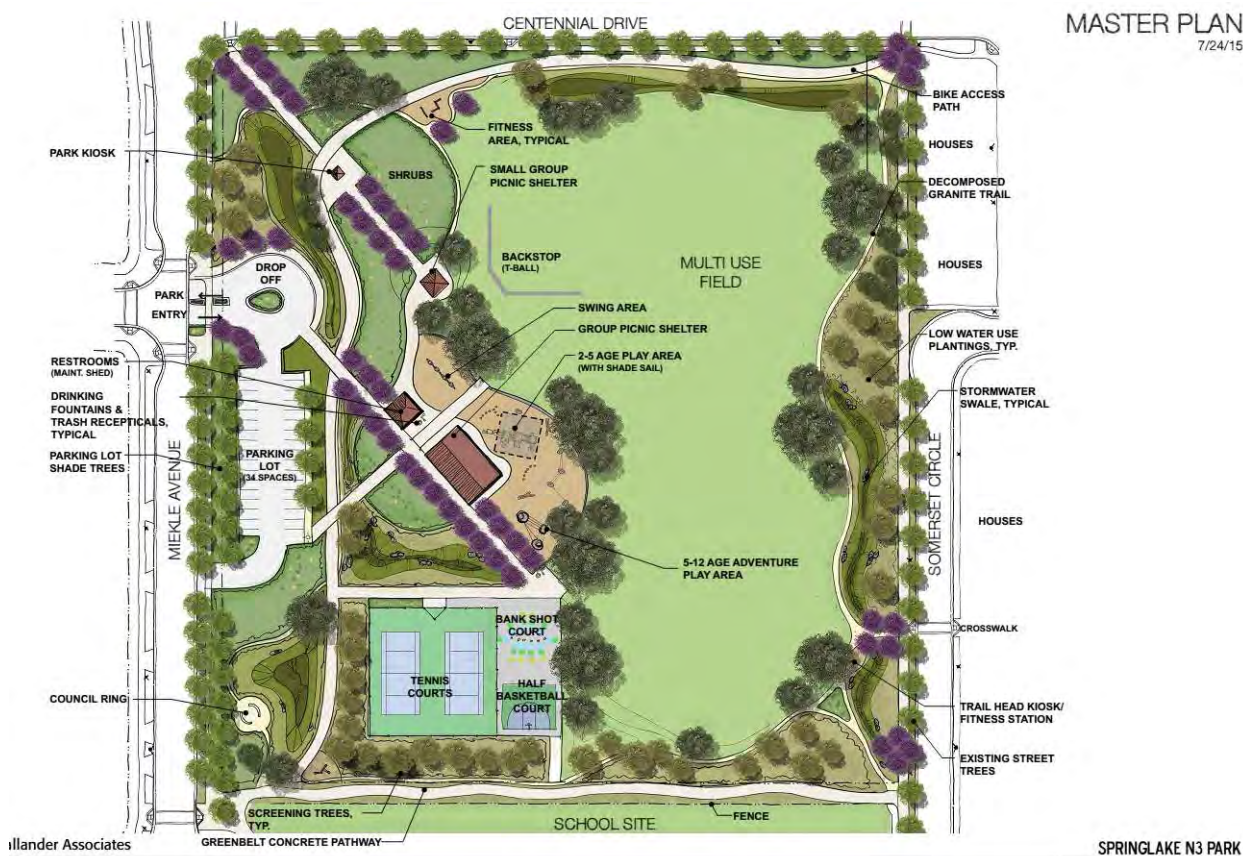
Public Meetings

The City held an initial public workshop on February 12th to solicit feedback from the neighborhood on the options for the size, configuration, and design of the N-3 park. Strong support for a solution that would provide for some residential development on the 2-acre commercial site in order to provide for the park to be built 3-4 years earlier was heard. Concerns about placement of the residential lots and desire for the entire 2-acre site to be dedicated to park were also heard. A subsequent meeting was held on June 25th to present a revised park master plan that incorporated input from the first workshop and receive additional neighborhood comment. Overall, the neighborhood supported the revised plan showing approximately 9-acres of park and 1 acre of single family housing. Additional comments on the proposed park master plan were received that have been used to further refine the planned improvements in the park. Based on continued interest from the neighborhood to explore a funding approach that would provide for the entire 10-acre site to be park, while not compromising the goal of delivering park improvements earlier than currently anticipated, staff and the property owner continued to discuss purchase terms that would achieve this outcome.

Parks and Recreation Commission Review

The Parks and Recreation Commission met on July 27th to review the proposed park options and comment on the draft Master Plan. Preliminary terms for a 10-acre option were reached just prior to the Commission meeting and conceptual plans for the design and phasing of a 10-acre park were presented. It was explained

that based on the preliminary purchase terms for the 10-acre park option and the additional costs associated with improving two additional acres that a portion (approx. 3 acres) of the park improvements would need to be deferred (See Attachment 11). While there was not a quorum of Commissioner's present to provide formal recommendation, public testimony received at the meeting and comments from the Commission substantially supported the 10-acre option.



Planning Commission Recommendation

On August 20, 2015, the Planning Commission held a public hearing to consider the application for redesignation/rezone of the 2-acre neighborhood commercial site to Park. The Planning Commission passed a motion unanimously recommending City Council approve the proposed General Plan, Spring Lake Specific Plan and Development Agreement Amendment request. Three Spring Lake residents provided public comment on the item, expressing support with the proposed rezone request.

Public Comment Letters

While some neighborhood residents continue to desire a neighborhood commercial development adjacent to the 8-acre park, a majority of residents appear supportive of the proposed rezone and 10-acre park option, recognizing a portion of the park will need to be deferred. (See Public Comment Letters, Attachment 6).

Purchase and Sales Agreement

Concurrently with the evaluation of the Park Master Plan and consideration of the requested land use change, staff and the property owners have been negotiating purchase terms for the park property. The City and

property owners' negotiations have been conducted with the shared objective of advancing the timing of construction of the park such that a substantial portion of the park could be constructed in 2016. To achieve this, the purchase terms have assumed the owners would finance the purchase of the property to allow for the Park SLIF fees to be prioritized toward construction ahead of the land acquisition costs. This approach would provide for the initial 6-7 acres of park improvements to be completed 3-4 years earlier than otherwise anticipated under a pay-as-you go approach. Additionally, it provides for greater certainty for the land purchase costs that can be used to assist the City in establishing a Park SLIF Fee that will be sufficient to cover the ultimate costs needed to complete the parks in Spring Lake.

As of the posting of the agenda, the final language of the Purchase and Sales Agreement had not been finalized. The full agreement will be provided under separate memo to the City Council prior to the meeting.

Spring Lake Park N-3 Master Plan

The proposed Park N-3 Master Plan is attached for Council review and approval. (See Park N-3 Master Plan, Attachment 11). The Master Plan has been substantially shaped by input received from the neighborhood throughout the process. Summaries of input received at the two workshops can be found on the City's website at http://www.cityofwoodland.org/gov/depts/cd/city_projects/springlake_n3_parks_project.asp

Key design elements and amenities in the proposed Master Plan include:

- 10-acre ultimate park size
- Multi-use turf area to accommodate two (2) U8 youth soccer fields and one (1) T-Ball size baseball field
- Play areas for 2-5 aged and 5-12 aged children and a swing area
- Fitness stations, benches, pathway lighting, drinking fountain
- Paved and decomposed granite paths with connections to adjoining greenbelt network
- Group and small picnic shelters
- Restroom

Phase 2 Elements:

- Parking lot (access off of Meikle Ave)
- Tennis courts
- Basketball court (full or half with bank shot court)
- Low water use landscaping



Due to the limitation of available Park SLIF funds anticipated by next summer, the improvements are recommended to be constructed in two phases as shown in the Spring Lake N-3 Park Phasing Plan (See Spring Lake N-3 Phasing Plan, Attachment 11). The second phase will be deferred to a later date after the construction of Park N-1 and repayment of the park acquisition costs for N-1 and N-3. Staff will explore grant opportunities and cost effective ways to add some of the deferred amenities sooner than the SLIF Park fees would otherwise be available; including volunteer planting days, bench donations, etc. It is noted though, that these estimates are based on an assumed 125 single family building permits being issued in the next 8-10 months. If permit activity does not achieve this projection then the scope of improvements for the first phase will need to be adjusted or the timing of construction deferred until such time as sufficient fees have been collected. Timing of completion of the second phase of park improvements is unknown at this time as it is subject to the rate of build out of Spring Lake.

With approval of the N-3 Park Master Plan, the final design and construction documents can begin. Staff is requesting that Council approve the consultant service agreement with Callander Associates Landscape Architecture for design services. The scope of this agreement is to provide design services for the park.

Construction of the first phase is anticipated for summer/fall of 2016.

Fiscal Impact

There is no impact to the General Fund. All application processing costs associated with the General Plan and Specific Plan Amendment have been paid for by the applicant.

The Spring Lake N3 Park Capital Project, CIP 15-05, is included in the FY 15/16-FY 17/18 Capital Budget in the amount of \$3,900,000. The project budget includes the cost for design, project management, construction management/inspection, construction of the first phase improvements and a portion of land acquisition. The project budget will be updated in the next capital budget to reflect the land purchase agreement terms and projected phased park improvement costs. It should be noted that only \$2,900,000 is available by the 2017 FY. This amount will be used to pay for design and construction of the Park. Spring Lake Funding that is included in the capital budget is an estimate of revenues that will be available. Actual expenditure of the funds is dependent on the revenue being realized.

Spring Lake Financing Plan

In order to maintain the fiscal and financial feasibility of the SLSP, it is the City's goal in implementing the SLSP that the number of constructed residential units and commercial square footage be as close as possible to the number of planned units. This application would eliminate the 2 acre commercial site and replace it with non-fee generating park development. The Spring Lake Specific Plan SLIF assumes Neighborhood Commercial buildout at 50% floor area ratio (FAR). Commercial SLIF fees are currently set at \$31.61/sf. Therefore it is estimated that a 2 acre NC site, at maximum building out, will generate roughly \$1,376,931 in SLIF fees. To account for the loss in anticipated SLIF fee revenue as a result of the 2 acre rezone, the city will need to update the Spring Lake Capital Improvement Program (SL CIP) and SLIF. This update is being initiated and will take into account changes to the capital improvements and development assumptions in Spring Lake, including the rezone of this NC site to Park.

Furthermore, the recommendation would add two additional acres of park land to the Spring Lake financing plan which will need to be addressed through adjustment to the Spring Lake Park SLIF fee that is paid by homebuilders at the time of building permit issuance. Independent of the SL CIP and SLIF update, the city has

initiated a review of the Spring Lake Park SLIF Fee informed by the terms of the purchase terms for the remaining Spring Lake parks. Once completed, staff will be bringing a recommendation for an update to the fee to the City Council for approval. The Purchase and Sales Agreement is conditioned on the approval of this adjustment and provides for city approval of future adjustments as needed to ensure the build out of the parks within Spring Lake.

1: General Plan/Specific Plan and Development Agreement Amendment

Project Proposal

The Turn of the Century, LLC application proposes: 1) General Plan and Spring Lake Specific Plan Amendments; and 2) a Development Agreement amendment to update the Conditions of Approval and to update the land use exhibits.

General Plan Amendment Request

The General Plan amendment (Attachment 1, Exhibit A - General Plan Amendment Exhibit) includes the re-designation of the 2 acre Neighborhood Commercial site to Open Space. The rezoned site will be merged with the adjacent 8 acre, N-3 Park site.

Specific Plan Amendment Request

The Specific Plan amendments (Attachment 1, Exhibit B - Specific Plan Amendment Exhibit) include:

1. Rezoning of the 2 acre Neighborhood Commercial site to “Park” use. The rezoned site will be merged with the existing 8.04 acre park site, resulting in increased park acreage; and
2. Elimination of Section 2.43.1(e) of the Specific Plan regarding rezoning of the 2 acre Neighborhood Commercial sites.

Development Agreement

Resolution No. 3542 adopted May 15, 1990 establishes procedures for the consideration of Development Agreements in Woodland. These procedures essentially parallel the requirements of Section 65864 et.seq. of the Government Code. The SLSP requires that each developer enter into a Development Agreement with the City. Development agreements allow the City to negotiate the vesting of certain development rights for the applicant in exchange for benefits to the City that might not otherwise be required of a developer. The City Attorney and staff have prepared a Development Agreement template for the City to use with all SLSP developers.

The original project Development Agreement was executed in 2006 in conjunction with the original TSM #4784, and most recently amended in 2014 to rezone the southern half of the Heritage Remainder Area and approve Tentative Subdivision Map #5048 (TSM #5048). A “Second Amendment to the Development Agreement” is required in conjunction with the review and approval of this project application and rezone and includes updated Conditions of Approval and updated land use exhibits.

Background

The entire SLSP area was rezoned under Ordinance No. 1346 adopted July 2, 2002. The subject property was approved as a Tentative Subdivision Map (TSM #4784), Rezone and Development Agreement on December 6,

2005, as part of the Turn of the Century, Russell Ranch Remainder Area project. On November 25, 2013, the applicant requested a General Plan Petition to amend the General Plan and Spring Lake Specific Plan to rezone the Heritage Remainder Area, 2 acre Neighborhood Commercial site to residential use. On March 6, 2014, the Planning Commission approved the General Plan Petition; thereby allowing the submittal of a formal application and processing of the required amendments to the General Plan and Spring Lake Specific Plan, which includes a rezone proposal and amendments to the Development Agreement. The original 2013 petition request included a rezone of the entire 2-acre, NC site to R-5 (Low Density Residential), resulting in nine (9) single family lots. The request has since been amended to rezone the 2 acre, NC site to Park/Open Space, consistent with adjacent, 8-acre “N-3” park zoning. The 2 acre rezone site will be merged with the adjacent N-3 park site to create a 10-acre park site.

Applicable Laws, Codes, and Ordinances

The project is subject to several laws, codes, and ordinances:

- The California Environmental Quality Act (CEQA)
- The City of Woodland General Plan (including the Housing Element)
- The City of Woodland Zoning and Subdivision Ordinances
- Spring Lake Specific Plan (SLSP) and Spring Lake Design Standards
- SLSP Mitigation Monitoring Plan (MMP)
- SLSP Affordable Housing Plan

Previous Actions Taken (to amend the SLSP)

On December 18, 2001, the City Council adopted the Spring Lake Specific Plan (SLSP) (Resolution No. 4330). The SLSP has since been amended several times:

1. November 19, 2002 (Resolution No. 4399) to address the Settlement Agreement and various staff identified errata;
2. December 17, 2002 (Resolution No. 4406) to address changes to the Plan requested by Spring Lake Planning Group LLC;
3. October 19, 2004 (Resolution No. 4583) to address additional changes to the Plan requested by Spring Lake Planning Group LLC; and
4. February 27, 2007 (Resolution No. 4807) to amend the Spring Lake Specific land use designations and Table 2.4 requested by the proposed Reynen & Bardis-Spring Lake Central Development Project.
5. November 16, 2010 (Resolution 5147) to amend the Spring Lake Specific Plan to remove reference to the Gibson Road Bike/Pedestrian overcrossing and the Class 1 bike path south of Gibson Rd between Pioneer High School and Woodland Community College.
6. December 14, 2010 (Resolution No 5160) to amend the Spring Lake Specific Plan land use designations to relocate the neighborhood commercial and park site on the Cal West property, eliminate a school site and R-5 single-family acreage and increase the R-8 and R-15 acreage.
7. March 5, 2013 (Resolution No 6155) to amend the Spring Lake Specific Plan land use designations to rezone a 10-acre school site and a 6.22-acre R-20 Multi-family site to 16.22 acres of R-8 single family.

8. June 17, 2014 (Resolution No 6257) to amend the Spring Lake Specific Plan land use designations, Spring Lake Specific Plan Design Standards Table 2.4 (Minimum Lot Width), and the Spring Lake Affordable Housing Plan (50-unit limit).
9. April 7, 2015, to amend the Spring Lake Specific Plan land use designations to rezone an R-15 site to R-8 and rezone a 2 acre Neighborhood Commercial site to R-8 (Cal West).
10. May 19, 2015, to amend the Spring Lake Specific Plan land use designations to rezone portions of the Spring Lake Central Project Area and to reconfigure the subdivision and development proposal.

Environmental Assessment Status

On August 15, 2000, the City Council certified the Turn of the Century Final EIR (State Clearinghouse Number 1199022069; Resolution No. 4215 adopted August 15, 2000). The City Council subsequently adopted several CEQA Addenda to the Turn of the Century EIR. Addenda prepared include:

Addendum #1 (Resolution No. 4330 adopted December 18, 2001) for the purposes of approval of the final SLSP;

Addendum #2 (Resolution No. 4399 adopted November 19, 2002) for the purposes of amending the Plan to satisfy the Settlement Agreement and to make other staff-initiated errata;

Addendum #3 (Resolution No. 4406 adopted December 17, 2002) for the purposes of amending the Plan based on a request from the Spring Lake Planning Group LLC;

Addendum #4 (April 15, 2003) for the purposes of the Williamson Act Rescission Agreement for the Russell Property;

Addendum #5 (Resolution No 4583 adopted October 19, 2004) for the purposes of amending the Plan based on a request from the Spring Lake Planning Group LLC;

Addendum #6 (Resolution No 4806 adopted February 27, 2007), for the purposes of amending the Plan based on a request by Reynen and Bardis;

Addendum #7 (Resolution No. 5146 adopted November 16, 2010) for the purposes of amending the Plan based on a request by the Gibson Ogden Investors, LLC to remove a bike overcrossing and path;

Addendum # 8 (Resolution No. 5159 adopted December 14, 2010) for the purposes of amending the Plan based on a request by Cal West Investors, LLC to modify land use designations and rezone a school site; and

Addendum #9 (Resolution No. 6117 adopted March 5, 2013) for the purposes of amending the Plan based on a request by the ALC IV Woodland Spring Lake, LLC to modify land use designations on 16.22 acres, from multi-family R-20 and School designations to a single family R-8 designation; and

Addendum #10 (Resolution No. 6255 adopted June 17, 2014) for the purposes of amending the Plan based on a request by the Turn of The Century, LLC amending the Spring Lake Specific Plan land use designations, Spring Lake Specific Plan Design Standards Table 2.4 (Minimum Lot Width), and the Spring Lake Affordable Housing Plan (50-unit limit).

Addendum #11 (Resolution No. 6381 adopted February 3, 2015) for the purposes of amending the Spring Lake Specific Plan based on a request by Cal West Investors, LLC and Optimistic Partners, LLC to rezone portions of the Cal West project site.

Addendum #12 (Resolution No. 6420 adopted May 5, 2015) for the purposes of amending the Spring Lake Specific Plan based on a request by Woodland Spring Lake Partnership to rezone portions of the

Spring Lake Central project site.

Proposed Addendum

Pursuant to Government Code Section 65457(a), any residential development project, including any subdivision or any zoning change that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified after January 1, 1980, does not require additional CEQA review.

As documented in the EIR Addendum (**Attachment 1, Exhibit C**), a substantial increase in the severity of previously identified impacts or in the anticipated daily trip generation will not occur as a result of the proposed Specific Plan Amendment (rezone); as a result, a subsequent EIR or Negative Declaration is not required. No subsequent EIR or Negative Declaration is required for residential projects undertaken in conformity with an adopted Specific Plan for which an EIR has been certified.

Staff Analysis

Staff supports this project subject to the recommended conditions of approval and provides the following analysis regarding key areas of the Spring Lake Specific Plan's policies and regulations:

General Plan Consistency

The proposed General Plan amendment eliminates the 2 acre Neighborhood Commercial site and adds 2 acres of Park/Open Space at the southeast corner of Mickle Avenue and Centennial Drive to be combined with the existing, adjacent 8 acre park site. The modifications allow for a better neighborhood park site configuration and for an enhanced corner entryway into the park.

The Spring Lake Specific Plan has been determined by the City Council to be consistent with the General Plan. This consistency is maintained at the project-level via a determination of consistency with the SLSP. The proposed modifications to the Development Agreement have been determined by staff to be consistent with the SLSP and General Plan.

Spring Lake Specific Plan Consistency

In order to assess project consistency with the SLSP, a detailed analysis was performed comparing the project proposal to each section of the SLSP (including text, development regulations, figures, tables, and the Illustrative Lotting Plan to the extent applicable) and to the various implementing documents of the SLSP including: Building Unit Allocation Program, Agricultural Land Mitigation Program, Affordable Housing Plan, Design Standards, and Mitigation Monitoring Program. Despite proposed modifications of the Land Use Section of the Spring Lake Specific Plan, the project is substantially consistent with the aforementioned documents. Through various conditions or components of the Development Agreement, consistency and/or participation in the following existing programs was also ensured: Spring Lake Fiscal Impact Study, Financing Plan (Public Facilities), Capital Improvement Plan, Sewer/Drainage/Water Infrastructure Plans, Transit Plan, and Nexus Study.

Spring Lake Land Use Element

Neighborhood Commercial Rezone to Park/Open Space: The project includes a proposed zoning amendment to convert the existing 2 acre Neighborhood Commercial (NC) site to Park/Open Space. The rezoned area will be combined with the adjacent 8 acre, “N-3” park site, resulting in an enlarged park site and enhanced recreational opportunities at the neighborhood level.

The Spring Lake Plan originally included a total of three, 2 acre Neighborhood Commercial sites within the Plan area located adjacent to each of the 8 acre park sites. The intent of the small neighborhood commercial site designations was to encourage retail and small office opportunities for residents in the immediate neighborhood with the goal of accommodating routine daily needs within walking distance of most residents (SLSP Objective LU-3). However, due to a combination of factors including market conditions/economy, lack of financing, cost of new construction, high development fee burden (Spring Lake Infrastructure Fee, SLIF), and limited market area (population/location) in Spring Lake, the commercial sites have not developed. As Spring Lake residential development builds out, a higher population base will increase the potential viability of commercial uses, however, it is unlikely that all of the commercial sites will be viable even at build out of the Plan due to the variety of factors constraining them.

Staff is also aware of Spring Lake residents’ concerns regarding the timing of park improvements, particularly at the N-3 park site. Spring Lake families, many with young children, purchased homes and have lived in neighborhoods surrounding the unimproved park site for a number of years, anticipating its construction. Due to the substantial slowdown in the housing market, the collection of sufficient park fees necessary for the acquisition and construction of the N-3 park site have also slowed dramatically, pushing back the timeline for park completion. While home construction is once again picking up, the estimated timeframe to collect enough park fees to acquire and then construct the park is approximately four to five years out.

Acknowledging the frustrations of existing residents with the anticipated timeline, city staff worked with the property owners and the developers of the Heritage Remainder Area to determine an alternative approach to development of the site, which would allow the park to be constructed within the near term.

Through negotiation, the property owners have agreed to finance the acquisition costs of the park site in exchange for the proposed rezone of the 2 acre Neighborhood Commercial site to Park/Open Space. Pursuant to the specific terms of a Purchase and Sale Agreement, this approach will allow the City to use park fees to first construct the park and pay back the acquisition costs over time as additional park fees are collected. If approved, this will allow the City to proceed with preparing construction drawings for approximately 7 of the 10 acres, with the goal of constructing these improvements in 2016. An existing condition of approval requiring the applicant to pay fifty thousand dollars toward N-3 park design is proposed to be eliminated as part of the negotiated rezone and is shown as strike through language in the updated Conditions of Approval attached to the Second Amendment to the Development Agreement (Attachment 4, Exhibit C).

Additional Spring Lake Specific Plan Amendments

To accommodate the proposed NC site rezone to Park/Open Space, it is recommended that Section 2.43.1(e), be removed from the Specific Plan. The section was previously modified to allow for conversion of the 2-acre, NC site within the Cal West development project to residential. The following section shown in strike through is proposed for removal:

Section 2.43.1(e): *Except for the 2-acre Neighborhood Commercial site located within Neighborhood “A” of the Spring Lake Specific Planning Area, land designated Neighborhood Commercial shall remain as such unless it remains undeveloped by build-out of 90% of the residential units within the Spring Lake Specific Plan, at which time, if demonstrated to be infeasible as zoned, it may be rezoned for park use only.*

Upon rezone of the subject NC site, the one remaining 2-acre NC site where this provision would apply is located adjacent to Jack Slaven Park. There are currently no plans to rezone that commercial site. If, however, a rezone is proposed in the future, the request would be evaluated based on its own merits including the feasibility of commercial development and the City’s ability to acquire and construct an additional 2 acres of park in that location.

Mitigation Monitoring Plan. The SLSP MMP is contained in Appendix A of the SLSP. As conditioned, the subject project is consistent with all requirements of the Mitigation Monitoring Program.

Consistency with Other Land Use Plans. The project site does not fall within the planning area of any other relevant specific plans, area plans, redevelopment plans, airport land use plans, or other such adopted land use plans of the City.

2: Purchase and Sales Agreement for Acquisition of Park N-3

Last Fall the City determined that based on current and projected development in Spring Lake that the timing for the land acquisition of the second of the three neighborhood parks in Spring Lake might be approaching. Additionally, the owners of the N3 park land had a rezoning application pending for the adjoining 2 acre commercial site. The city and park land owners agreed to commence an appraisal of the park site to help inform the price for the park land. Included in this appraisal was the value for the adjacent commercial site to help determine options for potentially increasing the park site. The purchase price that has been agreed to is based on the fair market value appraisal for the entire 10-acre site.

The negotiations between the city and the land owners for sale of the park site have been conducted with the shared objective of advancing the timing of construction of the park such that a substantial portion of the park could be constructed in 2016. To achieve this, the owners agreed to forego immediate payment for the park land and instead consider financing the purchase of the property to allow for the Park SLIF fees to be prioritized toward construction ahead of the land acquisition costs. The 8-acre park site plus an additional acre of the commercial site would be purchased at fair market value under favorable financing terms to the city and subject to availability of SL Park SLIF Fee revenue from issuance of new residential building permits in Spring Lake. This agreement would have provided the 9-acres of park at a purchase price of approximately \$2,000,000. The remaining acre of the commercial site would be a rezoned to residential to allow 6 single family residential lots.

Based on feedback from the residents requesting the city and owners consider a way to secure the entire 10-acres site for park, alternative purchase terms were negotiated and ultimately reached. The key terms of the agreement are summarized below and are more fully incorporated into the Purchase and Sales Agreement and recommended for City Council approval:

- Price: \$2,550,000

- Down Payment: No down payment required
- Maturity Date: 2035 (no prepayment penalty)
- Interest Rate: 3% per annum (4.5% after 2030)
- Payments required only if Park SLIF Fees are available

In addition to the purchase terms, the agreement is subject to the following conditions:

- 90 day due diligence
- Approval of adjustment(s) of the Spring Lake Park SLIF Fee
- Reimbursement agreement that stipulates timing and sequence of payment for purchase price for both N3 and N1 that prioritizes payment of remaining bond debt for Sports Park and construction of N-3 Park phase 1.

Staff is recommending approval of the purchase and sales agreement for the entire 10-acre site as it achieves the primary objectives the city set out to achieve with the negotiations which included 1) advancing the construction of a substantial portion of the park several years in advance of when it would otherwise anticipate being built, and 2) establish a purchase price for the park land so that park fees can be set to ensure sufficient funding to cover the costs needed to complete the parks in Spring Lake.

As of the posting of the agenda, the final language of the Purchase and Sales Agreement had not been finalized. The full agreement will be provided under separate memo to the City Council prior to the meeting.

3: Spring Lake Park N-3 Master Plan

To assist in the evaluation of park sizing and configuration, the city initiated the development of a Master Plan for the N-3 Park earlier this year. The city hired Callander and Associates to prepare the Master Plan and assist with neighborhood input on the design and amenities for the park. A draft proposed master plans for the park were presented at several public meetings earlier this year.

The City held an initial public workshop on February 12th to solicit feedback from the neighborhood on the options for the size, configuration, and design of the N-3 Park. Strong support for a solution that would provide for some residential development on the 2 acre commercial site in order to provide for the park to be built 3-4 years earlier was heard. Concerns about placement of the residential lots and desire for the entire 2-acre site to be dedicated to park were also heard. A subsequent meeting was held on June 25th to present a revised park master plan that incorporated input from the first workshop and receive additional neighborhood comment. Overall, the neighborhood supported the revised plan showing approximately 9-acres of park and 1 acre of single family housing. Additional comments on the proposed park master plan were received that have been used to further refine the planned improvements in the park. Based on continued interest from the neighborhood to explore a funding approach that would provide for the entire 10-acre site to be park, while not compromising the goal of delivering park improvements earlier than currently anticipated, staff and the property owner continued to discuss purchase terms that would achieve this outcome.

Comments from the neighborhood have helped shape the final Master Plan. The resulting proposed N-3 Park Master Plan was presented to the Parks and Recreation Commission at their July 27th meeting. Key design elements and amenities in proposed Master Plan include:

Key design elements and amenities in the proposed Master Plan include:

- 10-acre ultimate Park Size

- Multi-use turf area to accommodate two (2) U8 youth soccer fields and one (1) T-Ball size baseball field
- Play areas for 2-5 aged and 5-12 aged children and a swing area
- Fitness stations, benches, pathway lighting, drinking fountain
- Paved and decomposed granite paths with connections to adjoining greenbelt network
- Group and small picnic shelters
- Restroom

Phase 2 Elements:

- Parking lot (access off of Meikle Ave)
- Tennis courts
- Basketball Court (full or half with Bank Shot court)
- Council ring
- Low water use landscaping

The Commission did not have a quorum at the meeting. However, the commission members present provided individual comments on the park features as well as programmatic considerations and offered general consensus to move forward with the 10-acre option based on public testimony at the meeting.

In addition, the 10-acre park master plan was presented at the Planning Commission meeting on August 20, 2015 as part of their item to consider recommendation on the proposed land use change from 2-acre Neighborhood Commercial to Park. The Planning Commission asked several question regarding the proposed Park Plan and expressed overall support for the proposed plan.

The final N-3 Park Master Plan is attached for Council review and approval. (See N-3 Park Master Plan, Attachment 10).

Based on current projection of development in Spring Lake it is anticipated that approximately \$2.0 - 2.5M will be available for construction of Park N-3 by summer of 2016. Construction of the entire 10-acres is estimated at \$4.0M. Due to the limitation of available Park SLIF funds anticipated by next summer, the improvements are recommended to be constructed in two phases as shown in the Spring Lake N-3 Park Phasing Plan (See Spring Lake N-3 Phasing Plan, Attachment 11). The first phase will include playground areas, paved and decomposed granite pathways, picnic shelters, turf play fields, trees/landscaping and restrooms. The second phase will be deferred to a later date after the construction of Park N-1 and repayment of the park acquisition costs for N-1 and N-3. Park amenities deferred to the second phase include lighted tennis courts, basketball court, parking lot, and remaining landscape. Staff will explore grant opportunities and cost effective ways to add some of the deferred amenities sooner than the SLIF Park fees would otherwise be available; including volunteer planting days, bench donations, etc.

With approval of the N-3 Park Master Plan, preparation of the final design and construction documents can commence. Staff is requesting that Council approve the consultant service agreement with Callander Associates Landscape Architecture for design services to prepare the final design for the park and construction documents for the first phase of improvements. The scope of this agreement is to provide design services for the park.

Construction of the first phase is anticipated for summer/fall of 2016.

Public Notification

Public notice advertising for the public hearing on this project was prepared by the Community Development Department in accordance with notification procedures set forth in the City of Woodland's Municipal Code and State Planning Law. Two methods of public notice were used:

- Legal notice was published in the Woodland Daily Democrat.
- Notices were mailed to all property owners within 300 feet of the project site and to all Spring Lake area property owners and occupants.

This hearing was noticed for the September 1, 2015 City Council meeting and was opened and continued to the next meeting of September 15th and subsequently to October 6th.

Recommendation

Staff recommends that the City Council take action on this item, as follows.

1: General Plan/Specific Plan and Development Agreement Amendment:

- a) Conduct the public hearing;
- b) Adopt the attached Resolution No. _____, approving the CEQA EIR Addendum together with the previously Certified Turn of the Century EIR as the appropriate level of environmental review in accordance with the California Environmental Quality Act (Attachment 1);
- c) Adopt the attached Resolution No. _____, amending the City General Plan land use designations in accordance with the proposed Turn of the Century (Heritage Remainder Area) Project, Spring Lake Specific Plan Amendments (Attachment 2);
- d) Adopt the attached Resolution No. _____, amending the Spring Lake Specific Plan land use designations (rezone) and removing Section 2.43.1(e) of the Spring Lake Specific Plan Land Use Element pertaining to the rezoning of the 2-acre Neighborhood Commercial sites (Attachment 3);
- e) Adoption of Ordinance No. _____, authorizing the Second Amendment to the Development Agreement between the City of Woodland and Turn of the Century, LLC (Attachment 4).

2: Purchase and Sales Agreement for Acquisition of Park N-3:

Approve Resolution No. _____, authorizing the City Manager to execute the attached Purchase and Sales Agreement with Turn of the Century, LLC for the acquisition of approximately 10 acres to allow the City to proceed with development of Spring Lake Park N-3.

3: Spring Lake Park N-3 Master Plan:

- a) Review and approve the attached proposed Master Plan for N-3 Park; and
- b) Approve Resolution No. _____ authorizing the City Manager to enter into a Consultant Service Agreement with Callander Associates Landscape Architecture in the amount not to exceed \$243,000 for preparation of the final design, and construction drawings.

Prepared by: Erika Bumgardner, Senior Planner

Reviewed by: Ken Hiatt, Community Development Director

Paul Navazio, City Manager

Attachments:

General Plan/Specific Plan and Development Agreement Amendment:

1. City Council Resolution Adopting CEQA EIR Addendum #13
 - a. Exhibit 1 - CEQA EIR Addendum #13
2. City Council Resolution Amending the General Plan
 - a. Exhibit 1 - General Plan Land Use Diagram Amendment
3. City Council Resolution Amending the Specific Plan
 - a. Exhibit 1 - Spring Lake Specific Plan Land Use Amendment
 - b. Exhibit 2 - Spring Lake Specific Plan Section 2.43.1(e) Amendment
4. City Council Ordinance Amending the Development Agreement
 - a. Exhibit 1 - Second Amendment to the Development Agreement
5. Project Application and Justification Statement
6. Comment Letters from Public

Purchase and Sales Agreement for Acquisition of Park N-3

7. Resolution
8. Purchase and Sales Agreement (to be delivered under separate memo)

Spring Lake Park N-3 Master Plan

9. Resolution Approving Master Plan and Approving Consultant Agreement
10. Spring Lake Park N-3 Master Plan
11. Spring Lake Park N-3 Phasing Plan

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND ADOPTING CEQA EIR ADDENDUM #13 TO THE TURN
OF THE CENTURY EIR**

WHEREAS, on August 12, 2000, the City Council adopted Resolution No. 4215 Certifying the Environmental Impact Report (EIR)(SCH#99022069) for the Spring Lake Specific Plan (SLSP); and

WHEREAS, on December 18, 2001, the City Council adopted Resolution No. 4330 adopting EIR Addendum #1 to the Certified EIR and approving the Spring Lake Specific Plan; and

WHEREAS, on November 19, 2002, the City Council adopted Resolution No. 4399 adopting EIR Addendum #2 to the Certified EIR and approving Amendment #1 to the Spring Lake Specific Plan; and

WHEREAS, on December 17, 2002, the City Council adopted Resolution No. 4406 adopting EIR Addendum #3 to the Certified EIR and approving Amendment #2 to the Spring Lake Specific Plan; and

WHEREAS, on April 15, 2003, the City Council adopted EIR Addendum #4 for the proposed Williamson Act Rescission Agreement for the Russell Property; and

WHEREAS, on August 19, 2003, the City Council adopted Resolution No. 4467 adopting the Final Supplemental EIR to the Certified EIR and approving the Spring Lake Specific Plan Off-Site Infrastructure Facilities; and

WHEREAS, on May 4, 2004, the City Council adopted Resolution No. 4537 adopting EIR Addendum #1 to the Supplement to the Turn of the Century Specific Plan EIR to address offsite infrastructure facilities; and

WHEREAS, on October 19, 2004, the City Council held a noticed public hearing to consider EIR Addendum #5 and Spring Lake Specific Plan Amendment #3; and

WHEREAS, on February 27, 2007, the City Council held a noticed public hearing to consider EIR Addendum #6 and Spring Lake Specific Plan Amendment #4, for the purposes of amending the plan based on a request by Reynen and Bardis for the Spring Lake Central project; and

WHEREAS, on November 16, 2010, the City Council held a noticed public hearing to consider EIR Addendum #7 and Spring Lake Specific Plan Amendment # 5 for the purposes of amending the plan based on a request by Gibson Ogden Investors, LLC to remove a bike overcrossing on Gibson Road and a bike path east of the High School; and

WHEREAS, on December 14, 2010, the City Council held a noticed public hearing to consider EIR Addendum # 8 and Spring Lake Specific Plan Amendment #6 for the purposes of amending the plan based on a request by Cal West Investors, LLC to modify land use designations and rezone a school site; and

WHEREAS, on March 5, 2013, the City Council held a noticed public hearing to consider EIR Addendum # 9 and Spring Lake Specific Plan Amendment #7 for the purposes of amending the plan based on a request by ALC IV Woodland Spring Lake, LLC to modify land use designations and rezone a school site; and

WHEREAS, on June 17, 2014, the City Council held a noticed public hearing to consider EIR Addendum # 10 and Spring Lake Specific Plan Amendment #8 for the purposes of amending the Plan based on a request by the Turn of The Century, LLC amending the Spring Lake Specific Plan land use designations, Spring Lake Specific Plan Design Standards Table 2.4 (Minimum Lot Width), and the Spring Lake Affordable Housing Plan (50-unit limit); and

WHEREAS, on February 3, 2015, the City Council held a noticed public hearing to consider EIR Addendum # 11 for the purposes of amending the Spring Lake Specific Plan based on a required by Cal West Investors, LLC, and Optimistic Partners, LLC to rezone portions of the Cal West project site; and

WHEREAS, on May 5, 2015, the City Council held a noticed public hearing to consider EIR Addendum # 12 for the purposes of amending the Spring Lake Specific Plan based on a request by Woodland Spring Lake Partnership to rezone portions of the Spring Lake Central project site; and

WHEREAS, on October 6, 2015, the City Council held a noticed public hearing to consider the proposed EIR Addendum # 13 for the purposes of amending the Spring Lake Specific Plan based on a request by Turn of the Century, LLC, to rezone portions of the Heritage Remainder Area Project Site.

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the City Council of the City of Woodland hereby takes the following actions:

1. Affirms that EIR Addendum #13 is hereby included (Exhibit “1”) in or attached to the Certified EIR as required by Section 15164 of the State CEQA Guidelines.
2. Affirms that EIR Addendum #13 has been considered with the Certified EIR as required by Section 15164 of the State CEQA Guidelines.
3. Affirms the Findings of Fact previously made in Resolution 4215 (August 15, 2000) and Resolution 4330 (December 19, 2001).
4. Adopts EIR Addendum #13 dated August 5, 2015, as attached.

PASSED AND ADOPTED by the City Council on _____, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Dated: _____

Exhibit "1" - CEQA EIR Addendum

Exhibit 1

CEQA Addendum

To The Turn Of The Century Specific Plan Environmental Impact Report For The Turn of the Century, Heritage Remainder Area Project

Certified August 15, 2000
(SCH# 99022069)

THE CITY OF WOODLAND

AUGUST 5, 2015

PREPARED BY

Erika Bumgardner, AICP, Senior Planner
City Of Woodland
Community Development Department

1	Addendum to the Turn of the Century Specific Plan Environmental Impact Report for the Turn of the Century, Heritage Remainder Area Project
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CEQA Requirements

This document has been prepared as an Addendum to the SLSP, Turn of the Century EIR (SCH# 99022039) in accordance with the CEQA Guidelines, Section 15164. CEQA Guidelines Section 15164(a) states “The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” Pursuant to Section 15164(e) a brief explanation is provided herein documenting the City’s decision that preparation of a subsequent EIR is not required.

The CEQA Guidelines Sections 15164(c) and (d) state that an addendum need not be circulated for public review, but can be included or attached to the Final EIR or adopted negative declaration and the decision-making body shall consider the addendum with the Final EIR or adopted negative declaration prior to making a decision on the project.

Section 15164 was drafted in response to Public Resources Code Section 21166, which provides that no subsequent or supplemental EIR shall be required unless “substantial changes” in the project or the circumstances under which the project is being undertaken will necessitate, “major revisions” of the EIR, or “new information” which was not known and could have not been known at the time the EIR was certified, becomes available.

The requirements of the CEQA Guidelines are described in more detail in the matrix below. Under the subject **Turn of the Century, Heritage Remainder Area General Plan and Specific Plan Amendments** application, use of an Addendum is not only justified, but required by Public Resources Code Section 21166.

This addendum demonstrates that the circumstances, impacts, and mitigation measures identified in the SLSP, Turn of the Century EIR remain substantively unchanged by the project described herein and supports the finding that the proposed modification does not raise any new environmental issues and does not cause the level of impacts identified in the previous EIR to be exceeded.

Background

The City of Woodland is seeking to appropriately document the changes that have been proposed with the Turn of the Century, LLC, General Plan and Spring Lake Specific Plan Amendments for the Heritage Remainder Area Project as it relates to the Turn of the Century Specific Plan Environmental Impact Report.¹

¹ The Turn of the Century Specific Plan was subsequently renamed the “Spring Lake Specific Plan.” Both terms are used in this Addendum. The terms “Turn of the Century EIR,” “Spring Lake Specific Plan EIR,” and “Spring Lake EIR” are also used interchangeably.

The Spring Lake Specific Plan (SLSP) Turn of the Century EIR evaluated 1,097 acres of development located primarily south of Gibson Road, west of CR 102 and east of SR 113. Build out of the SLSP will be comprised of approximately 4,149 dwelling units on 665 acres, 11 acres of neighborhood commercial uses, over 260 acres of public and quasi-public land uses, 34 acres of parkland, and over 100 acres of major streets and roads.

The Spring Lake Specific Plan sets forth specific goals, policies, and objectives for achieving, to the best extent possible, a balance between the market demand for residential growth and the need for corresponding commercial development, and the ability of the City of Woodland to absorb residential and commercial development.

Project Description

The Turn of the Century, Heritage Remainder Area General Plan and Specific Plan Amendment(s) proposes amendments to the land uses identified in the SLSP. The following amendments are proposed:

GENERAL PLAN AMENDMENT

The General Plan amendment includes the re-designation of the 2 acre Neighborhood Commercial site to Open Space, which will be subsequently merged with the adjacent N-3 Park site.

SPECIFIC PLAN AMENDMENT

The Specific Plan amendments include:

1. Rezoning of the 2 acre Neighborhood Commercial site to Park/Open Space, which will be merged with the existing 8 acre park site, resulting in increased park acreage; and
2. Removal of Section 2.43.1(e) of the Specific Plan regarding rezoning of the 2 acre Neighborhood Commercial sites.

A comparison based on existing and proposed land use designations for units and dwelling unit equivalents (DUE) are shown in Table 1.

Unit and DUE Comparison							
Existing Specific Plan			Proposed Specific Plan Amendment				
Land Use	Existing Land Use		Land Use	Proposed Land Use/Acreage		Net Change	
	Units	Acres		Units	Acres	Units	Acres
NC Neighborhood Commercial	0	2	Park/Open Space	0	2	0	2
Net Change for Units and DUEs							
Total Units	0		Total Units	0		0	
Dwelling Unit Equivalent (DUE) 0.66*	0		Dwelling Unit Equivalent (DUE)	0		0	

- Multi-family has a dwelling unit equivalent of 0.66 as compared to single family. This DUE is used for purposes of SLIF calculations.

The project includes a proposed rezone of an existing 2 acre Neighborhood Commercial (NC) site located within the Heritage Remainder Area (TSM #4784) to Park/Open Space within the Spring Lake Specific Plan area.

Staff believes that the proposed site rezoning will provide for an enhanced park development site and will be compatible with the existing development in the area.

To accommodate the proposed NC site rezone to park/open space, it is recommended that Section 2.43.1(e), be removed from the Specific Plan. The section was previously modified to allow for conversion of the 2 acre, NC site within the Cal West development project, to residential and currently reads as follows:

Section 2.43.1(e): *Except for the 2-acre Neighborhood Commercial site located within Neighborhood “A” of the Spring Lake Specific Planning Area, land designated Neighborhood Commercial shall remain as such unless it remains undeveloped by build-out of 90% of the residential units within the Spring Lake Specific Plan, at which time, if demonstrated to be infeasible as zoned, it may be rezoned for park use only.*

Upon rezone of the subject NC site, the one remaining 2-acre NC site in Spring Lake is located adjacent to Jack Slaven Park. There are currently no plans to rezone that commercial site. If a rezone is proposed in the future, the request would be evaluated based on its own merits including the feasibility of commercial development and the City’s ability to acquire and construct an additional 2 acres of park in that location.

Determination

In review of the Heritage Remainder Area Project General Plan and Specific Plan Amendment(s), Rezoning, and Development Agreement Amendments, staff has concluded that

the project does not represent a substantive change in the approval of the Turn of the Century Specific Plan project as analyzed under the SLSP, Turn of the Century EIR. Similarly, all impacts and standards of significance described in the SLSP, Turn of the Century EIR are applicable to the Heritage Remainder Area Project. Mitigation measures adopted with the SLSP, Turn of the Century EIR likewise apply.

According to the SLSP, Turn of the Century EIR, implementation of the proposed project is anticipated to result in significant impacts in the areas of land use, agricultural resources, hydrology, biological resources, traffic and circulation, air quality, noise, visual resources, cultural resources, affordable housing, public health, public services, and community services. The EIR has concluded that project impacts can likely be fully mitigated except in the following areas:

- Loss of farmland;
- Cumulative loss of farmland;
- Impacts to groundwater;
- Loss of Swainson's Hawk foraging habitat;
- Cumulative impacts to wildlife habitat;
- Project air quality emissions;
- Increased ambient noise;
- Cumulative traffic noise;
- Project nuisance impact from black gnats; and;
- Cumulative nuisance impacts from black gnats.

None of the significant environmental impacts identified above in the SLSP, Turn of the Century EIR are worsened due to the proposed land uses changes.

In order to determine whether additional CEQA review is required for the Heritage Remainder Area Project, an analysis of CEQA Guidelines Section 15162 has been prepared. The matrix below provides verbatim wording from the CEQA Guidelines and a corresponding analysis of the applicability of each section to the proposed Heritage Remainder Area Project.

Table 2 Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:	In conjunction with the approval of requested entitlements, General Plan and Specific Plan Amendments and Rezone, the Heritage Remainder Area Project includes a request for certification of an Addendum to SLSP, Turn of the Century EIR. Such certification includes adopting a "Finding of Fact" and substantiating compliance with CEQA. The current specific plan, in accordance with the SLSP, Turn of the Century EIR, evaluated 2 acres of Neighborhood Commercial (NC) within the Heritage Remainder Area Project. The project includes rezoning of the 2 acre NC site to to Park/Open Space, consistent with the adjacent N-3 Park site zoning. The rezone will result in an additional 2 acres of park/open space and the decrease of an estimated fifty percent (50%) build-out of the 2 acre Neighborhood Commercial site (or 43,560 square feet of commercial development). The minimal increase in park/open space and decrease in commercial development as a result of the proposed rezone would not result in substantial changes or new information requiring a subsequent EIR. The information below summarizes the substantial evidence in support of the City's determination that the preparation of a Subsequent EIR is not required.
(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;	The proposed land use changes to the SLSP, Turn of the Century EIR would include rezoning of the the 2 acre NC site to Park/Open Space. The rezone will result in an additional 2 acres of park/open space and the decrease of an estimated fifty percent (50%) build-out of the 2 acre Neighborhood Commercial site (or 43,560 square feet of commercial development). As proposed, the addition of 2 acres of park/open space as compared to the potential for 43,560 square feet of commercial development, will not be a significant increase in demand for public services and utilities, or increase traffic, noise, or air quality. The rezone of the Neighborhood Commercial site to park/open space is not anticipated to result in increased traffic. The SLSP, Turn of the Century EIR requires that each development application include project-level and property-specific technical analysis to demonstrate consistency with the performance thresholds in the Spring Lake Specific Plan and Spring Lake Specific Plan Mitigation and Monitoring Plan. A detailed infrastructure capacity study has been completed for the proposed Tentative Subdivision Map. Because the proposed land uses are similar to those studied in the SLSP, the changes proposed are not substantial and would not

	require major revisions. Furthermore, the proposed changes would not create new or significant environmental effects which have not already been analyzed.
(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or	Because the proposed land uses are similar to the existing plan, the circumstance under which the project is undertaken has not changed substantially and would not require major revisions to the SLSP, Turn of the Century EIR. Furthermore, as described above, the proposed changes would not create new or significant environmental effects beyond those anticipated in the SLSP, Turn of the Century EIR.
(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:	All previously identified impacts in the SLSP, Turn of the Century EIR would occur with implementation of the Heritage Remainder Area project. The SLSP, Turn of the Century EIR requires that each development application include project-level and property-specific technical analysis to demonstrate consistency with the performance thresholds in the Spring Lake Specific Plan and Spring Lake Specific Plan Mitigation and Monitoring Plan. A detailed infrastructure capacity study has been completed for the proposed Tentative Subdivision Map.
(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;	New significant effects would not occur.
(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;	Significant effects will not be more severe than identified in the SLSP, Turn of the Century EIR.
(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or	The status of mitigation measures in the SLSP, Turn of the Century EIR would not change as a result of the proposed land uses changes.

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.	Mitigation measures analyzed in the SLSP, Turn of the Century EIR would remain unchanged, and would substantially reduce significant effects on the environment. New mitigation that would substantially reduce impacts more than the SLSP, Turn of the Century EIR are not available, because the proposed changes are not substantial.
(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.	The City of Woodland, as the lead agency, determined the project would not result in substantial changes or circumstances after adoption of the Turn of the Century Specific Plan EIR that would require the preparation of a subsequent EIR. As a result, the City of Woodland, as the lead agency, has determined that an Addendum to the SLSP, Turn of the Century EIR is the appropriate documentation prepared for the project.
(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.	The Spring Lake Specific Plan was approved December 18, 2001. None of the conditions as described in subdivision (a) have occurred. As such, a new EIR would not be required.
(d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review	A subsequent EIR or Negative Declaration is not required and therefore, an additional public review period pursuant to CEQA Guidelines sections 15087 and 15072 would not be necessary.

as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.	
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RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND AMENDING THE GENERAL PLAN LAND USE
DIAGRAM FOR THE TURN OF THE CENTURY, HERITAGE
REMAINDER AREA PROJECT**

WHEREAS, Article 5 of Chapter 3 of Division 1 of Title 7 (commencing with section 65300) of the Government Code requires the City to prepare and adopt a comprehensive, long-term General Plan for the physical development of the City; and

WHEREAS, in February of 1996, the City of Woodland (“City”) adopted its General Plan, which was updated on December 17, 2002, and has since been amended from time to time; and

WHEREAS, the General Plan contains the General Plan Land Use Diagram (Figure 1-4), which designates that certain real property consisting of a 2 acre portion of one parcel located in the City of Woodland, California, is more commonly known as Yolo County Assessor’s Parcel Number 042-030-049-000 (“Turn of the Century Property”) as Neighborhood Commercial (NC); and

WHEREAS, Turn of the Century, LLC, as owner of the Turn of the Century Property, has submitted an application to the City requesting that the General Plan Land Use Diagram be amended to redesignate 2 acres of the Turn of the Century Property from NC to Open Space; and

WHEREAS, on August 20, 2015, the Planning Commission of the City of Woodland (“Planning Commission”) held a duly noticed public hearing at which all persons wishing to testify in connection with the General Plan Amendment were heard, and the General Plan Amendment and all other relevant information contained in the record were comprehensively reviewed by the Planning Commission; and

WHEREAS, at the conclusion of the public hearing before the Planning Commission, the Planning Commission voted to unanimously recommend to the City Council that the General Plan Amendment be approved; and

WHEREAS, on October 6, 2015 the City Council of the City of Woodland (“City Council”) held a duly noticed public hearing at which all persons wishing to testify in connection with the General Plan Amendment were heard, and the General Plan Amendment and all other relevant information contained in the record were comprehensively reviewed by the City Council; and

WHEREAS, at the conclusion of the public hearing before the City Council, the City Council by resolution adopted Addendum #13 to the Turn of the Century Specific Plan Environmental Impact Report for the Heritage Remainder Area Project; and

WHEREAS, this will be the third amendment of the General Plan in the calendar year 2015; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland that:

1. Based on the entire record before the City Council, all written and oral evidence presented to the City Council, and the findings made in this Resolution, the City Council hereby approves the General Plan Amendment, hereby amending the General Plan Land Use Designation of the Turn of the Century, Heritage Remainder Area Project as follows: redesignate 2 acres of NC to Open Space, as depicted in Exhibit 1, attached hereto and incorporated herein by this reference.

2. Based on the entire record before the City Council and all written and oral evidence presented, the City Council hereby makes the following findings:

A. The General Plan Amendment is integrated and compatible with the Land Use and Community Design Element of the General Plan in that it supports infill development and reuse of underutilized parcels in a manner compatible with the surrounding character.

B. The General Plan Amendment is integrated and compatible with the Economic Development Element of the General Plan in that it allows for economic development within the City while maintaining orderly and well-planned for steady growth to prevent urban sprawl.

C. The General Plan Amendment promotes the goals and objectives of the General Plan and each element thereof and leaves the General Plan a compatible, integrated, and internally consistent statement of policies.

3. The City Council has determined that the General Plan Amendment is in the public interest because the change in general plan designation is in compliance with General Plan Policy 5.A.1 as the City supports the continued development, expansion and promotion of its park system to include a balance of passive and active recreation opportunities.

4. The General Plan Amendment was reviewed, studied, and found to comply with the California Environmental Quality Act and, based on the foregoing, the City has determined that the environmental impacts of the General Plan Amendment are insignificant and has adopted an Addendum to the Turn of the Century Specific Plan Environmental Impact Report for the Heritage Remainder Area Project.

PASSED AND ADOPTED by the City Council on _____, 2015 by the following vote

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Tom Stallard, Mayor

ATTEST:

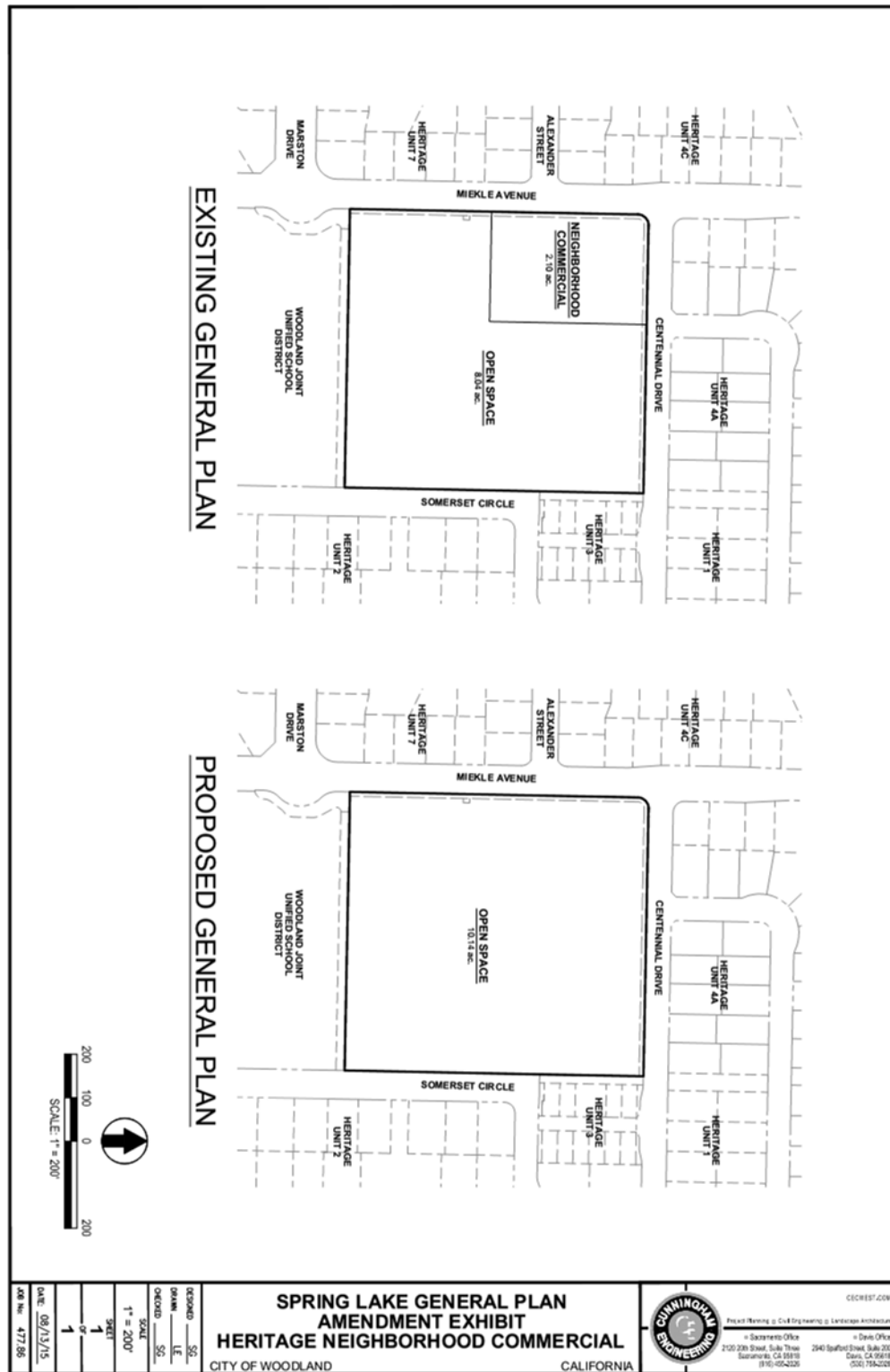
APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Exhibit 1 General Plan Land Use Amendment Diagram

General Plan Land Use Amendment Diagram



RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND AMENDING THE SPRING LAKE SPECIFIC PLAN LAND
USE DESIGNATIONS AND REMOVING SECTION 2.43.1(E) OF THE
SPRING LAKE SPECIFIC PLAN LAND USE ELEMENT FOR THE
TURN OF THE CENTURY, HERITAGE REMAINDER AREA PROJECT**

WHEREAS, the City of Woodland (“City”) desires to amend the Spring Lake Specific Plan Land Use Designations and amend Section 2.43.1(e) of the Spring Lake Specific Plan Land Use Element for the Turn of the Century, Heritage Remainder Area Project; and

WHEREAS, the City desires to adopt an amendment to the Spring Lake Specific Plan, consisting of the re-designation of the land use category in the Specific Plan for properties identified as the Spring Lake Turn of the Century, Heritage Remainder Area Project as described in more detail in Exhibit "1" and removing Section 2.43.1(e) of the Specific Plan pertaining to the rezoning of the 2-acre Neighborhood Commercial sites as described in more detail in Exhibit "2"; and

WHEREAS, the City of Woodland Planning Commission held a duly noticed public hearing on August 20, 2015, to receive public testimony concerning the Amendments; and

WHEREAS, the City of Woodland City Council held a duly noticed public hearing on _____, 2015 to receive public testimony concerning the Amendments, consider the Planning Commission's recommendations, and take action on the Amendments; and

WHEREAS, the City of Woodland City Council, based on oral testimony and documentary evidence submitted during the public hearing, now finds it proper to amend the Spring Lake Specific Plan as described in Exhibit "1" and remove Section 2.43.1(e) of the Specific Plan as described in Exhibit "2;" and

WHEREAS, the City of Woodland has taken action to approve all entitlements necessary for implementation of the Amendments for the Spring Lake Turn of the Century, Heritage Remainder Area Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland that:

1. The foregoing recitals are hereby true and correct.
2. The City of Woodland City Council finds that the actions as set forth in this Resolution are in the public interest and necessary to the public health, safety, and welfare.
3. The City Council hereby finds that the proposed Amendments are consistent with both the Spring Lake Specific Plan and the City of Woodland General Plan.

4. The City Council hereby approves the following Amendments:

A. Amendment to the Spring Lake Specific Plan for the Spring Lake Turn of the Century, Heritage Remainder Area Project, as described in Exhibit “1”; and

B. Removal of Section 2.43.1(e) of the Spring Lake Specific Plan as described in Exhibit “2.”

PASSED AND ADOPTED by the City Council on _____, 2015 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Dated:_____

Exhibit "1" - Spring Lake Specific Plan Land Use Amendment Exhibit

Exhibit "2" - Spring Lake Specific Plan Section 2.43.1(e) Amendment Exhibit

Spring Lake Specific Plan Amendment Diagram

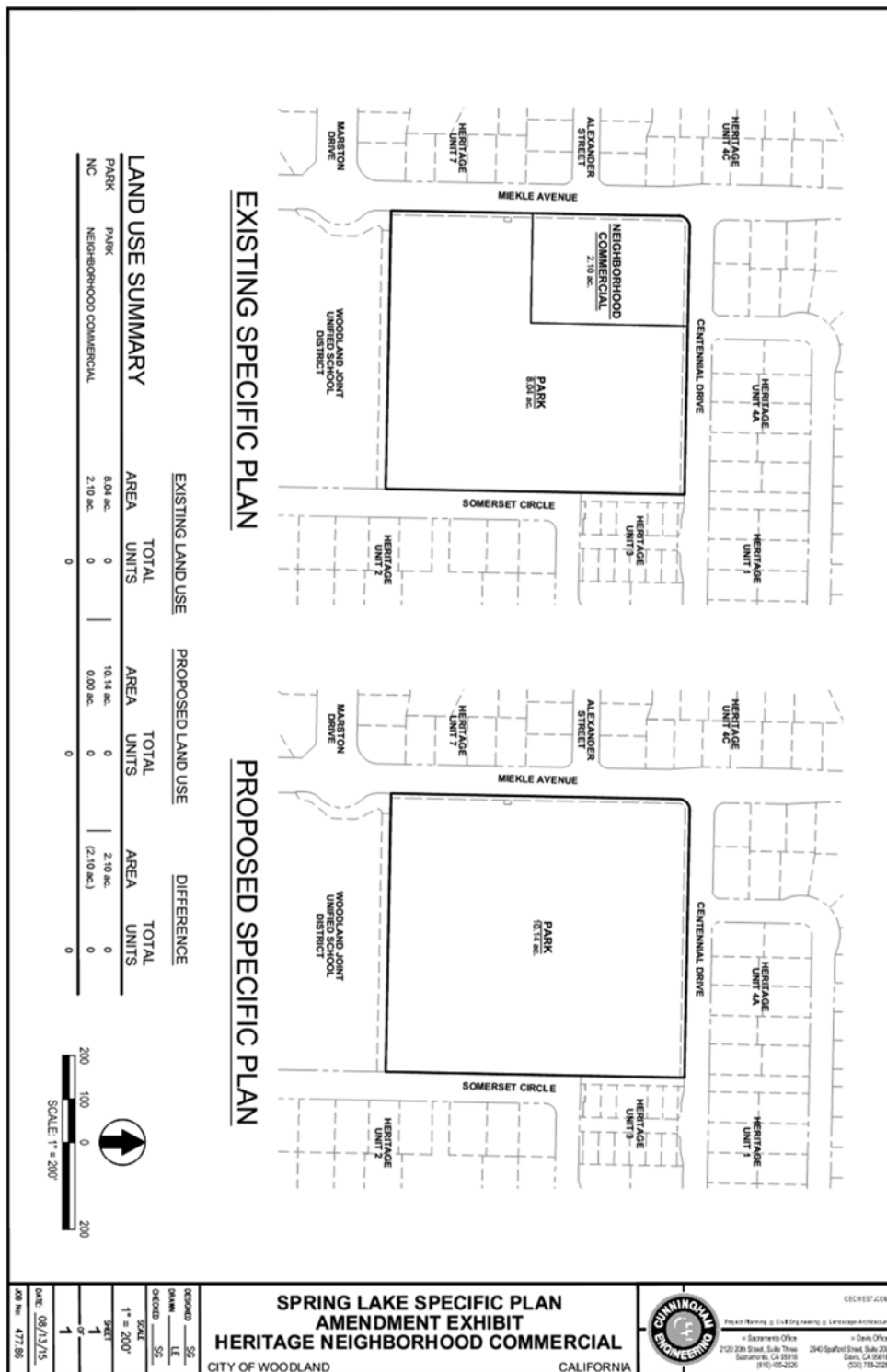


Exhibit 2

Removal of the Spring Lake Specific Plan Section 2.43.1(e): ~~Except for the 2-acre Neighborhood Commercial site located within Neighborhood "A" of the Spring Lake Specific Planning Area, land designated Neighborhood Commercial shall remain as such unless it remains undeveloped by build-out of 90% of the residential units within the Spring Lake Specific Plan, at which time, if demonstrated to be infeasible as zoned, it may be rezoned for park use only.~~

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WOODLAND, CALIFORNIA APPROVING THE SECOND
AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF WOODLAND AND TURN OF THE CENTURY, LLC FOR
THE HERITAGE REMAINDER AREA DEVELOPMENT LOCATED
WITHIN THE SPRING LAKE SPECIFIC PLAN AREA**

WHEREAS, pursuant to Government Code Section 65864 *et seq.*, the City of Woodland (“City”) is authorized to enter into development agreements providing for the development of land under the terms and conditions set forth herein; and

WHEREAS, the City has found that development agreements strengthen the public planning process, encourage private participation in comprehensive planning by providing a greater degree of certainty in that process, reduce the economic costs of development, allow for the orderly planning of public improvements and services, allocate costs to achieve maximum utilization of public and private resources in the development process, and ensure that appropriate measures to enhance and protect the environment are achieved; and

WHEREAS, Turn of the Century, LLC (“Developer”) proposes to develop certain real property located in the City of Woodland (“Property”), more particularly described in the Development Agreement and the First Amendment (“Project”); and

WHEREAS, Turn of the Century, LLC (“Developer”) proposes to rezone approximately 2 acres of land zoned for Neighborhood Commercial to Park/Open Space as shown in **Exhibit “B”** and convey approximately 10 acres of real property to the City for the construction of a neighborhood park pursuant to the terms of a Purchase and Sale Agreement; and

WHEREAS, Developer’s interest in the Property constitutes a legal or equitable interest in real property pursuant to Government Code Section 65865; and

WHEREAS, Developer proposes the Project to achieve the goals of the City’s General Plan (“General Plan”) and the Spring Lake Specific Plan (“SLSP”); and

WHEREAS, City and Turn of the Century, LLC previously entered into that certain Development Agreement on or around April 18, 2006 and then subsequently amended that agreement on or around August 21, 2014, and now desire to enter into this Second Amendment to the Development Agreement to amend certain project conditions and update certain land use regulations and exhibits, the Second Amendment is attached hereto as **Exhibit “1”** and incorporated herein by reference; and

WHEREAS, the City desires timely, efficient, orderly, and proper development of the Project in furtherance of the goals of the General Plan and SLSP; and

WHEREAS, the City Council has found that the Second Amendment to the Development Agreement is consistent with the City's General Plan and the SLSP; and

WHEREAS, because of the logistics, magnitude of the expenditure, and considerable lead time prerequisite to planning and developing the Project, the Developer requires assurances that the Project can proceed without disruption caused by a change in the City's planning policies and requirements, except as provided in the Second Amendment to the Development Agreement, which assurances will thereby reduce the actual or perceived risk of planning for and proceeding with development of the Project; and

WHEREAS, City has determined that by entering into the Second Amendment to the Development Agreement, City will (i) promote orderly growth and quality development on the Property in accordance with the goals and policies set forth in the General Plan and the SLSP and (ii) benefit from increased recreational opportunities created by the Project for residents of the City; and

WHEREAS, it is the intent of the City and Developer to establish certain conditions and requirements related to review and development of the Project that are or will be the subject of subsequent development applications for the Project; and

WHEREAS, the City and Developer have reached mutual agreement and desire to voluntarily enter into the Second Amendment to the Development Agreement to facilitate development of the Project, subject to conditions and requirements set forth herein; and the Planning Commission recommended to the City Council approval of both the proposed 2 acre Neighborhood Commercial rezone to Park/Open Space and the Second Amendment to the Development Agreement; and

WHEREAS, on _____, 2015, the City Council conducted a public hearing pursuant to Government Code section 65867, not less than ten (10) days notice of which was provided in accordance with Government Code sections 65090 and 65091, at which hearing all persons wishing to testify in connection with the Second Amendment to the Development Agreement were heard and at which time the Second Amendment to the Development Agreement was comprehensively reviewed; and

WHEREAS, on _____, 2015, the City Council introduced this Ordinance through a waiving of the first reading of this Ordinance; and

WHEREAS; pursuant to the California Environmental Quality Act (CEQA) Public Resources Code section 21000 *et seq.*, on _____, 2015, the City Council certified an EIR addendum to the EIR previously certified for the Spring Lake Specific Plan, for the Project; and

WHEREAS, the terms and conditions of the Second Amendment to the Development Agreement have undergone review by the City at publicly noticed hearings and have been found to be fair, just and reasonable and consistent with the General Plan and the SLSP. Further, the City Council finds that (i) the economic interests of the City's citizens and the public health, safety, and welfare will be best served by entering into the Second Amendment to the

Development Agreement; (ii) the Second Amendment to the Development Agreement is consistent with the General Plan and SLSP; (iii) the Second Amendment to the Development Agreement is in conformance with the public convenience, general welfare, and good land use practice; (iv) the Second Amendment to the Development Agreement will not be detrimental to the public health, safety, or general welfare; and (v) the Second Amendment to the Development Agreement will not adversely affect the orderly development or the preservation of property values for the Property or any other property.

THE CITY COUNCIL OF THE CITY OF WOODLAND DOES ORDAIN AS FOLLOWS:

Section 1. Pursuant to California Government Code Sections 65865 *et seq.*, the City Council hereby approves the Second Amendment to the Development Agreement attached hereto as **Exhibit “1.”**

Section 2. Based on the entire record before the City Council and all written and oral evidence presented to the City Council, the City Council finds this Ordinance promotes the public health, safety, and welfare of the community because the Second Amendment to the Development Agreement will permit land uses that best reflect the community needs and will allow for the most logical and efficient development of the real property governed by the Development Agreement in the City.

Section 3. The City Council hereby incorporates by reference the recitals set forth herein and adopts those recitals as its own as though fully set forth in this Ordinance. Pursuant to Government Code section 65867.5 (b) and based on the entire record before the City Council, including all written and oral evidence presented to the City Council, the City Council hereby finds that the Second Amendment to the Development Agreement will continue to result in the development of the Property at the intensity and density allowed under the General Plan and SLSP and with the restrictions and standards set forth in the City’s Municipal Code and the Development Agreements.

Section 4. The City Council hereby expressly determines that all of the procedures of CEQA have been met with respect to the Second Amendment to the Development Agreement because, the project is consistent with the Environmental Impact Report (SCH #99022069, Turn of the Century EIR) on the Spring Lake Specific Plan certified on August 15, 2000 and with prior addenda to the Turn of the Century EIR.

Section 5. The City Clerk shall cause to be recorded with the Yolo County Recorder a copy of the executed Second Amendment to the Development Agreement, or a Memorandum of Agreement, within ten (10) days following execution thereof.

Section 6. The City Clerk shall certify to the adoption of this Ordinance and shall cause a summary thereof to be published in the Daily Democrat, a newspaper of general circulation, printed and published in the city of Woodland and county of Yolo, at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the City Clerk, and within fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the

same, and shall post a certified copy of the adopted ordinance in the office of the City Clerk, in accordance with California Government Code section 36933. This Ordinance shall take effect thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council on _____, 2015 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Dated: _____

Exhibit “1” – Second Amendment to Development Agreement

EXHIBIT 1

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT NO. _____ BETWEEN CITY OF WOODLAND AND TURN OF THE CENTURY, LLC

This Second Amendment to Development Agreement (hereinafter “Amendment”) is entered into effective on the date it is recorded with the Yolo County Recorder (hereinafter the “Effective Date”) by and between the City of Woodland, a California general law city (hereinafter “CITY”) and Turn of the Century, LLC (hereinafter “OWNER”) pursuant to Government Code section 65864 *et seq* and in light of the following recitals:

RECITALS

WHEREAS, CITY and Russell Ranch Development, Inc. previously entered into that certain Development Agreement as adopted by the City Council on November 7, 2005, pursuant to Government Code section 65864 *et seq.* for the development of a certain project described in the Agreement (“Project”); and

WHEREAS, Russell Ranch Development Inc. has assigned the Development Agreement to OWNER, and CITY and OWNER previously entered into that certain First Amendment to Development Agreement as adopted by the City Council on June 17, 2014, pursuant to Government Code section 65864 *et seq.* to amend the Agreement in order to provide for the development of approximately 68 acres of the original Property, with Yolo County Assessor Parcel Numbers 042-030-042-000 and 042-030-029-000, and to update the Agreement to provide for new conditions of approval; and

WHEREAS, CITY and OWNER now wish to amend the Agreement to rezone approximately 2 acres of the 10 acres that comprise “Lot A” of the Heritage Remainder Area project site, as shown in Subdivision Map No. 5019 (the “Premises,” as further described in **Exhibit 1**, attached hereto and incorporated herein), with Yolo County Assessor Parcel Number 042-030-049-000, and to update the Agreement to provide for updated conditions of approval for updated land use and regulation exhibits; and

WHEREAS, the Agreement may be amended pursuant to Section 2.5 of the Agreement and Government Code section 65868; and

WHEREAS, all of the procedures of the California Environmental Quality Act have been met with respect to the Agreement and the changes to the Project pursuant to this Amendment, with the Woodland City Council’s certification of the Environmental Impact Report for the Spring Lake Specific Plan (Turn of the Century EIR, SCH #99022069, August 15, 2000) and adoption of addenda to the Turn of the Century EIR; and

WHEREAS, the City Council finds that this Amendment and the project are consistent with the Woodland General Plan and the Spring Lake Specific Plan, as amended by separate action of the City Council; and

WHEREAS, all actions taken and approvals given by CITY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and

WHEREAS, the Planning Commission and the City Council of the City of Woodland have held noticed public hearings concerning this Amendment following mailing and publication of notice pursuant to Government Code sections 65090, 65091, 65868, and 65868.

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CITY and OWNER agree to amend the Agreement as follows:

1. Effective Date. This Amendment shall become effective on the date on which all of the following are true: (i) this Amendment has been executed by Owner's duly authorized officers and officials and delivered to CITY; (ii) this Amendment has been approved by ordinance of the City Council of the CITY and such ordinance has become effective; and (iii) this Amendment has been duly executed by the CITY and delivered to OWNER; and (iv) the Amendment, or a Memorandum of Agreement, has been recorded with Yolo County (the "Effective Date").

2. Amendment of Exhibit "B" of the Agreement. Exhibit "B" of the Agreement is hereby amended to provide for a map of the Premises and to reflect the amended zoning of a 2 acre portion of the 10 acre Property ("Lot A"), as shown in the attached **Exhibit "1,"** incorporated by this reference.

3. Amendment of Findings and Conditions of Approval of the Agreement. Exhibit "C" of the Agreement is hereby amended to read in full as set forth in the attached Exhibit "C," incorporated by this reference.

4. Amendment of Exhibit "D" of the Agreement. Exhibit "D," attached to this Agreement and incorporated by this reference, is hereby amended to reflect the land use regulation amendment which includes the rezoning of approximately 2 acres of Neighborhood Commercial to Park/Open Space (as shown in the attached Exhibit "B").

5. Miscellaneous Provisions.

a. Recordation of Amendment. This Amendment shall be recorded with the County Recorder by the City Clerk within the period required by Government Code section 65868.5.

b. Severability. If any term, provision, covenant, or condition of this Amendment shall be determined invalid, void, or unenforceable, the remainder of this Amendment shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Amendment.

c. Counterparts. This Amendment may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

d. Authority to Execute. The person or persons executing this Amendment on behalf of OWNER warrants and represents that he or she/they have the authority to execute this Amendment on behalf of his or her/their corporation, partnership, or business entity and warrants and represents that he or she/they has/have the authority to bind OWNER to the performance of its obligations hereunder.

e. Integration. This Amendment, together with the Agreement, reflects the complete understanding of the parties with respect to the subject matter hereof. Except as expressly modified by this Amendment, the provisions of the Agreement shall govern the conduct of the parties. No testimony or evidence of any such representations, understandings, or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Amendment. To the extent this Amendment conflicts with the Agreement, this Amendment supersedes such previous document. In all other respects, the parties reaffirm and ratify all other provisions of the Agreement.

f. Incorporation of Amendment. From and after the Effective Date of this Amendment, wherever the term “Agreement” or “Development Agreement” appears in the Agreement, it shall be read and understood to mean the Agreement as amended by this Amendment.

g. Defined Terms. All initially capitalized terms used, but not otherwise defined, herein shall have the meanings ascribed to such terms in the Agreement.

h. Waiver. Execution of this Amendment by CITY shall not be deemed a waiver of any rights held by CITY under the Agreement, nor of any obligations or breaches of the Agreement by OWNER, whether or not CITY is aware of any such breaches as of the Effective Date of this Amendment.

6.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to Development Agreement on the day and year set forth below.

["Premises," Legal Description, Parcel Map]

42-03

SEC. 10 & 11, T. 9N., R. 2E., M.D.B. & M.

*M.B. Bk. 2013, Pg. 18 - 21
Subdivision Map # 5019, Units 4A & 4C Mickle Lots
P.M. Bk. 2014, Pg. 48 - 51, Pcl. Map No. 5046
Heritage Large Lot Parcel Map*

CAUTION - These maps ARE NOT to be used for legal descriptions.



P.M. Bk. 2000, Pg. 16, 17 - Pcl. Map. # 4386.

M.B. Bk. 2005, Pg. 115 - 120, Subd. # 4650

Toc - Russell Ranch Northeast Heritage - Unit No. 1

P.M. Bk. 2007, Pg. 209 - 211 - Pcl. Map # 4912

M.S. Bk. 2012, Pg. 49 - Record of Survey for Eser/Tezcan

(formerly por. 24 - 10)

**NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.**

THE BAGS OF BEANS FOR THIS SURVEY @ THE LINE CONNECTING KENNEDY CITY WARDENS 1-22 AS SHOWN ON OLD COUNTY BOOK OF MAPS 1910, PAGE 18, AND CITY MOUNTAIN TRAIL AS SHOWN ON OLD COUNTY BOOK OF MAPS 1910, PAGE 178. THE BEARING OF BECK'S NORTH IS "N 107° EAST".

LEGEND:

- DIVISION HEAD - ADDRESS FOUND ON DET
- FOUND MONUMENT AS LOCATED
- ⊙ FOUND CITY STAKE'S MONUMENT IN MOUNTAIN HILL - US 91N - DET FOR
- ⊕ IMPROVED PLANT FOR BUREAU AVENUE DET/2 JULY 8, 2018.

0 - DIVISION POINT - ADJUSTED FOUND ON SET
 * - FOUND MONUMENT AS DES OF RECORD
 (C) - FOUND CITY STANDARD MONUMENT WITH MONUMENT WELL - 18.5811 - 507.604
 IMPROVEMENT PLANS FOR WILHELM AVE. DATED JULY 8, 2005.

- [illegible]

NOTES:

1. The value for μ is 0.11, which is very close to the value of 0.10 for μ in the previous example.

1. HOW DO YOU APPROPRIATE USE YOUR RECORDS?
2. ALL STUDENTS IN GRADES 6-12 SHOULD BE ABLE TO IDENTIFY THE STATE OF TEXAS, THE STATE CAPITAL, THE STATE BIRD, AND THE STATE TREE.
3. CONSTITUTIONAL STUDIES: UNDERSTAND THE IMPORTANCE OF THE CONSTITUTION AND THE RIGHTS OF CITIZENS.
4. HISTORY: UNDERSTAND THE HISTORY OF THE STATE OF TEXAS AND THE UNITED STATES.
5. GEOGRAPHY: UNDERSTAND THE PHYSICAL AND HUMAN GEOGRAPHY OF THE STATE OF TEXAS AND THE UNITED STATES.
6. SCIENCE: UNDERSTAND THE SCIENCE OF THE STATE OF TEXAS AND THE UNITED STATES.
7. ARTS: UNDERSTAND THE ARTS OF THE STATE OF TEXAS AND THE UNITED STATES.
8. MUSIC: UNDERSTAND THE MUSIC OF THE STATE OF TEXAS AND THE UNITED STATES.
9. PE: UNDERSTAND THE PHYSICAL EDUCATION OF THE STATE OF TEXAS AND THE UNITED STATES.
10. HEALTH: UNDERSTAND THE HEALTH OF THE STATE OF TEXAS AND THE UNITED STATES.
11. ENVIRONMENT: UNDERSTAND THE ENVIRONMENT OF THE STATE OF TEXAS AND THE UNITED STATES.
12. ECONOMICS: UNDERSTAND THE ECONOMICS OF THE STATE OF TEXAS AND THE UNITED STATES.
13. SOCIAL STUDIES: UNDERSTAND THE SOCIAL STUDIES OF THE STATE OF TEXAS AND THE UNITED STATES.
14. LANGUAGE: UNDERSTAND THE LANGUAGE OF THE STATE OF TEXAS AND THE UNITED STATES.
15. MATHEMATICS: UNDERSTAND THE MATHEMATICS OF THE STATE OF TEXAS AND THE UNITED STATES.
16. SCIENCE: UNDERSTAND THE SCIENCE OF THE STATE OF TEXAS AND THE UNITED STATES.
17. ARTS: UNDERSTAND THE ARTS OF THE STATE OF TEXAS AND THE UNITED STATES.
18. MUSIC: UNDERSTAND THE MUSIC OF THE STATE OF TEXAS AND THE UNITED STATES.
19. PE: UNDERSTAND THE PHYSICAL EDUCATION OF THE STATE OF TEXAS AND THE UNITED STATES.
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22. ECONOMICS: UNDERSTAND THE ECONOMICS OF THE STATE OF TEXAS AND THE UNITED STATES.
23. SOCIAL STUDIES: UNDERSTAND THE SOCIAL STUDIES OF THE STATE OF TEXAS AND THE UNITED STATES.
24. LANGUAGE: UNDERSTAND THE LANGUAGE OF THE STATE OF TEXAS AND THE UNITED STATES.
25. MATHEMATICS: UNDERSTAND THE MATHEMATICS OF THE STATE OF TEXAS AND THE UNITED STATES.

One of the country's foremost writers, who has contributed widely to the nation's press, has been named as the author of the new book. The author, who has been a member of the National Academy of Arts and Letters, is also a member of the National Academy of Sciences. The book is published by the University of Chicago Press.

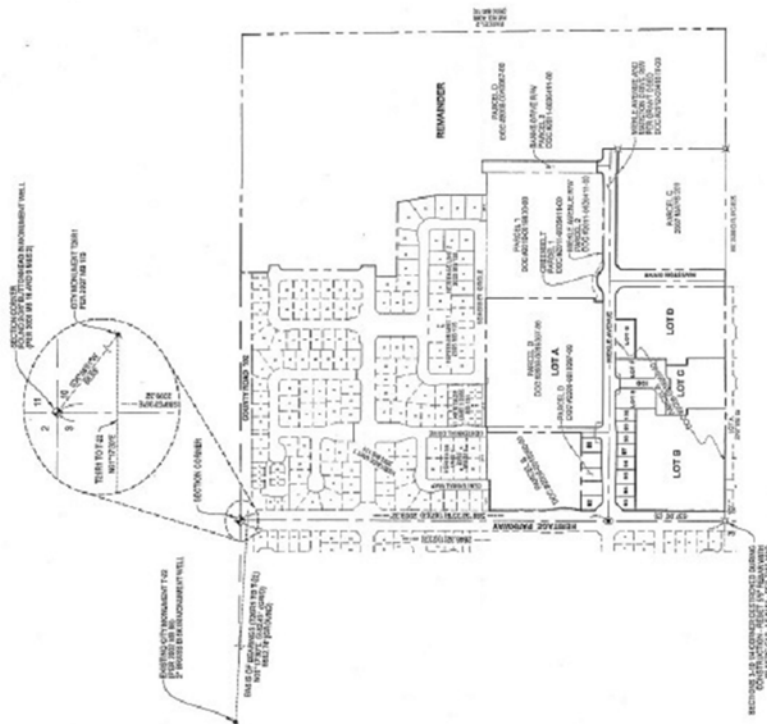


SUBDIVISION MAP NO. 5019
UNITS 4A & 4C MIEKLE LOTS

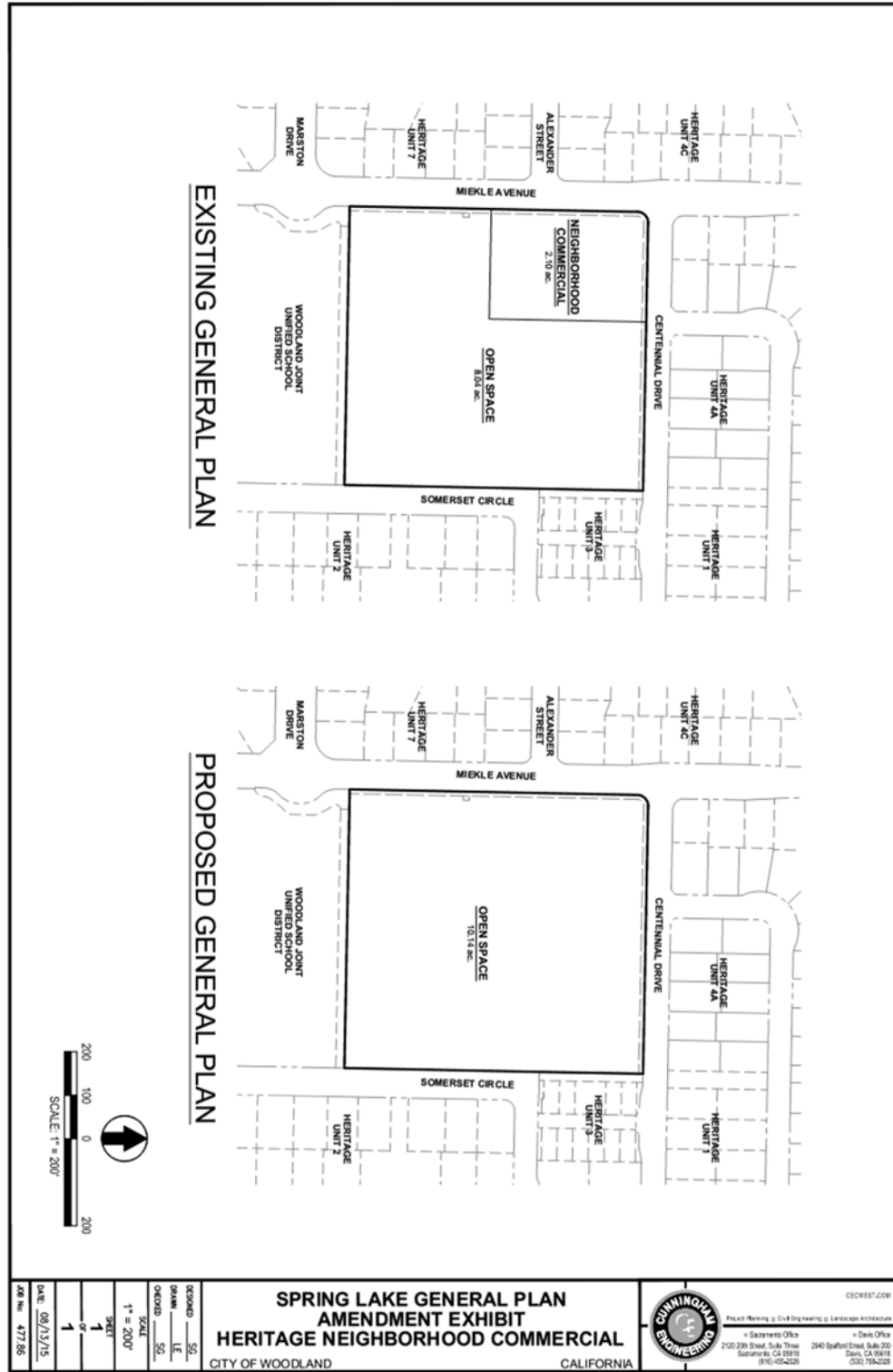
RECORDING OF LOT LINE ADJUSTMENT, DOCUMENT NO. 2008-091605-00,
TOGETHER WITH A PORTION OF PARCEL D OF LOT LINE ADJUSTMENT, DOCUMENT
NO. 2008-091607-00, YOLO COUNTY OFFICIAL RECORDS
CITY OF YOLOLAND YOLO COUNTY CALIFORNIA
CUNNINGHAM ENGINEERING

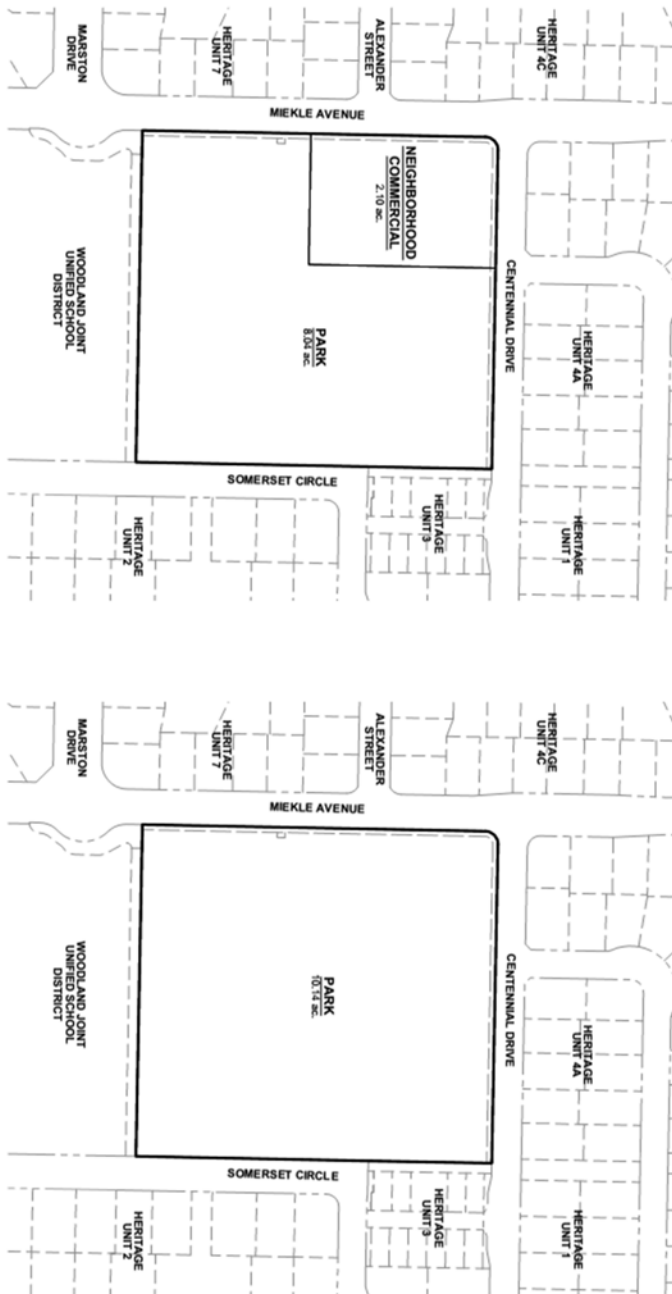
CIVIL ENGINEERING
 FEBRUARY 2013
 SHEET 2 OF 4

1992-1993



General Plan and Spring Lake Specific Plan Amendments – 2 Acre Rezone from Neighborhood Commercial to Park/Open Space

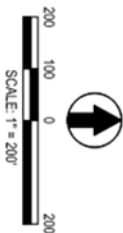




EXISTING SPECIFIC PLAN

PROPOSED SPECIFIC PLAN

		EXISTING LAND USE		PROPOSED LAND USE		DIFFERENCE	
LAND USE SUMMARY		AREA	TOTAL UNITS	AREA	TOTAL UNITS	AREA	TOTAL UNITS
PARK	PARK	8.04 ac.	0	10.14 ac.	0	2.10 ac.	0
NC	NEIGHBORHOOD COMMERCIAL	2.10 ac.	0	0.00 ac.	0	(2.10 ac.)	0
		0		0		0	



SPRING LAKE SPECIFIC PLAN
AMENDMENT EXHIBIT
HERITAGE NEIGHBORHOOD COMMERCIAL
 CITY OF WOODLAND CALIFORNIA

CSCWEST.COM

Project Planning & Civil Engineering & Landscape Architecture

Sacramento Office: 2100 23th Street, Suite Three, Sacramento, CA 95818 (916) 454-2325
 Davis Office: 2940 Spauld Street, Suite 200, Davis, CA 95618 (530) 756-2325

DESIGNED: S.C.

DRAWN: L.E.

CHECKED: S.C.

SCALE: 1" = 200'

SHEET: 1

DATE: 08/13/15

JOB No: 477.86

5: \\AutoCAD\600\477 SPRING LAKES - TOC\477-86 Neighborhood Commercial\477-86-01 SPA GPA AMENDMENT\SHEETS\477-86-NC-SPA.dwg - SPA 8/13/2015 - 9:51AM Plotted by: Liz

Exhibit “C”

FINDINGS AND CONDITIONS OF APPROVAL FOR THE HERITAGE REMAINDER AREA PROJECT INCLUDING GENERAL PLAN AND SPECIFIC PLAN AMENDMENTS TO REZONE LAND FROM R-3 TO R-4 SINGLE FAMILY RESIDENTIAL AND FROM NEIGHBORHOOD COMMERCIAL TO PARK/OPEN SPACE; TENTATIVE SUBDIVISION MAP #5048, AND DEVELOPMENT AGREEMENT

FINDINGS

CEQA Findings:

1. On August 15, 2000, the City Council certified the Turn of the Century FEIR (SCH #99022069; Resolution No. 4215 adopted August 15, 2000).

The City Council subsequently adopted the following CEQA Addenda to the Turn of the Century EIR: a) Addendum #1 (Resolution No. 4330 adopted December 18, 2001) for the purposes of approval of the final SLSP; b) Addendum #2 (Resolution No. 4399 adopted November 19, 2002) for the purposes of amending the Plan to satisfy the Settlement Agreement and to make other staff-initiated errata; c) Addendum #3 (Resolution No. 4406 adopted December 17, 2002) for the purposes of amending the Plan based on a request from the Spring Lake Planning Group LLC; d) Addendum #4 (April 15, 2003) for the purposes of the Williamson Act Rescission Agreement for the Russell Property; e) Addendum #5 (Resolution No 4583 adopted October 19, 2004 for the purposes of amending the Plan based on a request from the Spring Lake Planning Group LLC); f) Addendum #6 (Resolution No 4806 adopted February 27, 2007, for the purposes of amending the Plan based on a request by Reynen and Bardis); g) Addendum #7 (Resolution No. 5146 adopted November 16, 2010, for the purposes of amending the Plan based on a request by the Gibson Ogden Investors, LLC to remove a bike overcrossing and path); h) Addendum # 8 (Resolution No. 5159 adopted December 14, 2010 for the purposes of amending the Plan based on a request by Cal West Investors, LLC to modify land use designations and rezone a school site); i) Addendum #9 (Resolution No. 6117 adopted March 5, 2013, for the purposes of amending the Plan based on a request by ALC IV Woodland Spring Lake, LLC to modify land use designations and rezone a school site); j) Addendum #10 (Resolution No. 6255 adopted June 17, 2014) for the purposes of amending the Plan based on a request by the Turn of The Century, LLC amending the Spring Lake Specific Plan land use designations, Spring Lake Specific Plan Design Standards Table 2.4 (Minimum Lot Width), and the Spring Lake Affordable Housing Plan (50-unit limit); k) Addendum #11 (Resolution No. 6381 adopted February 3, 2015) for the purposes of amending the Spring Lake Specific Plan based on a request by Cal West Investors, LLC and Optimistic Partners, LLC to rezone portions of the Cal West project site; l) Addendum #12 (Resolution No. 6420 adopted May 5, 2015) for the

purposes of amending the Spring Lake Specific Plan based on a request by Woodland Spring Lake Partnership to rezone portions of the Spring Lake Central project site; and m) Addendum #13 (Resolution No. _____ adopted _____, 2015) for the purposes of amending the Spring Lake Specific Plan based on a request by Turn of the Century, LLC to rezone a 2 acre portion of a 10 acre parcel from Neighborhood Commercial to Park/Open Space within the Heritage Remainder Project Area.

2. Section 65457(a) of the California Government Code and Section 15182(a) of the California Environmental Quality Act (CEQA) provide that no EIR or Negative Declaration is required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified.
3. The EIR for the SLSP has been written to qualify all of the planned SLSP residential projects for this exemption, assuming they are consistent with the SLSP and that they fulfill all conditions and CEQA mitigation measures.
4. The SLSP requires that each development application include certain project-level and project-specific technical analyses to demonstrate consistency with the performance thresholds and requirements of the SLSP and SLSP Mitigation Monitoring Plan (MMP). All the required studies have been submitted for the subject project, reviewed by staff, and the following conclusions reached: a) the studies satisfy the SLSP requirements; b) applicable requirements or conditions recommended in the studies have been included in the conditions of approval for the subject project; c) the studies identify no environmental circumstances specific to the subject site or the proposed project that were not previously anticipated and addressed in the original EIR and later addenda.
5. The City of Woodland hereby finds that these studies provide the substantial evidence demonstrating that the project as conditioned is consistent with the adopted Specific Plan and fulfills all conditions and CEQA mitigation measures.
6. Therefore, pursuant to Section 65457(a) of the California Government Code and Section 15182(a) of the CEQA Guidelines, no other CEQA clearance is required for the City to take action to approve this project.

General Plan Consistency Findings:

1. The project is consistent with the General Plan.
2. The project is consistent with the purpose and intent of Housing Element.

Spring Lake Specific Plan (SLSP) Consistency Findings:

1. The project is consistent with the policy language (goals, policies, and objectives) of the SLSP.

2. The project is consistent with the land use designations, roadways, and bike paths identified in the SLSP.
3. The project is consistent with the Land Use Summary and other relevant Plan text throughout the SLSP.
4. The project is consistent with the Development Regulations in the SLSP including a determination of substantial consistency with Regulations 2.6, 6.1, 6.4, and 6.7, which precluded submittal of final maps until infrastructure plans are completed and tentative maps made consistent, if applicable.
5. The project is consistent with the figures and tables in the SLSP.
6. The project is consistent with the SLSP Design Standards and SLSP Affordable Housing Plan.
7. The project, as conditioned, meets all applicable park development regulations and design standards as specified in the SLSP.

Zoning Consistency Findings:

1. Single family Residential (R-1) zoning is identified on page 2-22 of the Specific Plan as a consistent zone within the R-4 Specific Plan land use categories.
2. Multi family Residential (R-15) zoning is identified on page 2-22 of the Specific Plan as a consistent zone within the R-2 Specific Plan land use categories.
3. The project, as conditioned, meets all applicable regulatory requirements of the Zoning Ordinance.

Tentative Subdivision Map Findings:

1. The tentative map is consistent with the goals and policies of the General Plan and Specific Plan.
2. The tentative map is in conformance with the applicable provisions of the Subdivision Ordinance and Zoning Ordinance of the City.
3. The tentative map is in conformance with the Subdivision Map Act.

Findings Related to Community Design Guidelines:

1. The project substantially satisfies the requirements of the Community Design Guidelines.

Findings Related to Other Regulatory Requirements:

1. The project substantially satisfies the relevant requirements of the City's Standard Specifications and Details.
2. The project substantially satisfies the Infrastructure Master Plans for streets, water, sewage, and storm drainage.
3. The Development Agreement satisfies the City's Development Agreement Resolution and the requirements of State law.

**CONDITIONS OF APPROVAL FOR THE HERITAGE REMAINDER AREA PROJECT
SPECIFIC PLAN AMENDMENT, TM #5048 AND 10 ACRE “LOT A” AS IDENTIFIED
IN SUBDIVISION MAP NO. 5019, AND DEVELOPMENT AGREEMENT.**

Conditions of Approval: The following conditions shall be fully satisfied prior to acceptance of Final Map (unless otherwise stated):

General Conditions

1. Project Approval. The project shall be substantially (as determined by the City) developed as depicted on the Tentative Subdivision Map #5048, improvement plans, and exhibits included in the _____ City Council staff report, as approved by City Council, for the Heritage Remainder project, except as modified by these conditions of approval. Substantive modifications to the project description shall require modification of the Development Agreement, conditions, and environmental documents.
2. Indemnification. The OWNER shall defend (with counsel reasonably satisfactory to the City Attorney), indemnify, and hold harmless the City of Woodland, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul an approval of the subject application by the City, its legislative body, advisory agencies, or administrative officers. The City will promptly notify the OWNER of any such claim, action, or proceeding against the City, and the OWNER will either, at the City’s discretion, undertake defense of the matter and pay the City’s associated legal costs, or will advance funds to pay for the defense of the matter by the City Attorney.
3. Deed Disclosures. Deed Disclosures that satisfy Development Regulation 2.1 (Disclosures) of the Spring Lake Specific Plan shall be submitted for review and approval by the Community Development Director and City Attorney. These approved disclosures shall be placed on deeds for final lots as specified by the Development Regulation. The deed disclosures for all lots shall include language that addresses Development Regulation 2.35.6 (Landscape Strips along local streets) within Spring Lake.
4. Responsibility to Inform. The OWNER shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibility to comply with all pertinent requirements of the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City in addition to applicable state and federal laws.

5. Construction Management Plan. Prior to issuance of any permit or inception of any construction activity on the site, the developer shall submit a construction impact management plan including a project development schedule and “good neighbor” information for review and approval by the Community Development Department. The plan shall include but is not limited to public notice requirements for periods of significant impacts (noise/vibration/street closures, tree removal, etc.), special street posting, construction vehicle parking plan, phone listing for community concerns, names of persons who can be contacted to correct problems, hours of construction activity, noise limits, dust control measures, and security fencing and temporary walkways.
6. Fee Notice. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code Section 66020(d), these conditions constitute written notice of the amount of such fees and a description of the dedications, reservations and other exactions.

The OWNER is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the OWNER fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, the OWNER will be legally barred from later challenging such fees, dedications requirements, reservation requirements, and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding, or other agreement with the OWNER that authorizes the City to impose certain fees, and which may waive the OWNER’s right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

7. Coordination of Plans. The OWNER shall be responsible for coordinating all plans to ensure consistency with all conditions of approvals, and including site plan, landscaping, and improvement plans, prior to submittal for review. Plans shall be coordinated and submitted to the Community Development Department as one package in accordance with plan check requirements.
8. Affordable Housing. The R-15 multifamily site’s unit low and very low units have been provided by the Terracina Development. The land dedication agreement requires that the 7.03 acre site provide 10% low units based on the ultimate density of that site at build out of the property. For example, if the site builds out at 10 units per acre, the affordable yield will be 7 units.

9. Inclusionary Housing Agreement. Prior to the City approving the OWNER's first final map, the OWNER and City shall enter into an Inclusionary Housing Agreement as required by the SLSP Affordable Housing Plan (AHP). This agreement shall be prepared by the City, shall be consistent with all applicable provisions of the SLSP AHP, and shall contain language inclusive of, but not limited to, the checklist in the SLSP AHP.
10. SLSP AHP Compliance. Prior to approval of tentative map(s), the OWNER shall show proof of compliance with the SLSP AHP.
11. Offsite Affordable Fee. The off-site affordable housing fee shall be paid for each single-family market rate unit for units created.
12. Affordable unit size. Affordable For-Sale Single Family units may be smaller in square footage than the Market-Rate units in a Residential Project that trigger the affordable housing obligation to a minimum unit living area of 850 square feet, however a mix of bedroom numbers and square footage among for-sale single family homes is desired.
13. Affordable quality of materials. The design of affordable units and the materials used in construction of affordable units shall be of an equal standard; however, affordable for-sale units may feature different interior amenities than those of the market rate units.
14. Fair Share Cost. OWNER agrees to fund on a fair share basis, as determined by the City of Woodland nexus study, public facilities, services, and improvements including transit capital and operating costs, design and construction of transit stops, fire station construction and operations (Development Regulations 4.7.3, 4.9.5, 6.22 and 6.23), police operations (Development Regulations 6.30 and 6.31), park development (Development Regulation 5.6), greenbelts/pathways/trails (Development Regulation 5.28), and library services (Development Regulation 6.42 and 6.43) pursuant to Development Regulation 2.7 (Fair Share fees and Financing).
15. Backbone infrastructure. Prior to occupancy within any subdivision, necessary backbone infrastructure and services to serve the subdivision, as determined by the City of Woodland, must be in place, and adequate fire service must be demonstrated, pursuant to development regulation 2.8 (Infrastructure and service availability), 4.4 through 4.7 (roadway improvements), 6.24, and 6.25.
16. Nexus Study. The OWNER shall comply with the requirements of the SLSP Nexus Study.

17. Funding Public Services. Prior to issuance of a building permit, the funding of public services shall be addressed pursuant to Development Regulations 2.7, 6.23, and 6.37.
18. Building Unit Allocations (BUA)s. With the exception of affordable and multi-family housing, approval of the first final map requires that all lots have a building unit allocation. No final map shall be accepted by the City unless BUAs are assigned.
19. Reservation of Lots for public sale. The requirements of Section 21-15-1 of the City of Woodland Municipal Code relating to “Reservation of Lots for Public Sale” shall be met. Lots shall be offered at a fair market price. If the offered lots have not sold by the end of the 45-day period, the OWNER shall be required to demonstrate that the lots were offered at a fair market price. This will entail the provision of an appraisal by a qualified professional appraiser. If the appraiser indicates that the offered price unreasonably exceeded the fair market price, the lots shall be re-offered for an additional 45- days at a fair market value. Alternately, OWNER shall present evidence that finished lots are available in the adjacent Heritage and Heritage Park subdivisions, offered consistent with these requirements, to satisfy this condition.

Finance Department

1. Increased SLIF revenue generated by the additional residential units created through this rezone of the Heritage Remainder Project shall be allocated to cover future funding shortfalls, if any, within the 162-acre property originally known as the Russell Ranch Property, which may occur as a result of subsequent rezone approvals. Applicant’s rezone requests are to be made within 120 days following City Council final approval of the Heritage Remainder Project. The City shall diligently process such applications, so that the allocation of the increased revenue can be quantified, after which time the remaining SLIF revenue shall provide benefit to the Spring Lake Plan, and allocation of those units to cover any funding shortfall shall be determined by the City. The City may waive this condition 16 months following final approval of the Heritage Remainder project, subject to reasonable requests for extension.

Community Development

1. Design Review. For all residential uses, final site plans, architectural plans, elevations and landscape plans shall be submitted for review and approval by the Planning Commission to ensure consistency with the Spring Lake Specific Plan and Spring Lake Design Standards. (All mechanical equipment, whether roof mounted or on the ground, shall be fully screened from view (Development Regulation 2.21 Utility Facilities). All antennas shall be placed in building interiors. Satellite dish antennas are prohibited on roofs. Units shall be energy efficient pursuant to Development Regulation 2.25 (Energy Efficiency). Dwelling units shall be oriented toward the street pursuant to Development Regulation 2.31 (street loading), SLSP Development Regulations 2.35.3 (separated entry

walks), 7.5 (Fireplaces), 7.6 (air conditioning), 7.7 (wiring), 7.10 (energy efficiency), 7.16 through 7.18 and 7.20 and 7.21.1 and 7.21.2 (relating to energy conservation.)

2. Setbacks and Lot standards. Setbacks and other area requirements for all homes and related structures shall be consistent with the requirements of Table 2.4 (as amended) of the Spring Lake Specific Plan.
3. Landscape Plan Submittal. Detailed Landscape and Irrigation plans shall be submitted and approved by the Community Development and Parks and Recreation Departments concurrent with public improvement plans and prior to issuance of building permits. Landscape plans shall specify the following:
 - Locations, size and quantity of all plant materials.
 - A plant legend specifying species type (botanical and common names), container size, maximum growth habit, and quantity of all plant materials.
 - Location of all pavements, fencing, buildings, accessory structures, parking lot light poles, property lines, and other pertinent site plan features.
 - Planting and installation details and notes including soil amendments.
 - Existing trees on site shall be identified. Trees planned for removal or relocation shall be marked on the plans, methodology to preserve trees in place provided on plans.
 - Details of all irrigation (drip, sprinkler, bubbler) as well as equipment such as backflow controller and water meter devices identified.
4. Street Tree Master Plan. A Street Tree Master Planting Plan shall be approved prior to the issuance of the first building permit. The plans shall be reviewed for conformance with the SL Design Standards and shall be reviewed and approved by the Community Development Department and the City's Public Works Department – Tree Division. OWNER shall submit a soils test, which will assist in appropriate species selection.
5. Public Landscaping. Landscaping design, materials, installation and maintenance in roadways, medians, greenbelts, subdivision trails, and other public areas shall be consistent with applicable City requirements. Landscaping shall satisfy and fully implement Development Regulations 2.15.1 and 4.16 (Tree Canopy), 2.22 (Drought – tolerant plantings), 4.17 (Timing of landscaping), 4.17.1 (landscaping at intersections), 4.18 and 4.19 (bikeway and landscaping) and 7.13 (public landscaping).
6. Interconnecting Walks and Pathways. Interconnecting walks and pathways shall be a minimum of 25 feet wide and landscaped consistent with Section 6.9 of the SL Design Standards. Details of the path design shall be provided on landscape plans prior to the issuance of building permits. OWNER shall be responsible for constructing three (3)

connecting access paths: 1) Lot “C” between Russell Circle and Marston Drive; 2) Lot “B”, just north of Banks Drive; and 3) at the eastern end of Zane Drive, just north of Lot 26. The pathways shall be designed to be ADA accessible. OWNER shall submit proposal and timing of construction to be reviewed and approved by the City. The proposal shall be submitted prior to issuing the first building permit.

7. Greenbelts. OWNER shall construct the Lot “A” greenbelt at the time of construction of Phase 2, prior to issuing the first building permit in Phase 2 or at the discretion of the Community Development Director.. OWNER shall provide benches and tables with a shade structure and bike racks for the Lot “A” greenbelt to the satisfaction of the Community Development Department. OWNER shall submit proposal and timing of construction to be reviewed and approved by the City. The proposal shall be submitted prior to issuing the first building permit. The proposed greenbelts are located on the east and north sides of the future school site.
8. Utility Design. The location of all utility structures shall be coordinated with, and depicted on, the landscaping plans. Location and installation of utility structures shall be to the satisfaction of the Community Development Director and City Engineer. Public utility lines, along public street frontages and /or landscaped areas shall be underground type unless otherwise approved by the Community Development Director and City Engineer. OWNER shall ensure consistency with Development Regulation 2.11 (Utilities), 2.13 (connectivity), 2.21 (utility facilities), and 6.17 through 6.19 (general utility requirements).
9. Light pole location. Light poles shall not conflict with planting or shade trees throughout the site. Review shall be provided prior to issuance of final map.
10. Street and Lot lighting. Lights along local roads and in public use areas shall be consistent with SL Development Regulation 2.22.2.
11. Compliance with State Water Conservation Ordinance. All yards and public landscaping shall be in compliance with the State Water Efficient Landscape Ordinance AB 1881, as well as water conserving requirements in the Spring Lake Specific Plan and SL Design Standards. Plans shall be reviewed by the City for compliance prior to issuance of building permits.
12. Residential Fencing. All wood fence post and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with a water sealant to prevent water damage and staining. All required notes/details shall be provided on

plans prior to the issuance of permits. Fencing shall comply with Section 2.9 of the SL Design Standards.

13. Park and Greenbelt Adjacent Fencing. All fencing adjacent to the park shall be enhanced materially and aesthetically. Fencing shall comply with Section 2.9 (c) of the SL Design Standards. All wood fencing shall be stained with a water sealant. Fence design shall be submitted for review and approval prior to the issuance of building permits.
14. Privacy / Sound Wall. The required sound wall along the west side of County Road 102 shall be designed and constructed to be consistent with the existing adjacent sound wall and shall extend around the corner of CR 102 & CR 25A to the western lot line of parcel 192. The required privacy wall along the north side of County Road 25A shall be designed and constructed to be consistent with existing fencing on Heritage Parkway. The design, including location, height, materials, and color shall be reviewed for consistency prior to the issuance of building permits. The privacy wall shall begin where the sound wall terminates on CR 25A. Landscaping and construction of the privacy/sound wall shall occur concurrently with adjacent development.
15. Entry signs. Per the Spring Lake Specific Plan and the Spring Lake Design Standards, the OWNER shall establish a neighborhood entry sign at the northwest corner of Promenade Drive and County Road 25A consistent with SL Design Standard 1.6.2, which may include small scale monument signs or themed art pieces. Entry sign to be constructed prior to issuing the first building permit in Phase 2 or at the discretion of the Community Development Director. The project shall also provide a “Welcome to Woodland Sign” at the northwest corner of County Road 102 and County Road 25A. The sign shall be similar in quality and in appearance and material to the other curved Entryway Signs throughout the City. A design specification for the sign and shall be prepared for review and approval by the City prior to approval of the final map. Construction of the “Welcome to Woodland” sign shall be concurrent with construction of the sound wall.
16. Prohibit RV Parking. Provisions in the CC& Rs for the Single Family (R-4) Development shall be adopted that prohibit recreational vehicle parking in the front yard for longer than 24 hours. This provision shall be enforced through mechanisms established in the CC & Rs.
17. Prohibit Garage Conversions. Provisions in the CC& Rs for all residential development shall be adopted that prohibit garages from being converted to residential use except for a model home sales office. When the sales office is vacated, it must be converted back to a garage.

18. No Restriction on Color. Provisions in the CC&Rs shall be adopted that prohibit any restrictions of color on residential structures. This provision shall be enforced through mechanisms established in the CC&Rs.

Energy Efficiency. The Project shall meet the minimum energy efficiency requirements included in Design Standard 2.11 and Development Standard 2.25. Five percent (5%) of all units shall have roof photovoltaic energy systems or other alternate energy systems. The method and number of homes shall be identified at the time of submittal of building permits.

In addition, all homes shall be photovoltaic ready, and each home shall have outlets for electric vehicles in every garage or at the discretion of the Community Development Director. All homes shall be photovoltaic ready for a minimum 4-kilowatt solar panel system. Each home shall: 1) be pre-wired, 2) have adequate roof strength to handle solar panels, 3) south facing roofs to have few penetrations in order to accommodate solar panels, 4) a 200 amp main electrical panel, 5) space provide adjacent to main panel for solar disconnect and associated equipment (inverter). Each home shall have a dedicated 240-volt, 20-amp circuit for electric vehicle charging station in every garage, 6) garages shall have adequate ventilation as required for vehicle charging stations. Modification to above requires at the discretion of the Chief Building Official.

19. Trash and Recycling Container Storage. All future development shall meet the requirements for trash and recycling container storage as provided in Design Standard 2.8. Information shall be provided on plans prior to issuance of building permits.
20. Lot width. Lot width shall be varied (SLSP 2.35.5) providing no more than three (3) of the same lot width in a row and shall vary by at least 3 feet or at the discretion of the Community Development Director.
21. “Lot A” Adjacent Lots. Lots adjacent to Lot “A” (Greenbelt) shall have homes constructed with “wrap around” porches or patios to provide additional opportunity for “eyes on the greenbelt”. Garages and driveways are prohibited from be constructed on the Greenbelt side of lots abutting “Lot A” or at the discretion of the Community Development Director.
22. Fencing: Fencing along green belt (Lot A) shall be constructed with a of 4-foot solid fence (4-foot maximum height for solid fence). Fences going up 6-feet shall require fence having 50% open (transparent) fence style for the remaining 2-foot fence.

23. Fence. Post and rail fence shall be constructed at the southern end of Lot A (Greenbelt) on the south side of bike path to the satisfaction of the Community Development Department.
24. Homes on lots 77 – 89 shall be only one-story homes at the time of initial construction.

SLSP Mitigation Measures:

1. Mitigation Requirements. The OWNER shall comply with all mitigation measures required by the TOC EIR Mitigation Monitoring Program provided as Attachment A to the SLSP, as well as any further analysis provided through additional studies and evaluations required to ensure compliance with mitigation measures.
2. Environmental Noise Analysis. The design of the project shall comply with the exterior and interior noise level requirements of the Noise Element of the City of Woodland General Plan. Prior to issuance of building permits, house plans shall be reviewed for consistency with interior noise level requirements, particularly for second floor bedrooms.
3. Ground nesting Raptor Survey. Pursuant to Mitigation Measure 4.5-3, thirty (30) days prior to commencement of grading or any site work, the OWNER shall have prepared and submitted a survey for ground nesting raptors (e.g. northern harrier and burrowing owl). This survey shall be prepared by a qualified raptor biologist using appropriate protocol acceptable to responsible agencies. If survey nesting raptor species are found, then Mitigation Measures 4.5-3 (b-d) of the Spring Lake Specific Plan Mitigation Monitoring plan shall be followed. Survey results shall be valid only for the season when construction activity occurs.
4. Mitigation Easements. Mitigation for loss of agricultural land and hawk habitat in the form of land set asides shall be fully executed and in place pursuant to Development Regulation 2.2 (Land Set Asides) and 7.2 related to the 1:1 mitigation requirement. A fully executed agreement, signed and recorded with the County, shall be provided as evidence.
5. Raptor Survey. Each landowner or applicant shall conduct a pre-construction or pre-tree pruning or removal survey of trees greater than 30 feet tall during the raptor breeding season (March 1 through September 15). This survey shall be conducted for a half mile around the proposed site at which any construction activity is proposed. The survey shall be conducted by a qualified raptor biologist during the same calendar year that the

proposed activity is planned to begin to determine if any nesting birds of prey would be affected.

6. Geotechnical. The recommendations contained in the Conclusions and Recommendations Section of the Geotechnical Engineering Report (prepared by Wallace-Kuhl & Associates, dated August 2, 2012) shall be complied with in the development of this project.
7. Air Quality Directives. OWNER shall comply with Air Quality Management District directives as specified in Development Regulation 2.12 for both off-road and on-road low-emission heavy duty vehicles and construction equipment during all grading and construction. (SLSP page 7-4, Regulation 7.3).
8. Mosquito Vector Control. Prior to each construction season OWNER shall consult with, and implement the recommendations of the Mosquito Vector Control District regarding control of mosquitoes, black gnats, and other vectors.
9. Construction Recycling. Prior to the commencement of construction on any project, the OWNER shall ensure that the construction contractor has established construction recycling measures pursuant to the requirements of the Mitigation Monitoring Plan and all other City requirements. (MM 4.13-18)
10. Dust Suppression. OWNER shall comply with all dust suppression requirements during all grading and construction activities. (SLSP Regulation 7.4)
11. Off site improvements. Off-site improvements must satisfy the requirements of SLSP and SLSP MM including but not limited to Development Regulation 6.13 and Mitigation Measure 4.5-7.
12. Cultural Resources. During grading or any site work development, OWNER shall comply with Development Regulation 7.22. (MM 4.10-1)

Development Engineering

Roadways County Road 102

1. The OWNER with the first final map shall widen County Road 102 to its current Spring Lake width from its current width section (including landscape & sound wall) north of the project to County Road 25A plus transition south of Road 102 and turn lanes as determined by the City. Minimum turn lane lengths are as follows: 400' NB left, 325' SB right, and 325' SB

left. 120' tapers shall be used. Acceleration lane for right turns from future 25A connection shall be a minimum of 250'.

2. Improvement of the County Road 102/25A intersection shall include underground improvements and foundations for the future traffic signal.
3. The tentative map shall include a proposed cross section for County Road 102 south of County Road 25A subject to review and approval by the City.
4. Striping of County Road 102 shall include enhanced or specialized bike lane striping subject to review and approval of the City.
5. Existing pavement sections on County Road 102 shall be micropaved through the limits of widening. Existing striping to be removed prior to micropaving.
6. County Road 102 design shall include an AC dike along the western edge of the road section north of the intersection with County Road 25A continuously to the north edge of the improvements or equivalent improvement as determined by City.

County Road 25A

1. OWNER shall prepare a preliminary design for the alignment of the County Road 25A connection with first final map in Phase 1. OWNER shall construct full width improvements including turn lanes and landscaped path from Road 102 to Promenade Drive with the first final map in Phase 2.
2. The eastside driveway entrance shall be constructed with the County Road 102 improvement and be improved to have a minimum of 50' length of full street (32') section aligned with (future) County Road 25A and then transitioned back to its existing section.
3. The landscaped multi-use bike path shall be extended to Mickle Avenue with the phase 2 improvement plans.
4. The minimum turn lane lengths for County Road 25A shall be as follows: EB Left 250' (120' transition).
5. County Road 25A shoulder (in the 8' bike lane/shoulder) section shown shall be full width AC.

Zane Drive

1. OWNER shall complete Zane Drive except north side sidewalk and landscaping with first final map in Phase 1. Plans shall include photometrics and north side street lights, however north side street lights may be deferred (with City approval).

2. The first final map in Phase 1 improvements for Zane Drive shall include the subdivision trail north of Lot 26.
3. Design of the traffic circle shall be submitted to the City for approval and shall include architectural enhancements prepared by a licensed landscape architect.

Banks Drive

1. Lotting on the south side of Banks Drive in the vicinity of Lot 138 shall be modified to accommodate both the south side bulb out and driveways for the lots.
2. The subdivision trail north of Banks Drive (Lot B) on the east side of the school shall be constructed. OWNER shall construct a complete cross section of Banks Drive and shall remove the existing turn around with the Phase 1 improvements.

Miekle Avenue

1. The first final map shall remove stub street at Lot 188 and extend the north south curb, gutter, sidewalk, and landscaping.

Traffic conditions

1. Traffic calming is required on Banks Drive, Promenade Drive, & Miekle Avenue through the limits of the project, specifically at the intersections and crosswalks as well as along the length of the roadway. This may include chicanes, traffic circles, medians, speed tables, humps, speed feedback signs, lighted crossings or other measures to be approved by the City. With the first final map, OWNER shall submit a concept for the entire length of Banks Drive, Promenade Drive, & Miekle Drive, for the approval of the City. For logical consistency some of the measures within phase 2 may be required to be constructed in phase 1, at the discretion of the City.
2. All new roads that extend or “finish” existing partial roads must T-cut the asphalt a minimum of 1’.
3. The full extent of Miekle south of Heritage Parkway, and Banks Drive and Promenade Drive if used for construction access and any other roads used for access to the project site shall be repaired, crack sealed, microsurfaced and restriped at the end of the project (second final map).
4. If services for water and sewer or other utilities are cut and trenched into an existing street, the plans shall include a grind and over lay of that street.
5. The first phase final map shall include preliminary (10%) design for a roundabout at the future intersection of County Road 25A and Miekle Avenue. This 10% Design of the roundabout including modifications to the greenbelt and/or drainage canal shall be to the

satisfaction of the City. If deemed necessary by the City the quantity and configuration of lot(s) on R-15 site and “A” Court maybe required to be adjusted to accommodate the roundabout and minimize encroachment into the urban forest / greenbelt and drainage canal.

6. OWNER shall remove the unused ramp across from Lot 68 and replace it with sidewalk and planter space as determined by the City.

Map circulation

1. All intersections shall have a minimum 90 degree intersection with 130’ tangent lengths in all directions from the center point of the intersection; unless an alternate design is approved by the City Engineer.

Easements and Right of Way

1. OWNER shall acquire and dedicate right-of-way from Parcel 42-01-17 as needed for the completion of Zane Drive and the connecting subdivision trail to CR 102 prior to approval of the first final map.
2. Appropriate easements shall be required for City-maintained facilities located outside of City-owned property or the public right-of-way.
3. OWNER shall facilitate, with City cooperation, the abandonment of all City easements and dedications currently held but no longer necessary as determined by the Public Works Department.
4. A seven foot public utility easement back of separated sidewalk (ten feet behind monolithic), adjacent to all public streets within the development shall be dedicated to the City and may be required elsewhere as requested by the utility companies and approved by the City. Exception will be made on Arterial roads with green belts of 20’ or greater.
5. Prior to approval of the first set of improvement plans and final map, OWNER shall acquire all rights of way and easements necessary to construct off-site and on-site improvements associated with the tentative map.
6. Phase 1 map shall include abandonment/vacation of the street stub shown on Miekle Drive south of Marston Drive.
7. The final map shall identify relinquishment of access rights along CR 102, 25A, and Marston Drive.

Wastewater and Sewer Collection System

1. The OWNER shall obtain a no-cost Wastewater Discharge Permit from the Public Works Department prior to the issuance of a Building Permit.

2. Each parcel of property shall be connected to the City of Woodland's sewer system, with a separate sewer lateral required for each parcel, in accordance with City of Woodland standards.
3. The Tentative Map Sewer Plan showing sewer routing, pipe slopes, and sizing and locations, are preliminary only and do not constitute approval in any way. Final approval for the Sewer Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.
4. Construction of deep sewer mains shall be connected to laterals by a parallel main and connections at manholes.
5. OWNER shall obtain a discharge permit from the State Board of Reclamation prior to ground dewatering.
6. Sewer laterals are to be stubbed to the north side of Zane Drive.
7. Zane Drive sewer system shall be completed to City standards, including mains, manholes, cleanouts, laterals, and appurtenances.

Storm Water

1. Prepare, and submit for approval, a utility site plan prior to preparation of full improvement plans. The proposed utility plan is considered conceptual only; final plans shall be subject to the approval of the City Engineer and shall be based on City standards and final storm drain, water, and sewer studies.
2. Drainage improvement plan shall include measures for treatment and control of storm drainage of adjacent parcels (APN 043-030-17, undeveloped remainder parcels, and the future school site) and treatment of any runoff prior to entering the City system.
3. Drainage improvements shall include modification and or piping of existing ditch along and perpendicular to Banks Drive.
4. Zane Drive storm water system shall be completed to City standards including storm drain main, inlets, manholes, laterals, and appurtenances.

Storm Water Quality Control

1. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/projects disturbing less than one acre of soil shall implement BMPs to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer.

2. Project shall comply with Storm Water Quality Ordinance, for site specific, general, and treatment control measures.
3. The OWNER shall create a storm water phasing plan to be approved by the City Engineer prior to issuance of a grading permit or final map approval.

Water Infrastructure Conditions

1. All materials and installation of the water system shall be at the OWNER's expense per City of Woodland Standard Specifications and Details.
2. Until such time as actual service connections are approved for the subdivision, the City may withhold water service due to a water shortage declared by the City.
3. The Tentative Map Water Plan showing water routing, sizing, and locations are preliminary only and do not constitute approval in any way. Final approval for the Water Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.
4. Per the City of Woodland Cross Connection Control Program, all types of commercial buildings and landscape irrigation services are required to maintain an approved backflow prevention assembly, at the OWNER's expense. Service size and flow-rate for the backflow prevention assembly must be submitted. Location of the backflow prevention assembly shall be per the City of Woodland Standard Specifications and Details. Prior to the installation of any backflow prevention assembly between the public water system and the owner's facility, the owner or contractor shall make application and receive approval from the City Engineer or his designated agent.
5. Any fire hydrant installed will require, in addition to the blue reflector noted in Standard Drawings, an additional blue reflector and glue kit that is to be supplied to the City of Woodland Fire Department for replacement purposes.
6. When a median strip is to be installed in the center of a street, the fire hydrant will be spaced not more than 300 feet on both sides of the divider on the curb side of the street. Final approval and approval of any changes is the responsibility of the City Engineer.
7. Zane Drive water system shall be completed to City standards including the 12" main, valves, hydrants, laterals and appurtenances.
8. OWNER shall install one water testing station with the Phase I map. To be installed when determined by the City.
9. The public improvement plans shall have separate metered services including water for all publicly maintained landscaped areas.

Grading

1. A topographic survey of the entire site and a comprehensive grading and drainage plan prepared by a registered civil engineer, shall be required for the development. The plan shall include topographic information on adjacent parcels. In addition to grading information, the grading plan shall indicate all existing trees, and trees to be removed as a result of the proposed development, if any. A statement shall appear on the site grading and drainage plan, which shall be signed by a registered civil engineer or land surveyor and shall read, "I hereby state that all improvements have been substantially constructed as presented on these plans". Reference the City of Woodland Engineering Design and Construction Standards for additional requirements.
2. The Tentative Map Grading and Drainage Plan showing grading and drainage information including topographic information, drainage routing, pipe slopes and sizing and locations and excluding topographic information, and overland drainage routing are preliminary only and do not constitute approval in any way. Final approval for the grading and Drainage Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.
3. Overland Release calculations will need to be carried to the outlet control point at CR 102 and include water surface elevations from the control point to the developed site.
4. The differential in elevation between rear and side abutting lot lines shall not exceed twelve inches (12") without construction of concrete or masonry block retaining walls.
5. Landscaped slopes along streets shall not exceed 5:1; exceptions shall require approval of the City Engineer. Level areas having a minimum width of two (2) feet shall be required at the toe and top of said slopes.
6. Stockpiled dirt on parcel 3 (future R-15 site) may have a high alkalinity. Prior to grading OWNER shall test the soil and if the pH is greater than 7.5, the OWNER shall submit to the City recommendation(s) for an amendment(s) to the City for approval and shall amend the soil accordingly. OWNER shall amend soil in accordance with recommendation and grade it uniformly across the site to minimize the impact on plant growth.
7. On remainder of site, OWNER shall test and soil and submit recommendations for amendment to the City for approval and shall amend the landscaped component accordingly.

Fees

1. The OWNER shall pay all required fees for processing final maps (technical check) with final map submittal.
2. Prior to approval of improvement plans, the OWNER shall pay all fees for plan check and inspection of off-site infrastructure improvements, as approved by City Council and defined

in the City Fee Schedule. If OWNER pays a deposit only at improvement plan submittal, the balance shall be paid prior to improvement plan approval by the City Engineer.

3. OWNER shall pay applicable Development Impact Fees or connection fees in effect at the time of building permit issuance.
4. Prior to any final map OWNER shall pay AMR fees for public meters in accordance with the current fee schedule. For reference the 2013 AMR fee is \$203 per meter.
5. ~~OWNER agrees to pay Fifty Thousand Dollars (\$50,000.00) towards park development design for the SLSP Neighborhood Park N-3, within 45 days of rezone approval of the commercially zoned land (on Yolo County APN 42-030-47). This payment is a non-reimbursable, non-SLIF cost, in order to begin preliminary design of the park immediately following the rezone of APN 42-030-47.~~
6. Prior to approval of a large parcel map for sale only, or if the project goes directly to small lot final map, the OWNER shall prepare a legal description and a separate map and shall dedicate the greenbelt between the park and the school site. The Greenbelt shall be 20' in width. Land shall be reimbursable from the SLIF at the cost of \$25,000 per acre subject to reimbursement policies. The first small lot final map submitted shall prepare preliminary plans for the greenbelt sufficient to identify key infrastructure components and a cost estimate. The OWNER shall deposit 134% of the cost estimate (cost +24% soft cost +10% contingency) with the City for the greenbelt to be constructed concurrently with the park. These costs shall be reimbursable from the SLIF subject to reimbursement policies.
7. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements, and/or other exactions. Pursuant to Government Code Section 66020(d), these conditions constitute written notice of the amount of such fees and a description of the dedications, reservations and other exactions.

The OWNER is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the OWNER fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements, and/or other exactions contained in this notice, complying with all the requirements of Government Code Section 66020, the OWNER shall be legally barred from later challenging such fees, dedications requirements, reservation requirement's and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding, or other agreement with the OWNER that authorizes the City to impose certain fees and which may waive the OWNER's right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

8. Prior to final map approval, the OWNER shall pay alternative transportation fee of \$208.00 for operations and \$35.00 maintenance fee per DUE, prior to approval of final map.

9. Prior to approval of the first final map, OWNER shall pay the balance of the public art in lieu payment, which is THIRTY THOUSAND DOLLARS (\$30,000), as set forth in Section 4.31 of the Development Agreement.

4.31 Public Art. OWNER shall incorporate at least one public art feature from a commissioned artist. The maximum dollar amount shall be \$60,000 for the entire Russell Property of which \$30,000 has been paid. Public art can be incorporated into the subdivision amenities or into one of the SLSP Landmark / Monumentation entryway features. This artwork is intended to be in addition to other required subdivision features (i. e. neighborhood entry features and roundabouts features). The theme and conceptual design of public art feature(s) shall be approved by the Planning Commission. CITY agrees that in the event CITY institutes a Citywide or a Specific Plan wide fee for the purpose of funding public art, that OWNER shall be exempt from that fee as a result of this contribution.

Landscaping

1. All public landscape areas shall include a separate point of connection for water laterals with meters and PG&E power service points for automatic controllers.
2. A registered landscape architect shall design landscape, sound wall, and privacy wall improvements, which shall be per the SLSP and other City Standards, as applicable.
3. Landscaping of public areas is a public improvement. Design and construction of public landscaping areas shall proceed concurrent with adjacent development. Public improvements will not be formally accepted until a 90-day maintenance period on landscaping improvements is completed. This requirement may be waived at time of acceptance of other public improvements with approval of the Parks, Public Works and Community Development departments, but if waived shall require submittal of a separate security to ensure landscaping completion.
4. Prior to landscape submittal OWNER shall submit concepts for approval for the Heritage and Zane entryway features, sound walls, monuments, and other entry way features.
5. Landscape plans for Lot B shall include completion of landscaping along Somerset Circle and both sides of the path extending south from Somerset Circle.
6. OWNER shall submit for approval by the City a cross section for the subdivision trails prior to approval of the first final map.
7. The improvement plans shall include meandering of the concrete path along County Road 25A as necessary to plant trees in the north and south sides of the path.

General Conditions

1. Prior to final map approval, the OWNER shall submit and have approved a revised tentative map in compliance with these conditions. The revised tentative map is subject to the approval of the City.

2. Developer shall document and show evidence that all tentative map conditions are met upon submittal of the final map.
3. OWNER shall enter into a (Subdivision) Improvement Agreement for the construction of public improvements prior to construction of any improvements, approval of improvement plans, approval of final map, or building permits.
4. OWNER shall prepare improvement plans for any work within the public right-of-way and submit them to the Public Works Department for review and approval. The improvement plan sheets shall include the title block as outlined in the City of Woodland Standard Specifications. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.
5. Submit proposed street names to Fire Department for approval with a copy to Engineering Division prior to improvement plan or final map submittal.
6. Prior to final map approval, the OWNER shall obtain a County encroachment permit for transition work on CR 102.
7. OWNER shall comply with County Health regulations and requirements for the abandonment of any onsite septic tanks and water wells. Prior to the approval of any construction permits, grading permits, or the improvement plan, the existing well shall be abandoned. Prior to abandonment of the well, the OWNER shall provide to the City permission from all recipients that receive water to abandon the well.
8. OWNER shall conform to all mitigation measures required in the Environmental Impact Report (EI.) and traffic study.
9. Public improvements, in addition to roadway construction, shall include water, sewer and storm drain mains, fire hydrants, streetlights, landscaping, and railroad crossing improvements.
10. OWNER shall submit an application for reapportionment of assessments with the parcel map or subdivision map, if required by the City.
11. If improvements are constructed and/or installed by a party or parties other than the OWNER, which improvements benefit OWNER's property, OWNER shall pay a proportionate share of the costs of said improvements, including interest, prior to the issuance of building permit(s) to Developer.
12. If conditions for the project require OWNER to construct improvements that benefit parties other than OWNER, and are subject to reimbursement by others as determined by the City Engineer, OWNER may request to enter into a reimbursement agreement drafted by the City. City shall endeavor to collect reimbursements from the benefiting party(ies) including requiring payment prior to approval of any entitlements for benefiting party(ies). All reimbursement agreements shall be executed prior to final map approval.

13. OWNER shall pay the MPFP single-family dwelling unit development fees for any second unit larger than 600 square feet.
14. Final map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance.
15. This project is subject to the construction and demolition debris recycling and diversion ordinance; Chapter 23C-13-(1-10) of the City Municipal Code
16. Joint trench/utility plans shall be submitted to the City Engineer for review, prior to approval of the final map and improvement plans. Joint trench shall be stubbed to the north side of Zane Drive.
17. If project conditions require the OWNER to construct improvements that serve the entire City and are included in the City's Development Impact Fee Program, or other funded program, the OWNER may request to enter into a reimbursement agreement drafted by the City. The timing of reimbursements, if any, shall be subject to the City's ability to program the project funding into the adopted Capital Improvement Program. All reimbursement agreements shall be executed prior to final map approval.
18. Prior to approval of a final map, OWNER shall secure rights-of-way, rights of entry, and any permits necessary to construct improvements required by the final map conditions of approval.

Fire Department

1. Weed Abatement. The OWNER shall comply with the City of Woodland Weed Abatement Ordinance. Lots shall be maintained throughout the year so that all dead trees or any vegetation growing upon the streets, sidewalks, or upon private property that bears seeds of a wingy or downy nature maintained so as to meet the City of Woodland standards.
2. Fire Flow- The minimum fire flow required shall be determined as specified by the City of Woodland Municipal Code, Chapter 9, 2010 California Fire Code, and the City of Woodland Standard Specifications and Details, 2010 edition. The OWNER shall meet the required volume and duration at the project site prior to obtaining a building permit.
3. Water Supply and Hydrants. Water supply and fire hydrants shall be installed in accordance with CFC Article 9 (903). When any portion of the facility or building is in excess of 150 feet from a water supply on a public street, on-site fire hydrants shall be required. A plan shall be submitted to the Fire Department to determine the location of the fire hydrants. Plans shall be approved prior to installation.

Building Division

1. OWNER shall be required to conform to the current codes that are in effect at the time of plan submittal.
2. Plans shall be complete at the time of submittal, as the City of Woodland does not accept deferred submittals.
3. All sub-contractors/companies working on the project will be required to obtain a City of Woodland Business Registration License.
4. The project shall be in compliance with FEMA regulations.
5. Residential buildings incorporating concrete slab foundations located in areas known to contain expansive soils, (which includes all of the Spring Lake Development--see the applicable soils reports for reference), shall comply with *Woodland General Plan Policy Document, Part II, Policy 8.A.9, "The City shall require the use of special bending-resistant designs where foundations must be slab-on-grade in areas with expansive soil"* and shall comply with *2013 California Residential Code (CRC) R403.1.8.1 & 2013 California Building Code (CBC) 1808.6*.

Footings or foundations for buildings founded on expansive soils shall be designed in accordance with *CBC 1808.6* **and for special-bending-resistant concrete slab foundations** the design shall be in accordance with *CBC 1808.6.2 and PTI Standard Requirements for Design of Shallow Post-Tensioned Concrete Foundations on Expansive Soils or WRI/CRSI Design of Slab-on-Ground Foundations* and in addition to any additional or more restrictive recommendations as noted in the geotechnical engineering report.

Plans and structural calculations for **special-bending-resistant foundations and calculations must be stamped and signed by a California registered civil or structural engineer or architect** and show rigorous compliance. Additionally, where the slab foundation engineer is different than the engineer or architect of record (EOR/AOR) responsible for the structural design of the building, a letter must be submitted from the EOR/AOR stating that he/she has reviewed and coordinated the foundation plans and calculations and that they conform with the intent of his/her structural design as required by *CBC 107.3.4.1*. Where PT slabs are installed, City of Woodland recommends stamping the slab (typically in the garage where visible) with the warning: "Do not bore, saw or drill slab - tensioned cables below" or similar cautionary language.

Police Department

1. The project shall be in compliance with the Uniform Security Code, Chapter 6 of the Building Code, Article 1, section 6-1-8.

Yolo Solano Air Quality Management District

1. Portable diesel fueled equipment greater than 50 horsepower (HP), such as generators or pumps, must be permitted with the District, or under specific circumstances as approved by the District, may be registered with the Air Resources Board's (ARB's) Portable Equipment Registration Program (PERP)
2. Dust emissions must be prevented from creating a nuisance to surrounding properties as regulated under Yolo Solano Air Quality Management District Rule 2.5 Nuisance.

Exhibit “D”

Existing Land Use Regulations

Spring Lake Specific Plan

On December 18, 2001, the City Council adopted the Spring Lake Specific Plan (SLSP) (Resolution No. 4330). The SLSP has since been amended several times:

1. November 19, 2002 (Resolution No. 4399) to address the Settlement Agreement and various staff identified errata;
2. December 17, 2002 (Resolution No. 4406) to address changes to the Plan requested by Spring Lake Planning Group LLC;
3. October 19, 2004 (Resolution No. 4583) to address additional changes to the Plan requested by Spring Lake Planning Group LLC; and
4. February 27, 2007 (Resolution No. 4807) to amend the Spring Lake Specific land use designations and Table 2.4 requested by the proposed Reynen & Bardis-Spring Lake Central Development Project.
5. November 16, 2010 (Resolution 5147) to amend the Spring Lake Specific Plan to remove reference to the Gibson Road Bike/Pedestrian overcrossing and the Class 1 bike path south of Gibson Rd between Pioneer High School and Woodland Community College.
6. December 14, 2010 (Resolution No 5160) to amend the Spring Lake Specific Plan land use designations to relocate the neighborhood commercial and park site on the Cal West property, eliminate a school site and R-5 single-family acreage and increase the R-8 and R-15 acreage.
7. March 5, 2013 (Resolution No 6155) to amend the Spring Lake Specific Plan land use designations to rezone a 10-acre school site and a 6.22-acre R-20 Multi-family site to 16.22 acres of R-8 single family.
8. June 17, 2014 (Resolution No 6257) to amend the Spring Lake Specific Plan land use designations, Spring Lake Specific Plan Design Standards Table 2.4 (Minimum Lot Width), and the Spring Lake Affordable Housing Plan (50-unit limit).
9. April 7, 2015, to amend the Spring Lake Specific Plan land use designations to rezone an R-15 site to R-8 and rezone a 2 acre Neighborhood Commercial site to R-8 (Cal West).
10. May 19, 2015, to amend the Spring Lake Specific Plan land use designations to rezone portions of the Spring Lake Central Project Area and to reconfigure the subdivision and development proposal.
11. [DATE], to amend the Spring Lake Specific Plan land use designations to rezone a 2 acre portion of an existing 10 acre parcel from Neighborhood Commercial to Park/Open Space.

Spring Lake Design Standards (Adopted May 20, 2003 – Resolution 4433)

Spring Lake Affordable Housing Plan (Adopted May 20, 2003 – Resolution 4438 as amended (Ord No. 1393, § 3 (part); Ord. No. 1487, § 3 (part).)

Spring Lake Specific Plan Agricultural Land Mitigation Program (Adopted February 18, 2003 Resolution No 4421 and Amended November 18, 2003 Resolution 4429).

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

City of Woodland
300 First Street
Woodland, CA 95695
Attn: City Clerk

Space Above Line For Recorder's Use

MEMORANDUM OF AGREEMENT

Turn of the Century, LLC, Second Amendment to the Development Agreement

Ordinance No. _____

This Memorandum of Agreement is made and entered into by and between Turn of the Century, LLC, and the City of Woodland, a municipal corporation organized and existing under the laws of the State of California, with respect to the following facts:

CITY and OWNER hereby agree to be bound by all of the terms and conditions contained in the Second Amendment to the Development Agreement, as adopted by the City Council of the City of Woodland by Ordinance No. _____, dated _____, 2015, the terms and conditions of which are made a part hereof as though fully set forth herein, and which Development Agreement, as amended, controls and use and development of that certain real property, including any improvements and personal property, situated in the County of Yolo, State of California, described as follows:

Legal Description attached hereto as Attachment 1.

Executed on this _____ day of _____, 2015, at Woodland, Yolo County, California.

Turn of the Century LLC

By: _____

CITY OF WOODLAND

By: _____
Tom Stallard, Mayor

ATTEST:

By: _____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

By: _____
Kara K. Ueda, City Attorney

STATE OF CALIFORNIA)
) ss.

COUNTY OF YOLO)

On _____, before me, _____, personally appeared

_____ personally
known to me (or 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 upon behalf of which the person(s) acted, executed
the instrument.

Witness my hand and official seal.

Notary Public
[SEAL]

STATE OF CALIFORNIA)
) ss.

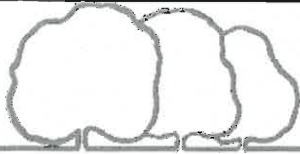
COUNTY OF YOLO)

On _____, before me, _____, personally appeared

_____ personally
known to me (or 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 upon behalf of which the person(s) acted, executed
the instrument.

Witness my hand and official seal.

Notary Public
[SEAL]



City of Woodland

Community Development Department

300 First St, Woodland CA 95695
(530) 661-5820 Fax (530) 406-0832
www.cityofwoodland.org

General Application Form

1. Owner/Applicant

PROPERTY OWNER:

Turn of the Century, LLC

MAILING ADDRESS:

173 Court St., Ste. D

CITY STATE ZIP CODE:

Woodland, CA 95695

PHONE NUMBER:

530-668-4056

E-MAIL ADDRESS:

_Melanie_Mathews@springlakedevelopment.org_

PROJECT APPLICANT

same

MAILING ADDRESS:

same

CITY STATE ZIP CODE:

PHONE NUMBER:

E-MAIL ADDRESS:

2. Application Requested

- | | | |
|---|---|--|
| ☐ General Plan Petition | ☐ Zoning Amendment | ☒ General Plan Amendment |
| ☒ Tentative Subdivision Map | ☐ Tentative Parcel Map | ☐ Lot Line Adjustment |
| ☐ Site Plan Review | ☐ Design Review | ☐ Sign Design Review |
| ☐ Conditional Use Permit (CUP) | ☐ Zoning Administrator Permit | ☐ Variance |
| ☐ Public Convenience or Necessity | ☒ Other _Specific Plan Amendment_ | |

Is this request part of another application? ☐ Yes ☒ No

If so, what? _____

3. Project Description

Project Name:

Tentative Subdivision Map #5084

Total Acres or Square Feet

2.52 acres Gross 2.00 Net

Site address or location:

Northwest corner of Mickle Ave and Centennial Dr.
Assessor's Parcel Number:

042-030-049-000

Is Your Project Located in a Flood Zone?

☐ Yes ☒ No

Does this request include signage?

☐ Yes ☒ No

4. Justification for Request



On a separate sheet, explain in detail your request and why you believe your request is justified.

RECEIVED

JUN 05 2015

City of Woodland
Community Development

5. General Plan Amendment

Existing General Plan Designation	Gross Acres	Proposed General Plan Designation	Gross Acres
<u>NC</u>	<u>2.52</u>	<u>SFD & OS</u>	<u>1.54 & .98</u>

6. Zoning Amendment

Existing Land Use Zone	Gross Acres	Proposed Land Use Zone	Gross Acres
_____	_____	_____	_____

7. Residential Development

No. of residential units are being requested? <u>6</u>	No. of lots will be created by this project? <u>6</u>
Single Family <u>6</u> Half-plex _____	Do you intend to market the units for <u>sale</u> ?
Duplex _____ Apartments _____	☒ YES ☐ No
Condominiums _____ Other _____	Do you intend to market the units for <u>rent</u> ?
Townhomes _____ Total Units _____	☐ YES ☒ No

8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:

Indicate the gross and leasable square footage for each type of development:

9. Authority to File Application

Check one:

☒ Property Ownership ☐ Power of Attorney*
☐ Contract to Purchase* ☐ Other

Specify _____

*Attach Evidence of Authority

I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees and expenses for the preparation of necessary environmental documentation and planning studies. I certify that I have reviewed the current Hazardous Waste and Substances Site List, developed pursuant to AB 3750, and found that my project is not on the list.

APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT

Turn of the Century, LLC

Applicant:

Date

Legal Owner:

Date

Legal Owner:

Date

Date Received Stamp Here

DEPARTMENT USE ONLY

Amount Paid: _____

Project No: _____

Amount Due: _____

Logged by: _____ Date: _____

GP / Zoning Designation: _____

Planner: _____ Date: _____

Heritage Remainder Area

Project Description and Justification--Revised:

This application initially proposed a general plan amendment, specific plan amendment, and rezone of a 2 acre neighborhood commercial (NC) site to R-5 (single family detached 5 units per acre).

The proposal for the 2 acre site evolved over time, as the City considered the ultimate park design for the adjacent 8 acre "N3" park. Given the location of the proposed homes, the City's desire to enhance the visibility of the park within the neighborhood, and considering the proposed design for build out of the park, the City strongly preferred to rezone the NC site to Park so that land could be part of the overall N3 park vision.

Therefore, at the City's request, the application is being revised to facilitate the City rezone of the 2 acre NC site to Park. Attached are the revised exhibits for the General Plan Amendment and Specific Plan Amendment. Following the rezone, the City will then proceed with the acquisition of the then 10 acre N3 Park. Under current discussions, TOC would then complete the sale of the 10 acre parcel to the City, which would pay for the land over time through park fee revenue.

Letter to Planning Commission
Support for 10-Acre N3 Park

We strongly support and appreciate the 10-acre, N3 park site plan, as presented by city staff during the Parks and Recreation Commission meeting on July 27th.

We understand that a portion of the site will likely remain without landscaping for an extended period. We are perfectly fine with this. (Since we live directly across the street from the portion that will remain without landscaping, we speak with unique credibility, regarding our support for the 10-acre plan.)

We also support raising the SLIF fee to acquire and ultimately landscape the entire 10-acre site. Since an expanded park is a benefit and selling point for developers selling homes, raising the SLIF fee to help cover additional costs is warranted.

Please note that on June 23rd, 2015, we submitted a "group letter" to the city that was signed/supported by 35 neighbors who strongly support a 10-acre park site. (This letter was submitted before the city presented the 10-acre design option at the Parks and Recreation meeting on July 27th.)

Some of the benefits/justifications of creating a 10-acre park site include:

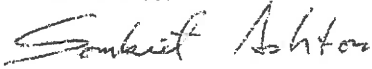
- A full, 10-acre park site will ensure that visual and physical access from a key corner of the site (at Mickle and Centennial) will not be blocked off by housing. (This corner will also be a primary entrance point for many park users.)
- A 10-acre park site will create a visually-pleasing "squared-off" design, logically bordered by surrounding streets. (In contrast, housing allowed under the 9-acre plan would "eat into" this design, with housing and private backyards bordering the remaining public parkland.)
- A 10-acre park site will ensure that park activity will remain fully visible by neighbors and authorities from surrounding streets and sidewalks. Such activity is a significant concern, especially due to the proximity of the adjacent planned elementary school. (In contrast, a 9-acre design would likely create blind spots - where such activity would be blocked by housing, fencing, and landscaping.)
- The park site is adjacent to our only remaining elementary school site, which will generate additional vehicular and pedestrian traffic on adjacent streets and sidewalks. Children and other residents will be using these streets and sidewalks to access both the school and the park. (In contrast to the 10-acre design, the 9-

Letter to Planning Commission
Support for 10-Acre N3 Park

Sincerely,



Ron Oertel



Somkiat Ashton

2211 Somerset Circle

Erika Bumgardner

Subject:

FW: Message from my neighbor (Steve)

> -----Original Message-----

> From: nocalskir <nocalskir@aol.com>

> To: Tom.Stallard <Tom.Stallard@cityofwoodland.org>; Angel.Barajas

> <Angel.Barajas@cityofwoodland.org>; Sean.Denny

> <Sean.Denny@cityofwoodland.org>; Jim.Hillard

> <Jim.Hillard@cityofwoodland.org>; Bill.Marble

> <Bill.Marble@cityofwoodland.org>; wlmable52 <wlmable52@gmail.com>;

> Clara.Olmedo <Clara.Olmedo@cityofwoodland.org>; ""Ken.Hiatt"

> <Ken.Hiatt"@cityofwoodland.orgPaulNavazio

> Sent: Tue, Aug 11, 2015 11:24 am

> Subject: 10 acre site for Hertigage Park

>

> Ladies and Gentlemen:

>

> My name is Steven Blake, I reside at 2620 Somerset Circle and have

> owned my home since August of 2006. I wish to add my name and my

> support to Mr. Ron Oertel in his effort to hold the City of Woodland

> to its original plan for a 10 acre park in the Western portion of

> Somerset Circle. If the aforementioned addressed parties believe that

> Mr. Oertel is raising a singular protest in this matter you all would

> be sadly mistaken. Frankly, we are all a little be upset about these

> goings on. Who ever heard of homes being added to a park plan. To the

> Contractors who wish to gain from this, I say Tuff!!

>

> Let's stick with the plan. Other plans and promises originally made

> have already been bastardized in regards to Montley Corrin's (sp)

> promises and plans. Now we find ourselves surrounded by a new

> development originally intended as a continue of the type of customs

> home many of us purchased. May I ask how that got sold out to the

> developers? Those homes are selling for the mid \$400,000's , our homes

> right next door are selling for the mid \$600,000's and have had to

> tolerate a low income section in the Northern portion of our

> development. Those same low income sections seem to be missing from

> the new development. So, how did that happen ???? How about a little

> integrity in respected plans that made me make the purchases they did .

>

> As a retired Commander in the United States where IK held numerous

> Administrative assignments I am fully aware that the saying " A camel

> is a horse that was designed by a committee is every present in

> Administrative Circles . Let's stick with Horses...no camels please.

>

> Respectfully,

>

> Steven G. Blake

>

Erika Bumgardner

Subject: FW: Email from neighbor (Emilio)

Date: Wed, 29 Jul 2015 15:43:30 -0700

Subject: 10-acre Park Site

From: ebejel@ucdavis.edu

To: Tom.Stallard@cityofwoodland.org; sean.denny@cityofwoodland.org; angel.barajas@cityofwoodland.org; jim.hillard@cityofwoodland.org; bill.marble@cityofwoodland.org; wlmable52@gmail.com; clara.olmedo@cityofwoodland.org; ken.hiatt@cityofwoodland.org; paul.navazio@cityofwooland.org; roertel@msn.com; glgibbs@ucdavis.edu

Dear Council and Staff Members of the City of Woodland:

As a resident of the city of Woodland, I would like to express the city's consideration of the 10-acre (N3) part site that was presented at the Parks and Recreation Commission meeting on July 27th.

I STRONGLY support this project, and I am in favor of raising the SLIF fee to acquire and landscape the site.

Thank you for your attention.

Sincerely,

Emilio Bejel
2245 Somerset Cir.
Woodland, CA 95776

--
Emilio Bejel
Distinguished Professor
724 Sproul Hall
Department of Spanish and Portuguese
UC Davis
Davis, CA 95618

--
Emilio Bejel
Distinguished Professor
724 Sproul Hall
Department of Spanish and Portuguese
UC Davis
Davis, CA 95618

To Woodland City Council and City Staff Members:

My husband and I sincerely apologize for missing the Parks and Recreation Commission meeting on July 27th, 2015. My husband was out of town attending a scientific conference, while I was in Portland to see my first granddaughter.

We are writing to you regarding the prospect of a 10-acre (N3) park site. We, along with our Somerset Circle neighbors, sincerely appreciate the city of Woodland's willingness to consider the 10-acre design that was presented at the meeting on July 27th. As residents of Somerset Circle, we strongly support a 10-acre park site, even though 3 acres will probably not be landscaped soon. We support raising the SLIF fee to acquire and landscape the site.

If you have any questions or concerns, please don't hesitate to contact us.

Dr. Sue K. Alkhatib

Dr. Kassim M. Alkhatib

2625 Somerset Circle

Woodland, CA, 95776

Erika Bumgardner

From: Robert Smith <robertsmith2312@gmail.com>
Sent: Thursday, August 13, 2015 4:54 PM
To: Erika Bumgardner
Cc: Toni Smith; Melinda Hillis
Subject: Letter to Planning Commission Members

Erika-

My wife , Toni and I likely will not be able to attend the Planning Commission meeting on 8/20. Please distribute the following letter regarding our opinion on the development of the N3 Park in Spring Lake. Thank you.

We sincerely appreciate the City's willingness to consider the 10-acre (N3) park site that was presented at the Parks and Recreation Commission meeting on July 27th.

We strongly support a 10-acre site, even though approximately 3 acres of the site will probably not be landscaped for years. We support raising the SLIF fee to acquire and landscape the site.

We feel on-street parking could be an issue for neighbors during high use periods and therefore strongly urge that an off-street parking area be included in the initial development. Perhaps an interim gravel or DG parking area could be designed to save costs on the initial development.

Thank you for your consideration.

Robert and Toni Smith
2253 Somerset Circle
Woodland, CA 95776

--

Bob Smith

Letter to Woodland City Council Regarding Support for
Full, 10-Acre Park Site in Spring Lake (at Mickle and Centennial)

To Woodland City Councilmembers:

Originally submitted on 6/23/15

We strongly support the creation of a full 10-acre park site at Mickle and Centennial, to include the adjacent 2-acre commercial site. The Spring Lake Specific Plan states that the 2-acre site can only be zoned as parkland, if commercial development is not viable. (Commercial development has already been deemed "not viable", by the developers and city staff.)

This letter is not intended to represent all families who support the creation of a full 10-acre site. There are very likely other residents who also support this goal. In addition, this letter does not represent those who still prefer commercial development as their first choice for the 2-acre site.

We understand that the city recently arranged for an appraisal of the 2-acre site, to consider its possible acquisition and inclusion into the surrounding 8-acre site (for a total of 10 acres, as per our goal). The appraisal resulted in a value of \$250,000 for the 2-acre site (approximately half the cost of an equivalent residential site).

Unfortunately, the city made a subsequent decision to pursue the possibility of including housing within the 10-acre site, and may soon make a preliminary agreement with developers to allow this.

We ask you to reconsider, for the following reasons. First and foremost, the city has the capability to acquire and landscape the entire site, without relying upon developer financing. In an email from last October (attached), the city manager did not think that (a lack of) funding would be a determining factor regarding the possibility of creating a full 10-acre site.

Please note that we are not "experts" regarding possible sources of funding (to include the 2-acre site within the park, as stated in the Spring Lake Specific Plan). However, based on the city manager's (attached) email (and subsequent communications with city staff and council members), there appears to be various options available to accomplish the goal of creating a full 10-acre park site. Please consider these (and/or other) options, at least on a temporary or partial funding basis, until development fees are sufficient:

1. Do nothing at this time. (This is the easiest solution.)
The current level of SLIF fees will eventually be sufficient to acquire and landscape the entire 10-acre site, even if no other actions are taken. City staff can provide an estimate regarding the timeframe to accomplish the separate components (acquisition, and phased or full landscaping). (Per Ken Hiatt, funding will be sufficient within approximately 1.5 years to acquire the original 8-acre site.)
2. SLIF fee adjustment. (May expedite acquisition and landscaping.)
SLIF fees can be addressed/adjusted during negotiations when developers request changes to the Spring Lake Specific Plan. Although there have been many changes to the plan (and sales prices for new homes have increased significantly), there has not (yet) been any effort to negotiate a corresponding increase in fees.

Letter to Woodland City Council Regarding Support for
Full, 10-Acre Park Site in Spring Lake (at Mickle and Centennial)

Some may also believe that opening the new park will reduce over-usage at Jack Slaven park. However, this assumption is incorrect, for the following reasons:

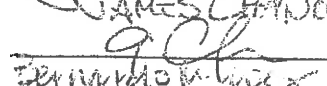
- Other than the intersection at Mickle and Centennial, Heritage Parkway (with its 40-mph speed limit) separates the two neighborhoods and park sites.
- Jack Slaven has a unique and popular water feature, which draws families from throughout the city. (The new park will not have such a feature.)
- There is a significant physical distance between these two park sites.

Notes

- There was no presentation of a 10-acre park configuration during the February neighborhood meeting (despite the inclusion of this option in the Spring Lake Specific Plan). City staff were not fully prepared to discuss the 10-acre configuration.
- A full 10-acre site (adjacent to our only remaining school) would be a very popular, centralized, high-visibility site that would provide a central anchor/meeting place for our neighborhood. Adjacent greenbelt connections (and a connected, smaller pre-existing developed park) are already in place/integrated from the Heritage neighborhood. (See attached hand-drawn map.)
- A full 10-acre site would create a visually-pleasing "squared-off" design, logically bordered by surrounding streets as planned. (In contrast, housing would "eat into" this design, with houses and private backyards bordering public parkland. (See attached hand-drawn map.) This would also further reduce usability of the park, since active areas of the park could not be located adjacent to houses and backyards.)
- The park site is adjacent to our only remaining school site, which will have significant vehicular and pedestrian traffic on the adjacent streets and sidewalks (where housing and driveways are now proposed). Activities resulting from the adjacent school would also likely benefit from a full, 10-acre park site.
- Housing was initially and unexpectedly proposed to run the length of Centennial. However, residents who live along Centennial (understandably and predictably) objected, since they understood that the park would be located across the street from their homes. We support our neighbors on Centennial, and agree with their concerns. The proposal to build houses along the length of Centennial was inherently unfair and entirely unacceptable.
- As a result of concerns, housing is now proposed for the corner of Mickle and Centennial. However, most residents do not know about this relocation, which would block visual and actual access from that corner and extending onto the adjacent streets. (That corner would otherwise be a primary access point.)
- If housing is allowed to block visual and actual access, criminal activity may be hidden from view from neighbors and police. In addition, criminal activity is unlikely to be seen from the proposed

Letter to Woodland City Council Regarding Support for
Full, 10-Acre Park Site in Spring Lake (at Mickle and Centennial)

Sincerely,

Name (printed and signed)	Address	Email	Phone #
Paryeen Lai		plai882@yahoo.com	916-
	2358 Alexander Place		916-990-3131
JODI WRIGHT-LAI	2358 Alexander Place		916-837-1234
JAMES CHANDLER	2537 Centennial Dr		510-417-0221
	2205 Somerset Circle	fernandolopez@yahoo.com	530-662-6229
VERNON LOPES			
Chris Gigibano	2204 Muller Place	cmgigibano@yahoo.com	(209)610-3833
ANDONIO VASQUEZ	2470 Muller place		(510) 627-0977
Jeremy Wan	2201 Somerset Ave		530-668-8398
Brenda J Wan	2201 Somerset Ave		510-909-3033
Steven Blake	2620 SOMERSET CIR		530-668-7959
	2620 SOMERSET CIR		530-219-1949
	2620 SOMERSET CIR		530-668-7959
Randi Blake	2620 Somerset Cir		530-668-7959
Emilio Bejel	2245 Somerset Cir		530-668-6821
Dong Chen Dang	2321 MARSTON RD.		530-662-2055
YanYong Lu	2321 MARSTON RD.		530-662-2055
		roertel@msi.com	
Ron Oertel	2211 Somerset Circle		530-723-7921
		SOMASHTON@YAHOO.COM	
SOMKIAT ASHTON	2211 SOMERSET CIRCLE		530-723-9991

Letter to Woodland City Council Regarding Support for
Full, 10-Acre Park Site in Spring Lake (at Mobile and Centennial)
(530) 661-9930

Sincerely,

Name (printed and signed)

Address

Email

Phone #

Sheryl Sullivan

sd.p.1264@yahoo.com

Sheryl Sullivan 2578 Allen Circle

530-318-4216

Jim - Ann Bonadole 2212 Kings Street

Annabonadole12@yahoo.com

530-579-4076

X (7)

for the developers, zoning for the proposed housing site would likely have to be at a greater density than the surrounding R-4 neighborhood.

- Fees collected from residential development are unlikely to match the fees that were expected from commercial development, and would not provide any significant financial gain for our neighborhood. (Ongoing costs to the city associated with housing would further reduce the net value of any fees collected.)

Please join us to support the creation of a full, 10-acre park site, as stated in the Spring Lake Specific Plan.

Sincerely,

Name (printed and
signed)

Address

Email

Phone #

STEPHEN LYNCH 2517 GLENVIEW WAY hndstephen@gmail.com
WOODLAND, CA 95776 707-546-1066

Sincerely,

Name (printed and signed)

Address

Email

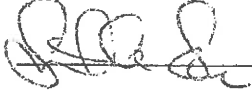
Phone #

Samantha Sime

2201 HOWARD
ST

Samantha.Sime
@hotmail.com

530-419-5108



WOODLAND, CA
95476

8

13

3) The Development Impact Fees are fees placed on all new building units in the city to support capital improvements that are NOT specific to any single (or group of) development project(s). These fees (parks, roadway, general facilities (etc.)) attempt to allocate cost for specific capital projects that are deemed necessary as a result of the "cumulative" impact of new growth. These include roadway improvements to ensure adequate circulation citywide, park facilities (based on service standards provided for in the General Plan), etc. Development Fees charged by the city SHOULD be reviewed on a regular basis, and do not require "approval" by developers. Development Impact Fees do, however, need to meet the statutory requirements (AB1600) related to "nexus" between the projects for which the fees are charged and the amount of the fee assessed on a per unit basis. While Park Impact Fees are not typically assessed for development of "neighborhood parks", these could well be applied - provided that projects that pay toward a given park receive a benefit from the park. 

3) This SLIF fee program is exclusively the financing plan by which all of the developers have agreed to prorate cost of Springlake specifically called-out infrastructure among their allocated units. As such, the SLIF fee program does require agreement among all the developers that are party to the agreement for changes that would impact the fee levied on their units.

3) Based on my understanding of recent estimates of SLIF park fees collected along with current and projected building permit activity, we are close to being able to move forward on the 8-acre park site consistent with the schedule laid out in our Capital Improvement Budget.

4) While no decision has been made on any request to convert the 2-acre commercial site (Miekle and Centennial), staff is evaluating both the request by the property owner to convert to residential, as well as the scenario contemplated in the Springlake Specific Plan (and your request) that the parcel be incorporated into the park site. The issues - as I understand them -

a) Specific Plan states that if the parcel is not developed as a commercial site, it would revert to part of the park. 

b) The Springlake Financing Plan does not readily provide for a mechanism by

the parcel in the Springlake Specific Plan.

That said, we look forward to ongoing dialogue with you and your Springlake neighbors on this as well as the longer list of expressed issues and concerns as we seek to enhance our communications with residents of Springlake.

I trust we will be revisiting this topic in short order as part of our upcoming meetings, including a neighborhood meeting that we hope to convene in the coming weeks.

Respectfully,

Paul Navazio
City Manager

Sent from my iPad

Erika Bumgardner

Subject:

FW: Springlake N3 Park

From: brentvann@vforchards.com

To: Tom.Stallard@cityofwoodland.org; Angel.Barajas@cityofwoodland.org; Sean.Denny@cityofwoodland.org; Jim.Hilliard@cityofwoodland.org; Bill.Marble@cityofwoodland.org; wlmable52@gmail.com; Clara.Olmedo@cityofwoodland.org; Ken.Hiatt@cityofwoodland.org; Paul.Navazio@cityofwoodland.org

Subject: Springfield N3 Park

Date: Thu, 30 Jul 2015 20:55:29 +0000

Dear City of Woodland:

I wanted to take a moment to thank you for your consideration of completing the entire 10acre park (N3) in our Springlake neighborhood. I understand that the full park may take a few years. I also support the SLIF fee to be applied to future homes in the area. My wife and four children and I just moved to Woodland from Santa Monica, and purchased the home at 2200 Promenade. We enjoy living in the Crown Jewel of Woodland, and want to keep it that way! I attend City Council meetings occasionally, and will introduce myself the next time I see you all. Thank you in advance for your consideration.

Best,

Brent Vann
Vann Famly Orchards
6141 Abel Road
Williams, CA 95987
NUMBERS 17:8
WWW.VANNFAMILYORCHARDS.COM



Erika Bumgardner

From: Jan Stockon <jan@csmarine.com>
Sent: Tuesday, August 18, 2015 3:55 PM
To: Erika Bumgardner
Subject: Letter to Planning Commissioners

RE: General and Spring Lake Plan Amendments
Application by Turn of the Century (PLNG-15-00036)
Support for Rezoning to Form a 10-Acre N3 Park

Dear Planning Commissioners,

This is a letter of SUPPORT to rezone the Spring Lake N3 park (2 acres) to "Park/Open Space".

We live in the Spring Lake neighborhood and we support the application to amend the General Plan, Spring Lake Specific Plan and Development Agreement to rezone 2.10 acres at the southeast corner of Centennial Drive and Mickle Avenue in Spring Lake from Neighborhood Commercial (NC) to Park/Open Space. We support the formation of a 10-Acre N3 Park (existing 8 acres plus rezoned 2), even with the understanding that a portion of the park may not be developed for several years.

The currently-zoned commercial area does *not* have a realistic chance of being economically feasible in that location. Public comment at two public meetings and at the Parks & Recreation Commission Meeting clearly demonstrate that conversion to *residential* has been overwhelmingly *opposed* by the public. Like others, we support the amendment to rezone the area to Park/Open Space.

Thanks for encouraging public input on the subject.

Sincerely,

Jan Stockon, Tom Shuster and Kiara Shuster
2362 Alexander Place
Woodland, CA 95776

Erika Bumgardner

From: V Lopez <lopezizel@sbcglobal.net>
Sent: Wednesday, August 19, 2015 10:04 PM
To: Tom Stallard; Angel Barajas; Sean Denny; Jim Hilliard; Bill Marble
Cc: Clara Olmedo; Ken Hiatt; Paul Navazio; Erika Bumgardner; V. Lopez
Subject: Support for 10-Acre, N3 Park in Spring Lake

TO: Planning Commission
CC: Woodland City Council & City Staff

In July, I attended the Parks and Recreation Commission meeting. The city's presentation of a 10-acre, N3 parksite in Spring Lake was very encouraging to witness. This was solid reassurance that the City of Woodland is attentive to establishing a strong community. Toward this end, I strongly support a 10-acre parksite, **which is consistent with the Spring Lake Specific Plan.**

During the meeting, the city continued to portray a "less than optimal financial infrastructure" to bring a 10-acre, N3 parksite to full-fruitition. Spring Lake residents are subject to fees associated with the Sports Park/Community Center complex, which are **not** collected from other residents. Unlike the Sports Park/Community Center, the N3 parksite is in our immediate neighborhood, and is particularly important to us. Several suggestions were brought forth that could lessen the financial burden. These included;

- Raise the SLIF fee as needed, to acquire and ultimately landscape the entire 10-acre site.
- Landscape with more affordable, water-saving and environmentally-friendly alternatives (e.g., expand the "natural areas").
- Install low-cost ground cover (e.g., bark) on areas that will remain without landscaping.
- Initiate a community volunteer recruiting campaign to help plant tree, landscape the site.
- Initiate a campaign to "sponsor" the installation of park benches, etc.

Taken together, these efforts singularly or combined would decrease the likelihood of a piecemeal approach to a 10-acre N3 parksite, encourage more community involvement, would be an attractive feature for the many new housing developments in the area, and lessen the financial burden on the city.

The N3 parksite is currently retrofitted for U8/U10 play fields to encourage usage of the park by groups/residents that do not necessarily live in Spring Lake. During the July meeting a member of the Parks and Recreation Commission acknowledged that the absence of a define parking lot at Jack Slaven Park has had a negative impact in the surrounding neighborhood. The city should capitalize on the insight of one of its own members and **ensure that a parking lot is included with the initial phase of construction.** In addition, play fields should be located in close proximity to the parking lot (accessed from Miekle), to help minimize on-street parking, traffic, litter, and noise in the surrounding neighborhoods. I urge the city to **be unwilling to comprise on such important features** and therefore consider "other" city-wide funds that could be used to contribute toward the construction of a parking lot (and perhaps the park itself).

I strongly support the 10-acre park option (N3 site). However, it is my understanding that this option requires extended patience by neighborhood residents, as the city estimates the remaining 3 acres of park will remain unlandscaped for up to 10 years. I have been waiting for 9 years (since 2006) for the

development of the N3 parksite. I believe my record demonstrates my extended patience and confidence that the City of Woodland will do right by the residents of Woodland. I urge the City of Woodland to fully explore all viable options to maximize landscaping and include a parking lot during the first phase of construction.

I look forward to the continuous open and transparent discussions on these matters. Moreover, I appreciate your high level of service and value your integrity toward the betterment of our community.

Kind regards,

Veronica Lopez, PhD

2205 Somerset Circle

Woodland CA 95776

Phone: 530-662-6629

Email: lopezizel@sbcglobal.net

RESOLUTION NO. ____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING THE CITY MANAGER TO EXECUTE THE
PURCHASE AND SALE AGREEMENT BETWEEN
TURN OF THE CENTURY AND THE CITY OF WOODLAND**

WHEREAS, the Spring Lake Specific Plan identifies construction of a certain eight-acre park, referred to as the “N3 Park,” and an additional two acres adjacent to the eight acres as neighborhood commercial; and

WHEREAS, Turn of the Century owns approximately 10 acres of real property in the City of Woodland, identified as a portion of Assessor’s Parcel Number 042-030-047-000 and 042-030-049-000, located at the southeast corner of Meikle Avenue and Centennial Avenue, in the Spring Lake Specific Plan Area (the “**Property**”), comprising the land that would be used for both the eight-acre park and the two-acre neighborhood commercial use; and

WHEREAS, Turn of the Century submitted an application to the City requesting that the two-acre neighborhood-commercial use be rezoned to single-family residential as constructing the neighborhood-commercial uses was not commercially viable; and

WHEREAS, the City sought input from the Spring Lake area residents and desires to redesignate the two acres from neighborhood commercial to park use rather than single-family residential uses; and

WHEREAS, the City desires to purchase the Property from Turn of the Century for the purpose of building a ten-acre neighborhood park in the Spring Lake Specific Plan Area; and

WHEREAS, the City and Turn of the Century have agreed to a purchase price of Two Million Five Hundred Fifty Thousand Dollars (\$2,550,000.00) for the Property and that City shall make payments to Turn of the Century pursuant to a promissory note executed by the City for the debt owed solely out of Spring Lake Infrastructure Fee Park Fees; and

WHEREAS, the City is also considering entering into an agreement with Optimistic Partners for the purchase and sale of real property that will be used for a City neighborhood park referred to as the “N1 Park”; and

WHEREAS, the City, Turn of the Century, and Optimistic Partners have reached an agreement regarding the payment of the purchase prices for the two park properties and have agreed to enter into a reimbursement agreement, which is an attachment to the purchase and sale agreement between the City and Turn of the Century.

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

1. The Purchase and Sale Agreement for the City’s purchase of the Property between the City of Woodland and Turn of the Century is hereby approved but shall only be executed and

in full force and effect if the City Council also approves the purchase and sale agreement between the City of Woodland and Optimistic Partners for the purchase and sale of the real property that shall be used by the City for the N1 Park.

2. The City Manager is hereby authorized to execute the Purchase and Sale Agreement, attached to this Resolution as **Attachment A**, and may, in consultation with the City Attorney, make minor modifications to the agreement provided that the negotiated purchase price does not change.

PASSED AND ADOPTED by the City Council of the City of Woodland on this 6th day of October, 2015 by the following vote:

AYES:

NOES:

ABSENT:

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING THE MASTER PLAN FOR SPRING LAKE PARK N-3 AND AN
AGREEMENT WITH CALLANDER ASSOCIATES LANDSCAPE ARCHITECTURE
FOR DESIGN CONSULTANT SERVICES**

WHEREAS, a Master Plans was prepared for Spring Lake N-3 Project, CIP 15-05; and

WHEREAS, the City Council wishes to approve the Spring Lake N-3 Master Plan through the adoption of this Resolution; and

WHEREAS, Spring Lake N-3 Park Project is fully funded in the Capital Budget in the amount of \$3,900,000; and

WHEREAS, the City desires to have the design performed by an experienced consultant; and

WHEREAS, the City Council wishes to approve a Consultant Service Agreement for the design and construction documents necessary to construct the project 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 Spring Lake N-3 Master Plan.

Section 2. The City Council hereby approves the consultant services agreement with Callander Associates Landscape Architecture and authorizes and directs the City Manager to execute the agreement in the amount not to exceed \$243,000.

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

12.

File #: 16-142, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL**DATE: October 6, 2015****SUBJECT: Amendment of Purchase Order for Additional Water Distribution Mainline Flushing**

Recommendation for Action: Staff recommends that the City Council approve amendment to Contract #000456 increasing it from \$49,500.00 to \$77,500.00 for additional water distribution mainline flushing.

Staff Contact

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

Fiscal Impact

Funding for this additional work is currently identified in the FY16 Water Distribution Contract Services Budget (210-086-7852-5262) and would not require supplementary money from the Water Utility Fund to perform. The total cost for the additional water distribution mainline flushing is \$28,000.00.

Background

Flushing of our water distribution mainlines is a necessary maintenance practice that is done by most public water agencies as a method of water quality control; past practices required staff to fully open fire hydrants allowing the lines to flush into the storm system for a determined period of time. As we moved into our current drought cycle, an alternative practice had to be put into place; we could no longer continue to flush away this valuable resource into our storm system. As such, staff began to look at substitute methods to perform this required task; methods that would be affordable and effective.

With our surface water coming online in the near future, it was imperative that we get a process in place that would address our pre-surface water pipe cleaning needs.

Discussion

ValveTex Utility Services (VUS) was selected for the flushing of our waterlines in preparation for surface water. This was a sole source contract using the patented NO-DES reverse loop flushing process. This method of flushing uses a one micron filtration system that captures and contains all of the biofilms and contaminants in

the waterline with virtually no water loss. VUS is the only company authorized to use the NO-DES technology. This process is about 1/5 of the cost of ice-pigging, another alternative method, for the same amount pipeline.

Staff was very pleased with the NO-DEZ process that was used to flush approximately 20 miles of our water distribution mainlines, so much so, that we are looking to extend the contract by \$28,000.00 to address additional waterline flushing needs.

Conclusion

Staff recommends that the City Council approve amendment to Contract #000456 increasing it from \$49,500.00 to \$77,500.00 for additional water distribution mainline flushing.

Prepared by: Rob Sanders, Public Works Deputy Director

Reviewed by: Gregor G Meyer, Public Works Director

A handwritten signature in black ink, appearing to read "Paul Navazio". The signature is fluid and cursive, with the first name "Paul" and last name "Navazio" clearly distinguishable.

Paul Navazio, City Manager

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING AN INCREASE TO CONTRACT #000456 FROM \$49,500.00 TO \$77,500.00 FOR
ADDITIONAL WATER DISTRIBUTION MAINLINE FLUSHING**

WHEREAS, In August 2015, Public Works entered into a contract with ValveTek Utility Service Inc. in the amount of \$49,500.00 for water distribution mainline flushing; and

WHEREAS, this was an approved sole source agreement using a high pressure reverse flow, zero water loss patented technology; and

WHEREAS, results of the process exceeded expectations for affordability and results; and

WHEREAS, staff is requesting to increase the contract by \$28,000.00 to address additional flushing needs; and

WHEREAS, adequate funding for water distribution mainline flushing was approved in the water distribution FY16 budget; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND that Contract #000456 shall be increased from \$49,500.00 to \$77,500.00 for additional water distribution mainline flushing.

PASSED AND ADOPTED by the City Council this 6th day of October, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Legislation Text

13.

File #: 16-135, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL**DATE: October 6, 2015****SUBJECT: Community Service Awards Nominating Committee**

Recommendation for Action: Staff recommends that the City Council appoint a new Nominating Committee at the October 6 regular City Council meeting for the 2016 Community Service Awards.

Staff Contact

Jennifer Robinson, Secretary to the City Manager - (530) 661-5800, jennifer.robinson@cityofwoodland.org

Fiscal Impact

The resources necessary to support the recognition of community members for outstanding service to Woodland were included in the FY 2016 General Fund budget.

Background

On September 15, 2015, Council was requested to consider and ask appointees to serve on the 2016 Community Service Awards Nomination Committee.

The Community Service Award, which was first presented in 1983 and annually since 1986, is the City Council's opportunity to recognize individuals with long standing service to the community in terms of:

- Community leadership
- Demonstrated, selfless service to the community
- Dependability in completing assignments/projects
- Interest in varied activities

The Council appoints a Nominating Committee that meets and makes its recommendations to the City Council. The Council acts on the recommendations and the Awards are presented at a dinner event to be held on Wednesday, February 17, 2016.

Discussion

In order to proceed with the planning for the Community Service Awards event on February 17, 2016, a new

Nominating Committee must be appointed.

Council members are requested to personally contact your appointee prior to October 6th to determine if they would be willing to participate.

The City will again invite the public to submit names of people the Nominating Committee should consider for the Community Service Award.

Conclusion

Staff recommends that the City Council appoint a new Nominating Committee at the October 6 regular City Council meeting for the 2016 Community Service Awards.

Prepared by: Jennifer Robinson
Secretary to the City Manager

A handwritten signature in cursive script, appearing to read "Paul Navazio".

Paul Navazio, City Manager