

City of Woodland

City Hall
300 First Street
Woodland, CA 95695

Meeting Agenda

City Council

Tuesday, April 18, 2017

6:00 PM

Council Chambers

CITY COUNCIL CLOSED SESSION 5:15PM

- A. CALL TO ORDER
- B. CLOSED SESSION
 - B.1 CONFERENCE WITH LEGAL COUNSEL – Existing Litigation (Gov't Code § 54956.9(d)(1))
 - A. Olson v. City of Woodland, United States District Court, Eastern District of California Case No. 2:16-cv-014477
 - B. City of Woodland v. Elizabeth J. Crum, et al., Yolo County Superior Court, Case No. ED 16-558
 - C. City of Woodland v. Mark D. Milton & Victoria M. Matucci, et al., Yolo County Superior Court, Case No. ED 16-557
 - B.2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code § 54956.8)
 - Properties: Yolo County Assessor's Parcel Numbers 005-750-003
 - Agency Negotiators: City Manager, Assistant City Manager-Community and Economic Development, City Engineer, City Attorney, and Principal Civil Engineer
 - Negotiating Parties: Elizabeth J. Crum & Elizabeth J Crum Revocable Trust
 - Under Negotiation: Price and terms of payment

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY

APRIL 18, 2017

6:00 PM

- 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.

[17-0404](#)

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. MINUTES1. [17-0350](#)

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 March 7, 2017.

Attachments: [03_07_2017 DRAFT FOR APPROVAL](#)

2. [17-0364](#)

SUBJECT: Commission on Aging Meeting Minutes for February 16, 2017

Recommendation for Action: Staff recommends that the City Council receive the February 16, 2017 Commission on Aging Minutes that were approved on March 16, 2017.

Attachments: [2162017 Minutes](#)

3. [17-0383](#)

SUBJECT: Planning Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the minutes of the Planning Commission meeting of January 19, 2017

Attachments: [A - January 19, 2017 Meeting Minutes](#)

4. [17-0385](#)

SUBJECT: Parks & Recreation Commission Meeting Minutes for January 23 and February 27, 2017

Recommendation for Action: Staff recommends that the City Council

receive the January 23 and February 27, 2017 Parks & Recreation Commission Minutes that were approved on March 27, 2017.

Attachments: [1232017 Minutes](#)

[22717 Minutes](#)

G. PRESENTATIONS

5. [17-0403](#) SUBJECT: Proclaim May 4, 2017 as BIG Day of Giving

Recommendation for Action: Staff recommends that the City Council adopt a Proclamation proclaiming May 4, 2017 as BIG Day of Giving.

Attachments: [Big Day of Giving 2017](#)

6. [17-0406](#) SUBJECT: Proclaim May 1-7, 2017 as Local Public Access Week

Recommendation for Action: Staff recommends that the City Council proclaim May 1-7, 2017 as Local Public Access Week.

Attachments: [Local Public Access Week 2017](#)

7. [17-0405](#) SUBJECT: Sacramento-Yolo Mosquito & Vector Control District Presentation

Recommendation for Action: Staff recommends that the City Council receive a presentation from Gary Goodman, District Manager for the Sacramento-Yolo Mosquito & Vector Control District to provide the latest update regarding mosquitoes, Zika virus, West Nile, invasive mosquito species, threats to public health and services offered by the Sacramento-Yolo Mosquito & Vector Control District.

H. CONSENT CALENDAR

8. [17-0376](#) SUBJECT: Approve Naming of the Spring Lake N1 Park as "Spring Lake Park"

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the naming of Spring Lake N1 Park as "Spring Lake Park".

Attachments: [Parks Naming Resolution 0417](#)

9. [17-0384](#) SUBJECT: Fiscal Year 2016/17 Budget Amendments

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing amendments to the Fiscal Year 2016/17 Budget totaling \$737,433.

Attachments: [Budget Resolution](#)

10. [17-0396](#) SUBJECT: Authorize Submittal of 2016/1017 Urban and Community Forestry California Climate Investment Grants Project Application for

Woodland Urban Forest Management Plan and Shade Tree Planting

Recommendation for Action: Staff recommends that the City Council:

- 1) Authorize staff to submit an application to CAL FIRE for the 2016/2017 Urban and Community Forestry California Climate Investment Grant "Greenhouse Gas Reduction Fund grant program" for Woodland Urban Forest Management Plan and Shade Tree Planting,
- 2) Adopt Resolution No. _____, a resolution in support of Funding from the Urban Forestry Grant Program entitled "CALIFORNIA CLIMATE INVESTMENTS GRANT 2016/2017", as provided through the California Greenhouse Gas Reduction Fund; and
- 3) Authorize the Community Services Director, or his/her designee, to execute grant documents on behalf of the City, and
- 4) If the grant is received, authorize up to \$25,000 to prepare an Urban Forest Management Plan and \$3,000 annually to purchase trees with monies from the General Fund.

Attachments: [Application and all attachments for council](#)

[CAL FIRE UCF GRANT Resolution](#)

11. [17-0412](#) SUBJECT: Adopt Resolution No. _____ and Resolution No. _____ related to the City Manager's Salary Range and Employment Agreement

Recommendation for Action: Staff recommends that the City Council:

1. Adopt Resolution No. _____, approving a modified salary range for the City Manager position; and
2. Adopt Resolution No. _____, approving the City Manager's Employment Agreement.

Attachments: [City Manager Salary Reso](#)

[City Manager Employment Agreement Reso](#)

[Paul Navazio Employment Agreement](#)

12. [17-0397](#) SUBJECT: Community Services Department Quarterly Status Report for the period of January 2017 through March 2017

Recommendation for Action: Staff recommends that the City Council accept the Community Service's Department's Quarterly Status Report.

Attachments: [3rd Quarter 17](#)

13. [17-0400](#) SUBJECT: Report on Use of Volunteers for City Programs and Projects During 2017

Recommendation for Action: Staff recommends that the City Council receive a report on the use of volunteers for City programs and projects during 2016.

14. [17-0407](#) SUBJECT: Appointment of Parks and Recreation Commissioners

Recommendation for Action: Staff recommends that the City Council:

- 1) Appoint two new members to the Parks and Recreation Commission, and
- 2) Designate a third applicant to serve as 1st Alternate should a future vacancy occur during the current commission term.

Attachments: [PRC Application - Rashid Ali](#)
[PRC Application - Erik Foraker](#)
[PRC Application - Sanjit Singh](#)

I. PUBLIC HEARINGS

15. [17-0411](#) SUBJECT: Review and Provide Clarification for Staff to allow the Preparation of the Final Environmental Impact Report and Adoption of the 2035 General Plan and 2035 Climate Action Plan

Recommendation: That City Council take the following actions:

1. Receive a staff report;
2. Conduct a public hearing; and
3. Provide clarification and confirmation regarding preliminary actions taken on April 4, 2017, and provide final direction to staff to allow preparation of final approval documents.

Attachments: [A - Council Motions from April 4, 2017](#)
[B - Staff Notes from April 4, 2017 Hearing](#)
[C - Written Correspondence from April 4, 2017 Hearing](#)
[D - Recommended Changes to the General Plan](#)
[E - Updated Farmland Map 7-4](#)
[F - Updated Land Use Map with SP-1C shown as Urban](#)

J. REPORTS OF THE CITY MANAGER

16. [17-0395](#) SUBJECT: Report and Recommendation of the Community Choice Energy Technical Advisory Committee

Recommendation for Action: Staff recommends that the City Council:
(1) receive a presentation on the report and recommendation of the Community Choice Energy (CCE) Technical Advisory Committee, and
(2) provide input to staff regarding next steps.

Attachments: [Report to Council - Participation of Woodland in a CCE Program with attachmer](#)

17. [17-0388](#) SUBJECT: First Reading of Ordinance No. _____, Amending Chapter 14C of the Woodland Municipal Code related to Weed Abatement

Recommendation for Action: Staff recommends that the City Council approve the first reading of Ordinance No. _____, amending Chapter

14C of the Woodland Municipal Code Ordinance related to weed abatement.

Attachments: [Attachment - Ch 14C Weed Abatement Revision 2017-04-18](#)

[Attachment - Weed Abatement Ordinance 2017-04-18](#)

[Attachment - Notice Letter to Parcel Owners 2017-04-18](#)

18. [17-0408](#) SUBJECT: Approval of the Measure E Spending Plan

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the updated Measure E Spending Plan.

Attachments: [MSE Spending Plan Resolution 2017](#)

[2017 Measure E Spending Plan](#)

K. **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 April 18, 2017 was posted on April 14, 2017 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

Jennifer Robinson, Deputy City Clerk

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

Legislation Details (With Text)

File #: 17-0404 **Version:** 1 **Name:**
Type: Report of the City Manager **Status:** Agenda Ready
File created: 4/13/2017 **In control:** City Council
On agenda: 4/18/2017 **Final action:**
Title: SUBJECT: Long Range Calendar

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

Sponsors:

Indexes:

Code sections:

Attachments: [Council Long Range Calendar](#)

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

DATE: April 18, 2017

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: Jennifer Robinson, Deputy City Clerk



Paul Navazio, City Manager

Attachment

UPDATED COUNCIL LONG RANGE CALENDAR

MAY 4th (Thursday)

SPECIAL MEETING

Minutes

City Council Meeting Minutes for March 21, April 4, 2017 and April 18, 2017

Consent

Waste Management rate adjustment request for C&D and wood waste disposal

Buchignani Field Lease Agreement – Draft 17-0381

Approval of Ordinance for Community Choice Energy (CCE) (tentative)

Regular Calendar

Yolo State Groundwater Management Act - Council Resolution

Measure J and F discussion

MAY 16th

REGULAR MEETING

Presentation

Parking Management Plan

Open Gov – Budget Transparency Tool

Street / Road Maintenance Program Overview

Consent Calendar

Second Reading Amending Weed Abatement Ordinance

Adopt resolution establish the Yolo County Tourism Business Improvement District (YCTBID)

Final Acceptance and NOC Recycled Water Project, CIP #16-01

Approve Well Transfer Agreement - Well #13 – Woodside Park to YCFCWC District

Contract Award 2017 Road Maintenance Project

Public Hearing

General Plan Adoption (Continued)

Regular

Proposition 64 – Cannabis Regulations; Council Sub-Committee update and work plan

Proposed FY2017/18 & FY2018/19 Budget

Minutes

City Council Meeting Minutes for May 4, 2017 and May 16, 2017

Public Hearing

Public Art Ordinance

Accessory Dwelling Unit Zoning Ord update to comply w/new State

FUTURE TOPICS / STUDY SESSIONS (TBD):

Affordable Housing Workshop– Part II

Habitat Conservation JPA

Hiddleston Pool Demolition Contract

1.

Legislation Details (With Text)

File #: 17-0350 Version: 1 Name:
Type: Minutes Status: Agenda Ready
File created: 3/15/2017 In control: City Council
On agenda: 4/18/2017 Final action:
Title: 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 March 7, 2017.

Sponsors:

Indexes:

Code sections:

Attachments: [03_07_2017 DRAFT FOR APPROVAL](#)

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

DATE: April 18, 2017

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 March 7, 2017.

Staff Contact

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

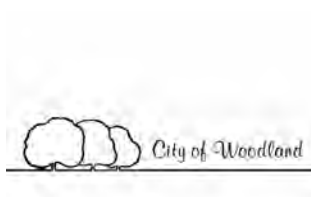


Paul Navazio, City Manager

Attachments

City of Woodland

*City Hall
300 First Street
Woodland, CA 95695*



Meeting Minutes - Draft

Tuesday, March 7, 2017

6:00 PM

Council Chambers

City Council

**CITY COUNCIL
CLOSED SESSION
5:30PM**

A. CALL TO ORDER

B. CLOSED SESSION

B.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS,

Pursuant to Section 54956.8

PROPERTY: Approximately 4.7 acres of land located at 1585 East Gibson Road, Woodland, CA 95776, known generally as the District's former Willow Spring School site

AGENCY NEGOTIATOR: City Manager, Community Development Director and City Attorney

NEGOTIATING PARTIES: Woodland Joint Unified School District (WJUSD)

UNDER NEGOTIATIONS: Price and Terms of Payment

**JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY
MARCH 7, 2017
6:00 P.M.**

A. CALL TO ORDER

B. ROLL CALL

Present: 5 - Mayor Angel Barajas, Mayor Pro Tem Enrique Fernandez, Council Member Marlin Davies, Council Member Xochitl Rodriguez and Council Member Tom Stallard

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Zach Nielsen, Mayor of Cardinal City, Woodland Christian School.

D. COMMUNICATIONS-PUBLIC COMMENT

James Vorhees spoke regarding traffic concerns on Pendegast and Fifth Streets and to let council know that he is pro rate hike.

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

Verbal updates provided by Council Members/Staff.

[17-0330](#)

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. [17-16](#) SUBJECT: Historical Preservation Commission Annual Report and 2017-2018 Work Program

Recommendation for Action: Staff recommends that the City Council receive the Historical Preservation Commission Annual Update and approve the Commission's 2017-2018 Work Program

Received the Historical Preservation Commission Annual Update from Christine Casey and approved the Commission's 2017-2018 Work Program.

G. PRESENTATIONS

H. CONSENT CALENDAR

2. [17-11](#) SUBJECT: Lease Purchase of two (2) Replacement Vac-Con Trucks for the Public Works Department

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute a lease purchase agreement for of two (2) replacement Vac-Con Trucks for the Public Works Department from National Cooperative Leasing for a total amount not to exceed \$1,011,940.70 over a 7-year term.

Adopted Resolution No. 6790, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE LEASE PURCHASE OF TWO REPLACEMENT VAC-CON TRUCKS.

3. [17-17](#) SUBJECT: Award Construction Contract for the 2017 Water and Sewer Repair and Replacement Project, CIP #15-22

Recommendation for Action:

Staff recommends that the City Council adopt Resolution No. _____ to:

1. Award a construction contract in the amount of \$2,590,810 to Civil Engineering Construction, Inc. for CIP 15-22, 2017 Water and Sewer Repair and Replacement Project and authorize a contract contingency of up to 10% (\$259,810); and
2. Approve a consultant agreement for construction management and inspection services with Psomas in an amount up to \$343,975 and authorize a contingency of up to 10% (\$34,398); and
3. Approve the reallocation of \$2,850,000 of Water Enterprise Funds from Water System Leak Detection, Maintenance & Repair, CIP 09-

23, to the 2017 Water and Sewer Repair and Replacement Project, CIP 15-22; and

4. Approve the reallocation of \$500,000 of Sewer Enterprise Funds from Replacement of Orangeberg Sewer Laterals, CIP 14-03, to the 2017 Water and Sewer Repair and Replacement Project, CIP 15-22.

Adopted Resolution No. 6791, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A CONSTRUCTION CONTRACT WITH CIVIL ENGINEERING CONSTRUCTION, INC. IN THE AMOUNT OF \$2,590,810 FOR CIP 15-22, THE 2017 WATER AND SEWER REPAIR AND REPLACEMENT PROJECT.

6. [17-0321](#)

SUBJECT: Approval of Funding Increases for FY 2016/17 Community Development Block Grant Projects

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the following funding increases for FY 2016/17 Community Development Block projects: \$8,750 for the Woodland Host Lions - Scouting Associates' Boy Scout Cabin ADA Ramp and \$35,000 for the City of Woodland's ADA Accessibility Project.

Council Member Rodriguez pulled Item No. 4 from the Consent Calendar for further discussion.

Council Member Davies pulled Item No. 5 from the Consent Calendar for further discussion.

Adopted Resolution No. 6794, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING \$43,750 IN FUNDING INCREASES FOR TWO PROJECTS FUNDED THROUGH THE FISCAL YEAR 2016/17 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.

On a motion by Council Member Stallard, seconded by Council Member Rodriguez and carried unanimously, Council Members approved Consent Calendar Items No. 2 through 6, minus Item No. 4 and 5.

Ayes: 5 - Mayor Barajas, Mayor Pro Tem Fernandez, Council Member Davies, Council Member Rodriguez and Council Member Stallard

4. [17-0319](#)

SUBJECT: Second Amendment to the Lease Agreement with Elizabeth Restaurant for Operation of the Woodland Sports Park Concession Stand

Recommendation for Action: Staff recommends that the City Council authorize the City Manager to execute the Second Amendment to Lease Agreement between the City of Woodland and Elizabeth Restaurant for the operation of the Woodland Sports Park concession stand.

This item was pulled from the Consent Calendar by Council Member Rodriguez for discussion. Council Member Rodriguez made a motion to extend the term of the lease by one-year to April 30, 2018. At that time the applicant can re-apply or come back to Council for an extension. This motion also allows for

staff to re-write the lease amendment to reflect these changes.

On a motion by Council Member Rodriguez, seconded by Council Member Stallard and carried unanimously, Council Members adopted Resolution No. 6792, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE A SECOND AMENDMENT TO THE LEASE AGREEMENT WITH ELIZABETH RESTAURANT FOR OPERATION OF THE WOODLAND SPORTS PARK CONCESSION STAND.

AYES: 5 - Council Member Davies, Fernandez, Rodriguez, Stallard and Mayor Barajas

5. [17-0312](#)

SUBJECT: Spring Lake Park N1 Project (Phase 1), CIP 17-10; Award Construction Contract

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, to (1) award the construction contract to Procida Landscaping, Inc. in the amount of \$448,731.96 for the base bid plus additive alternate 3 for the Spring Lake N1 Project CIP 17-10 and authorize a contingency not to exceed \$22,437. And (2) Appropriate \$95,000 of additional Parks SLIF Funds to the Project.

This item was pulled from the Consent Calendar by Council Member Davies for discussion regarding the difference between mounds and berms.

After discussion and clarification, a motion was made by Council Member Davies, seconded by Council Member Fernandez and carried unanimously.

Council Members adopted Resolution No. 6793, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A CONSTRUCTION CONTRACT, FOR THE SPRING LAKE N1 PARK PROJECT, CIP 17-10.

AYES: 5 - Council Member Davies, Fernandez, Rodriguez, Stallard and Mayor Barajas

I. PUBLIC HEARINGS

7. [17-0322](#)

SUBJECT: Public Hearing - Proposed Water Rate Increase

Recommendation for Action: Staff recommends that the City Council:

- 1) Conduct a public hearing and,
- 2) Upon close of the public hearing, tally the protest ballots, and
- 3) If the City does not receive a majority protest (7,837 protests), adopt the proposed "Urgency Ordinance of the City Council of Woodland, California, to take Effect Immediately, to Increase Rates for Water Service and to Adopt a Drought Charge," to be effective immediately with increased water rates as of April 1, 2017, and
- 4) Introduce and waive the first reading of Ordinance No. _____, "Ordinance of the City Council of Woodland, California, to Increase Rates for Water Service and to Adopt a Drought Charge."

At 8:47PM on a motion by Council Member Davies, seconded by Council Member Stallard and carried unanimously Council Members agreed to extend the Council meeting to 9:30PM.

Council Members held a public hearing regarding proposed water rate increase. At the close of the public hearing, the total number of protest letters that were received was 843. Of those 843 protest letters, 498 had been verified and 345 had not been verified. The total number of protest letters needed were 7,837.

A motion was made by Council Member Rodriguez to delay the implementation of the water rates until the next Council meeting and to provide other options, and a response regarding the State Water Resources Board on extending the loan and obtain the number of residents utilizing the Utility Assistance Program.

A substitute motion was made by Council Member Stallard to approve the first two years of the increase without the drought surcharge. This motion failed due to lack of a second.

On a motion by Council Member Rodriguez, seconded by Council Member Davies and carried on a 3-2 vote, Council Members voted to delay the implementation of the water rates until the next Council meeting; to provide Council Members with other options; obtain a response from the State Water Resources Board on extending the loan and obtain the number of residents utilizing the Utility Assistance Program.

AYES: 3 - Council Member Davies, Council Member Rodriguez and Mayor Barajas

NOES: 2 - Council Member Fernandez and Council Member Stallard

J. REPORTS OF THE CITY MANAGER

8. [17-0323](#) SUBJECT: Reauthorization of Public Education and Government Fee on State Cable Franchisees

Recommendation for Action: Staff recommends that the City Council:

- 1.) Introduce Ordinance No. _____, an Ordinance of the City Council of the City of Woodland Amending Section 8A.650 of the Woodland Municipal Code Reauthorizing the Public Educational and Government Fee on State Cable Franchisees Operating within the City; and
- 2.) Adopt Ordinance No. _____, an Urgency Ordinance of the City Council of the City of Woodland Amending Section 8A.650 of the Woodland Municipal Code Reauthorizing the Public Educational and Governmental Fee on State Cable Franchisees Operating within the City.

On a motion by Council Member Stallard, seconded by Council Member Davies and carried unanimously, Council Members introduced an Ordinance amending Section 8A.650 of the Woodland Municipal Code reauthorizing the Public Educational and Government Fee on State Cable Franchisees Operating within the City and adopted Ordinance No. 1611, AN URGENCY ORDINANCE

OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING SECTION 8A.650 OF THE WOODLAND MUNICIPAL CODE REAUTHORIZING THE PUBLIC EDUCATIONAL AND GOVERNMENT FEE ON STATE CABLE FRANCHISEES OPERATING WITHIN THE CITY.

Ayes: 5 - Mayor Barajas, Mayor Pro Tem Fernandez, Council Member Davies, Council Member Rodriguez and Council Member Stallard

9. [17-0318](#)

SUBJECT: Update on the Sustainable Groundwater Management Act and the Formation of the Yolo Subbasin Groundwater Authority

Recommended Action: Staff recommends that the City Council: 1) receive an update on current formation of the Yolo Subbasin Groundwater Authority and 2) provide direction to staff, as needed, to inform next steps.

On a motion by Council Member Stallard, seconded by Council Member Rodriguez and carried unanimously, Council Members tabled the Update on the Sustainable Groundwater Management Act and the Formation of the Yolo Subbasin Groundwater Authority to the March 21st Council Meeting.

Ayes: 5 - Mayor Barajas, Mayor Pro Tem Fernandez, Council Member Davies, Council Member Rodriguez and Council Member Stallard

K. ADJOURNED AT 9:30PM.

Respectfully submitted,

**Ana B. Gonzalez
City Clerk**



2.

Legislation Details (With Text)

File #: 17-0364 Version: 1 Name:
Type: Minutes Status: Agenda Ready
File created: 3/17/2017 In control: City Council
On agenda: 4/18/2017 Final action:
Title: SUBJECT: Commission on Aging Meeting Minutes for February 16, 2017

Recommendation for Action: Staff recommends that the City Council receive the February 16, 2017 Commission on Aging Minutes that were approved on March 16, 2017.

Sponsors:

Indexes:

Code sections:

Attachments: [2162017 Minutes](#)

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

DATE: April 18, 2017

SUBJECT: Commission on Aging Meeting Minutes for February 16, 2017

Recommendation for Action: Staff recommends that the City Council receive the February 16, 2017 Commission on Aging Minutes that were approved on March 16, 2017.

Staff Contact

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

Conclusion

Staff recommends that the City Council receive the February 16, 2017 Commission on Aging Minutes that were approved on March 16, 2017.

Prepared by: Dallas Tringali, Community Services Program Manager

Reviewed by: Christine Engel, Community Services 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

Attachments: February 16, 2017 Commission on Aging Meeting Minutes



Commission on Aging

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

Regular Meeting Minutes

February 16, 2017

Call to Order

Meeting convened at 3:03 p.m. at the Community & Senior Center, 2001 East Street, Woodland, California; Chair Campbell presiding.

Roll Call

Commissioners Present: Campbell, Wheeler, Parker, Overholt

Absent

Staff: Engel, Tringali, Haynie

Pledge of Allegiance

Consent Item

November 17, 2016 Minutes

Commissioner Parker made the motion to accept the January 16, 2017 minutes with changes; Commissioner Wheeler seconded the motion. 4/0

Communication-Commission/Staff Statements and Requests

Chair Campbell read the City Code covering the COA, reviewing the absent requests.

New Business

Consider Commissioner Requests for Excused Absences for Future Meetings

No requests for excused absences.

Regular Calendar

Work Plan

Commission tabled Work Plan update until new commissioner Terry Kelley is present. Chair Campbell discussed the Apartment List update that the Commission will provide to staff.

Annual Report to Council

Report to Council at May 16, 2017 Council Meeting. Commissioner Overholt and Chair Campbell will update the presentation. During the Council Meeting COA will receive the Proclamation for May as Older American Month.

Speaker Series

Tringali reported that Citizens Who Care program provides one-on-one support for area seniors in times of struggle. Citizens Who Care is recruiting volunteers 55 and older to be screened and trained for this program. This training session takes place on four consecutive Tuesdays at 3:00 p.m.

Handicap parking at front of WC&SC

Chair Campbell continues to discuss the handicap parking at the Woodland Community & Senior Center with Council members. Chair Campbell requested to be informed if a Committee was assigned to look into the handicap parking at the WC&SC.



Commission on Aging

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

Senior Resource Fair May 25, 2017

Tringali stated that 24 vendors have confirmed attendance to the Senior Resource Fair. Eight of the vendors would like to do a presentation. Commission will finalize the presentations for the Resource Fair for the April 15, 2017 press release deadline.

Report of the Staff

Senior Center Report

Tringali reviewed "Alive Inside" Documentary presented by Yolo Hospice on March 24, 1-3 p.m. Alive Inside explores the relationship between music and memory loss. Tringali reminded the COA that March 3, 2017 was the Senior Art Show, the 10th birthday of the Woodland Community & Senior Center and ReXpo, 4-7 p.m.

Facility Update, Senior Issues

Tringali updated the Commission on the sewer issues in the south side public restrooms.

Public Comment-None

Business Items for Next Meeting

Minutes

Consider Commissioner Requests for Excused Absences from Future Meetings

2017 Work Plan

Speaker Series

Handicap parking

Senior Resources Fair May 25, 2017

Senior Center Report

Facilities update

Next Meeting Date March 16, 2017

Adjourn

Commissioner Parker made the motion to adjourn the meeting at 3:36 p.m., Commissioner Wheeler seconded the motion, and motion carried 3/0.

Respectfully submitted,

Cathy Haynie, Administrative Supervisor
Community Services Department

Legislation Details (With Text)

3.

File #: 17-0383 Version: 1 Name:
Type: Minutes Status: Agenda Ready
File created: 3/30/2017 In control: City Council
On agenda: 4/18/2017 Final action:
Title: SUBJECT: Planning Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the minutes of the Planning Commission meeting of January 19, 2017

Sponsors:

Indexes:

Code sections:

Attachments: [A - January 19, 2017 Meeting Minutes](#)

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

DATE: April 18, 2017

SUBJECT: Planning Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the minutes of the Planning Commission meeting of January 19, 2017

Staff Contact

Debbie Flemmer, Administrative Clerk, Community Development Department



Paul Navazio, City Manager

ATTACHMENT:

Attachment A - January 19, 2017 Meeting Minutes



City of Woodland

Meeting Minutes - Final

Planning Commission

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

Thursday, January 19, 2017

6:30 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:31 p.m.

Staff present:

Stephen Coyle, Deputy Director

Cindy Norris, Principal Planner

B. Roll Call

Present 6:

*Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris,
Commissioner Marco Lizarra, Commissioner Fred Lopez and Commissioner Elodia
Ortega-Lampkin*

Absent 1:

Commissioner John Murphy

C. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

F. Communications from the Public

G. Approval of Minutes

[16-865](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of October 27, 2016 and November 17, 2016.

Attachments:

[A - October 27, 2016 Meeting Minutes](#)

[B - November 17, 2016 Meeting Minutes](#)

A motion was made by Commissioner Harris and seconded by Commissioner

Lizarraga to approve the Planning Commission Meeting minutes of October 27, 2017.

The motion was carried by the following vote:

Ayes: Vice Chairman Holt and Commissioners Harris, Lizarraga, Lopez and Ortega-Lampkin

Abstention: Chairman Wells

A motion was made by Commissioner Lizarraga and seconded by Vice Chairman Holt to approve the Planning Commission Meeting minutes of November 17, 2016.

The motion was carried by the following vote:

Ayes: Vice Chairman Holt and Commissioners Harris, Lizarraga, Lopez and Ortega-Lampkin

Abstention: Chairman Wells

H. Public Hearing

I. Business Items

[17-104](#)

SUBJECT: Election of Officers for Chair and Vice-Chair of the Planning Commission

DATE: January 19, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Hold Elections; and
2. Vote and select among current membership, the appointments of Chair and Vice-Chair of the Planning Commission

Attachments: [A - Planning Commission Rules and Regulations excerpt.pdf](#)

- *Kirby Wells was nominated to continue serving as Chair of the Commission through September 7, 2017. No other nominations were received. Commissioner Wells was elected to Chair by a majority vote (6-0 with 1 commissioner absent)*
Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lizarraga, Lopez and Ortega-Lampkin
- *Chris Holt was nominated to continue serving as Vice-Chair of the Commission through September 7, 2017. No other nominations were received. Commissioner Holt was elected to Vice Chair by majority vote (6-0 with 1 commissioner absent)*
Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lizarraga, Lopez and Ortega-Lampkin
- *Appointments to Planning Commission Subcommittees:*
 - o *General Plan Subcommittee (no appointments)*
 - o *Zoning Subcommittee – Vice Chairman Holt, Commissioners Lizarraga and Lopez*
 - o *Public Art Ad-Hock Subcommittee – Chairman Wells, Commissioners Lopez and Murphy*
 - o *Marijuana Ordinance Subcommittee – Commissioners Lizarraga, Lopez and Harris*
 - o *Design Liaison - Chairman Holt*

[17-129](#)

SUBJECT: Initial Review of the Proposed Work Plan to Amend the Downtown Specific Plan

DATE: January 19, 2017

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Receive a staff report that provides an initial review concerning the proposed update to the Downtown Specific Plan, and
2. Provide comments and input to help inform the work program and project process

Attachments: [1 - Diagram of the Proposed Amended Chapters to the Downtown Specific Plan](#)
[2 - An Introduction to Form Based Codes](#)

A presentation was provided by Deputy Director Stephen Coyle and public comments were accepted.

[17-126](#)

SUBJECT: Long Range Calendar

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

Attachments: [PLANNING COMMISSION LONG RANGE CALENDAR 1.12.17](#)

Cindy Norris provided information.

J. Staff or Commissioner Comments

K. Adjournment

Meeting was adjourned at 7:37 p.m.

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

4.

Legislation Details (With Text)

File #: 17-0385 Version: 1 Name:

Type: Minutes Status: Agenda Ready

File created: 3/30/2017 In control: City Council

On agenda: 4/18/2017 Final action:

Title: SUBJECT: Parks & Recreation Commission Meeting Minutes for January 23 and February 27, 2017

Recommendation for Action: Staff recommends that the City Council receive the January 23 and February 27, 2017 Parks & Recreation Commission Minutes that were approved on March 27, 2017.

Sponsors:

Indexes:

Code sections:

Attachments: [1232017 Minutes](#)
[22717 Minutes](#)

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

DATE: April 18, 2017

SUBJECT: Parks & Recreation Commission Meeting Minutes for January 23 and February 27, 2017

Recommendation for Action: Staff recommends that the City Council receive the January 23 and February 27, 2017 Parks & Recreation Commission Minutes that were approved on March 27, 2017.

Staff Contact

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

Conclusion

Staff recommends that the City Council receive the January 23 and February 27, 2017 Parks & Recreation Commission Minutes that were approved on March 27, 2017.

Prepared by: Kris Bain, Community Services Program 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: January 23 and February 27, 2017 P&R Commission meeting minutes

Parks & Recreation Commission Minutes

Monday, January 23, 2017

City Hall – 300 First Street – Council Chambers

Call to Order

The Parks & Recreation Commission meeting was called to order by Chair Jesse Salinas at 6:30 p.m. on Monday, January 23, 2017 in the Council Chambers at City Hall.

Pledge of Allegiance

Roll Call

Commission Members Present:

Commissioner Carla White-Snyder
Chair Jesse Salinas
Commissioner Leigh Ann Hartman
Vice Chair Jon-Paul Valcarengi
Commissioner Romero
Commissioner Miller

Commission Member Absent:

Staff Present:

CSD Director Engel
CSD Analyst Halcon
CSD Manager Bain
CSD Superintendent Schroeder

Public Comment

Bruce Jacks voiced his concerns with gophers in City parks.

James Voorhees encouraged Commissioners to consider recommendation for naming of park.

Communication-Commission/Staff Statements and Requests

Commissioner Miller thanked staff for the removal of the rotted wood in the workout stations at Woodside Park and if there was a plan to replace the stations. Engel responded not at this time.

Presentation

Ken Trott presented the annual report for the Woodland Tree Foundation.

Sacramento Junior Tennis Fund presented the City of Woodland with a check for \$1,800.

Committee Reports

Facilities Committee

Commissioner Romero requested to extend the park naming deadline. Commissioner Salinas would like to find gender balance in park naming, encourage more community input of recommendations. Remove Commissioner Miller from the Finance Committee.

Consent Calendar

October 24, 2016 Minutes

Action:

Romero/Miller seconded to approve October 24, 2016 minutes.

Motion carried by the following roll call vote:

Ayes: Salinas, White-Snyder, Hartman, Valcarenghi, Romero, Miller

Noes: none

Other Business

Consider Commissioner Requests for Excused Absences from Future Meetings

Commissioner Hartman requested off for the February 27th. Commissioner Miller requested off for the June 26th meeting.

Action:

Commissioner Romero/Commissioner Miller seconded to excuse the requested meeting absences.

Motion carried by the following roll call vote:

Ayes: Salinas, White-Snyder, Hartman, Valcarenghi, Romero, Miller

Noes: none

Approve Legacy Grove Proposal

Action:

Commissioner White-Snyder/Commissioner Valcarenghi seconded to approve the Legacy Grove Proposal.

Motion carried by the following roll call vote:

Ayes: Salinas, White-Snyder, Hartman, Valcarenghi, Romero, Miller

Noes: none

Approve Arbor Day Celebration on March 18, 2017

Action:

Commissioner Valcarenghi/Commissioner Miller seconded to approve the Arbor Day Celebration.

Motion carried by the following roll call vote:

Ayes: Salinas, White-Snyder, Hartman, Valcarenghi, Romero, Miller

Noes: none

Staff Reports

Community Services Report

Staff reported to the commission of the upcoming public meetings, Aquatic Feasibility Public Meeting on February 1 at 6 pm and the Hiddleson Pool and Park conversion meeting on February 8 at 6 pm. Engel updated

the commission that the City continues to explore options for the boxing program and finding the best solution for all parties. Staff has submitted a concept proposal for a Cal Fire Grant for the preparation of an urban forest management plan and planting 1,200 trees over the next three years. Engel reported at City Council meeting on January 17, 2017, the council awarded the construction contract for Rick Gonzalez Park and approved the plans and will move forward for bid for the "N1" park. Schroeder reviewed the accomplishments of the work at Ferns Park with funds provided by the John & Eunice Davidson Fund: drinking foundations repaired the poured in place rubber removed and replaced with wood fiber, the play structure painted and two new play features. Engel noted that Ferns Park is also the pilot program for a P.O.P. (Problem Oriented Policing) program to improve the safety at the park. The Dog Park had engineered wood fiber replace the mud and there have been no complaints from the public. Bain provided an update about the Martin Luther King Jr. event held on January 16 and reminded the commissioners about the upcoming ReXpo on March 3.

Action: Received

Next Meeting February 27, 2017

Adjourn 8:17 p.m.

Action: White-Snyder/ **Romero** seconded to adjourn the meeting.

Motion carried by the following roll call vote:

Ayes: Salinas, White-Snyder, Hartman, Valcarengi, Romero, Miller

Noes: none

Parks & Recreation Commission Minutes

Monday, February 27, 2017

City Hall – 300 First Street – Council Chambers

Call to Order

The Parks & Recreation Commission meeting was called to order by Chair Jesse Salinas at 6:30 p.m. on Monday, February 27, 2017 in the Council Chambers at City Hall.

Pledge of Allegiance

Roll Call

Commission Members Present:

Commissioner Carla White-Snyder
Chair Jesse Salinas
Vice Chair Jon-Paul Valcarenghi
Commissioner Joe Romero
Commissioner Stephanie Miller

Commission Member Absent:

Commissioner Leigh Ann Hartman

Staff Present:

CSD Director Engel
CSD Analyst Halcon
CSD Manager Bain
CSD Superintendent Schroeder
CSD Administrative Supervisor Haynie

Public Comment

Carolina Reyes, COW Youth Committee member invited Commissioners to attend and assist with the March 16, 2017, 5-7 p.m. mock interview process for the committee.

Elaine Mc Cain addressed the Commission, representing her husband Floyd Mc Cain, President of the Woodland Tennis Club. Requested an update, since it has been nine months since the Commission had received the Tennis Complex proposal from the Committee. Commissioner Miller responded that none of the additional information requested have been provided. Art Williams asked what information was still needed. Engel responded that operational expenses, revenues, and cost of the facility were the items requested.

Communication-Commission/Staff Statements and Requests

None.

New Business

Aquatics Feasibility Study Concept Options

Brent Meyer, City Engineer stated that staff would like to receive input from the Commission on the draft concepts that were presented to the public on February 1, 2017. Additionally, staff would like to receive the Commission's input on the pros and cons of each of the aquatic complex sites included in the study. The cost for any of the three options could vary dependent of the site chosen and the additional cost for the site.

Option 1

All Commissioners agree that they would like Option 1 eliminated.

Option 2

All Commissioners agree that this option is the best for the Community. Would like additional lanes for lap swim, and shade structure. The zero entrance pool is great for families and the disabled. The ability to close of part of the site when not in use was a positive. The Commissioners like that this option requires the least amount of City subsidy. Commissioners questioned the need for classroom and staff offices. Would like the pool deeper to accommodate swim meets, water polo etc.

Option 3

All Commissioners feel that this option with one pool is not a good option.

Site Options

Woodland Sports Park

Pros

Commissioner Valcarengi stated that the site opens access to seniors "synergy"

Commissioner White-Snyder stated that this site enhances use of Woodland Community & Senior Center making it a well-rounded center. This site is closer to the center of town, highest cost recovery and better staff oversight of the facility.

Commissioner Miller felt the community would benefit. This site would create a hub, with the pool fully accessible, to the seniors.

Cons

Commissioner Salinas felt that non-community using the Sports Park could limit community access if the pool was located here.

Commissioner White-Snyder stated that the location could limit expansion.

Commission asked if another section at the Community Center would allow better expansion and parking.

Woodland Community College

Pros

Commissioner Valcarengi liked proximity to PHS.

Commissioner White-Snyder agreed with Commissioner Valcarengi.

Commissioner Miller stated that the location could benefit the college as well as PHS.

Cons

Commissioner Valcarengi stated that the parking location and accessibility to pool. Security concerns with the isolation of the pool at this site.

Commissioner White-Snyder needs better parking plan; 1/8 mile to parking is an issue.

Commissioner Miller was also concerned about parking.

Commissioner Romero asked if a back entrance could be created at this site, on WJUSD's property or purchasing the property on the south side of PHS from WJUSD. Commissioner Salinas requested a fourth site option, the

Woodland Joint Unified School Districts property on the south side of Pioneer High School (Pioneer and Farmer Central), which has better access and room for parking.

Spring Lake

Pros

Commissioner Valcarenghi access is good, crossing one main road, Gibson.

Cons

Commissioner Salinas stated that parking could be an issue in the future.

Commissioner White-Snyder felt that the access only benefited residents of Spring Lake, traffic issues for non-Spring Lake residents.

Committee Reports

Facilities Committee

None at this time.

Consent Calendar

January 23, 2017 Minutes

Action:

Romero/White-Snyder seconded to approve January 23, 2017 minutes.

Motion carried by the following roll call vote:

Ayes: Salinas, White-Snyder, Valcarenghi, Romero, Miller

Noes: none

Other Business

Consider Commissioner Requests for Excused Absences from Future Meetings

No requests for absence received at this meeting.

Action:

Staff Reports

Community Services Report

Bain reviewed the report highlighting the Summer Activity Guide, Adult Sports, and Bridal Fair with 60 vendors. Bain invited the Commission to attend ReXpo on Friday, March 3, 2017. Commissioner Romero asked about the Boxing program. Engel responded that the Boxing program was moving into the Youth Center at the Woodland Community & Senior Center. Dance classes that were held in the Youth Center are being moved to the banquet room with rescheduling kept to a minimum. Staff met with U.C. Davis Boxing Coach, Halcon is comparison shopping for items needed, the kitchen island will be removed and mirrors installed. Commissioner Romero asked when the restrooms would be installed at City Park. Schroeder responded that the restrooms at Campbell and Everman Parks have street access to the sites where City Park will require a crane in the park. Staff will wait until the ground is dry enough to accommodate the crane. Commissioner Salinas stated that the guide is laid out great and asked about the gopher issue. Schroeder reported that the contractor has been addressing the gopher issue and communicated this to the resident who raised the concern.

Action: Received

Quarterly Report

Commissioner Romero thanked staff for their hard work and volunteering during the Oroville Dam evacuation to the Yolo Fair Grounds.

Action: Received

Next Meeting March 27, 2017**Adjourn 8:41 p.m.**

Action: Romero/ Miller seconded to adjourn the meeting.

Motion carried by the following roll call vote:

Ayes: Salinas, Valcarengi, White-Snyder, Romero, Miller

Noes: none

5.

Legislation Details (With Text)

File #: 17-0403 Version: 1 Name:
Type: Presentation Status: Agenda Ready
File created: 4/12/2017 In control: City Council
On agenda: 4/18/2017 Final action:
Title: SUBJECT: Proclaim May 4, 2017 as BIG Day of Giving

Recommendation for Action: Staff recommends that the City Council adopt a Proclamation proclaiming May 4, 2017 as BIG Day of Giving.

Sponsors:

Indexes:

Code sections:

Attachments: [Big Day of Giving 2017](#)

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

DATE: April 18, 2017

SUBJECT: Proclaim May 4, 2017 as BIG Day of Giving

Recommendation for Action: Staff recommends that the City Council adopt a Proclamation proclaiming May 4, 2017 as BIG Day of Giving.

Staff Contact

Jennifer Robinson, Deputy City Clerk - 530-661-5800, jennifer.robinson@cityofwoodland.org

Discussion

May 4th, 2017 is the BIG Day of Giving in our region, a 24-hour giving challenge starting at midnight and ending at 11:59pm on May 4th.

BIG Day of Giving is led by a partnership of the region's premier community foundations: Sacramento Region Community Foundation, Placer Community Foundation, and Yolo Community Foundation. These foundations play a leading role in promoting and advancing philanthropy and giving.

Meg Stallard, President of Yolo Community Foundation will be at the meeting to receive the proclamation.

Prepared by: Jennifer Robinson, Deputy City Clerk

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:

BIG Day of Giving Proclamation

CITY OF WOODLAND

BIG DAY OF GIVING PROCLAMATION

WHEREAS, May 4th, 2017 is the BIG Day of Giving in our region; and

WHEREAS, the BIG Day of Giving, a 24-hour giving challenge starting at midnight and ending at 11:59pm on May 4th, aims to raise millions in unrestricted funds for 600 nonprofits across the region and engage more than 30,000 donors; and

WHEREAS, the BIG Day of Giving is led by the Sacramento Region Community Foundation; and

WHEREAS, the Yolo Community Foundation is playing a leading role in promoting and advancing philanthropy and giving in the region and is working with the 79 nonprofits in Yolo County that are participating in the Big Day of Giving; and

WHEREAS, the BIG Day of Giving participating nonprofits must successfully complete a rigorous and transparent process of creating a profile on the GivingEdge, the region's first philanthropic database, sharing information about finances, governance, programs, management, and specific needs in order to be eligible to participate;

WHEREAS, the BIG Day of Giving's participating nonprofits are a large economic engine that offer opportunities for giving, volunteerism, and community involvement that enhance community life and make our region a better place to live;

WHEREAS, the BIG Day of Giving has enlisted many outreach and business partners to act as ambassadors to help publicize the event and encourage the community-at-large to give;

NOW, THEREFORE, BE IT HEREBY PROCLAIMED by the City of Woodland City Council of the County of Yolo, California, that May 4th, 2017 be recognized as the BIG Day of Giving.

Dated this 18th day of April, 2017

Angel Barajas, Mayor

Enrique Fernandez, Mayor Pro Tempore

Marlin H. "Skip" Davies, Council Member

Xochitl Rodriguez, Council Member

Tom Stallard, Council Member

Legislation Details (With Text)

6.

File #: 17-0406 Version: 1 Name:
Type: Presentation Status: Agenda Ready
File created: 4/13/2017 In control: City Council
On agenda: 4/18/2017 Final action:
Title: SUBJECT: Proclaim May 1-7, 2017 as Local Public Access Week

Recommendation for Action: Staff recommends that the City Council proclaim May 1-7, 2017 as Local Public Access Week.

Sponsors:

Indexes:

Code sections:

Attachments: [Local Public Access Week 2017](#)

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

DATE: April 18, 2017

SUBJECT: Proclaim May 1-7, 2017 as Local Public Access Week

Recommendation for Action: Staff recommends that the City Council proclaim May 1-7, 2017 as Local Public Access Week.

Staff Contact

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

Background

WAVE Channel 21 is Woodland's local public access TV station. Channel 21 is responsible for providing Woodland cable subscriber's the opportunity to view programming of local events (such as Caesar Chavez celebration in Heritage Plaza) and the annual holiday parade (broadcast live to over 27 cities). WAVE Channel 21 also documents and broadcasts community learning events, such as the 3-month long Commit2Fit Wellness Lecture Series at the library and Summer Reading programs, along with Storytime.

WAVE Channel 21 provides the opportunity for all the non-profits in the community to have a free on-air venue to publicize their organization and any community events they are sponsoring, through the Community Bulletin Board. They, along with the public safety agencies in Woodland, are also invited to air any video Public Service Announcements (PSAs) on Channel 21, such as the WPD Volunteer video.

WAVE Channel 21 re-broadcasts the WJUSD meetings to engage the parents and community in what is happening with our schools. WAVE also enables the community a forum to speak out about events and concerns they may have and we are currently working with the teens in five different schools to create an "anti-

bullying" video for broadcast over the air and on the internet.

Diana Dearmore along with the WAVE board and some sponsors and supporters will be present at the Council meeting to receive the proclamation.

Prepared by: Jennifer Robinson, City Clerk

A handwritten signature in cursive script, appearing to read "Paul Navazio".

Paul Navazio, City Manager

Attachment

**City of Woodland
Proclamation
Local Public Access Week, May 1 – 7, 2017**

- Whereas,** Woodland Access Visual Enterprises (WAVE) Channel 21 is recognized as our local public access station; and
- Whereas,** WAVE recognizes the importance of quality local community programming through their efforts to film and provide on-air viewing for community public events (such shows as Commit2Fit Wellness, Caesar Chavez Celebration, live broadcast of the Annual Holiday Parade); and
- Whereas,** WAVE understands the importance of keeping the community informed through such use of the on-air Community Bulletin Board and Public Service Announcements (PSAs) for local nonprofit and community service organizations, including local governmental items of interest (such as “Coffee with a Cop”, annual State of the City, League of Women Voter’s political forums);and
- Whereas,** WAVE supports the participation of local teens in getting involved to generate local programming for teens, about teens, and created by teens through a partnership with the WJUSD and the Woodland Public Library Teen Advisory Board, providing an opportunity for the local schools to come together in a central arena to produce timely and topical videos about bullying and other topics they wish to address in the community; and
- Whereas,** WAVE encourages collaborations with other community nonprofits providing an outlet for them to showcase their organization on-air and enables community members a way to provide program submissions, including travel shows, church services, scouting, tree planting; and
- Now, therefore, be it resolved that** the City of Woodland proclaims May 1 – 7, 2017, as Local Public Access week in Woodland, California and urges the citizens of Woodland to join with WAVE Channel 21 in supporting public access television and to thank WAVE Channel 21 for all they do to make our community better.

Dated: April 18, 2017

Angel Barajas, Mayor

Enrique Fernandez, Mayor Pro Tempore

Marlin H. “Skip” Davies, Council Member

Xochitl Rodriguez, Council Member

Tom Stallard, Council Member

Legislation Details (With Text)

7.

File #: 17-0405 Version: 1 Name:
Type: Presentation Status: Agenda Ready
File created: 4/13/2017 In control: City Council
On agenda: 4/18/2017 Final action:
Title: SUBJECT: Sacramento-Yolo Mosquito & Vector Control District Presentation

Recommendation for Action: Staff recommends that the City Council receive a presentation from Gary Goodman, District Manager for the Sacramento-Yolo Mosquito & Vector Control District to provide the latest update regarding mosquitoes, Zika virus, West Nile, invasive mosquito species, threats to public health and services offered by the Sacramento-Yolo Mosquito & Vector Control District.

Sponsors:

Indexes:

Code sections:

Attachments:

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

DATE: April 18, 2016

SUBJECT: Sacramento-Yolo Mosquito & Vector Control District Presentation

Recommendation for Action: Staff recommends that the City Council receive a presentation from Gary Goodman, District Manager for the Sacramento-Yolo Mosquito & Vector Control District to provide the latest update regarding mosquitoes, Zika virus, West Nile, invasive mosquito species, threats to public health and services offered by the Sacramento-Yolo Mosquito & Vector Control District.

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

Prepared by: Jennifer Robinson, Deputy City Clerk



Paul Navazio, City Manager

8.

Legislation Details (With Text)

File #: 17-0376 Version: 1 Name:

Type: Consent Item(s) Status: Agenda Ready

File created: 3/28/2017 In control: City Council

On agenda: 4/18/2017 Final action:

Title: SUBJECT: Approve Naming of the Spring Lake N1 Park as "Spring Lake Park"

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the naming of Spring Lake N1 Park as "Spring Lake Park".

Sponsors:

Indexes:

Code sections:

Attachments: [Parks Naming Resolution 0417](#)

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

DATE: April 18, 2017

SUBJECT: Approve Naming of the Spring Lake N1 Park as "Spring Lake Park"

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the naming of Spring Lake N1 Park as "Spring Lake Park".

Fiscal Impact

This action has no direct fiscal impact. Plaques and documenting identifying the park are included in the Spring Lake N1 Park project budget.

Staff Contact

Kris Bain, Community Services Program Manager, (530) 661-2002, krista.bain@cityofwoodland.org

Background*Spring Lake Park Planning*

The Spring Lake Specific Plan includes three neighborhood parks that are part of three sites that include (2) 8-acre of parks and (1) 10-acre park. The first neighborhood park was built in 2010 and is known as Jack Slaven Park. The Spring Lake neighborhood parks are funded through Park SLIF fees paid by the Spring Lake developers at the time of construction. Increased development activity triggered the planning for construction of the second neighborhood park, the 10-acre Rick Gonzales, Sr., Park which broke ground last month. The third park, Spring Lake Neighborhood N1 Park, which is located on Osborn Drive and Shellhammer Drive, will be constructed and requires a park name.

During its December 15, 2015 meeting the Council considered design plans as well as the purchase agreement for Spring Lake N1 and directed staff to move forward with designing Phase 1 which would construct 2 acres of the park. Construction of Phase 1 will occur with the build out of the Cal West neighborhood. The balance of the Park N-1 improvements will be subject to the timing of build out of remaining residential units in Spring Lake.

During the March 7, 2017 meeting, Council awarded the construction contract for Phase 1 improvements will include turf, walkways, irrigation, and tot lot play area. Construction of Phase 1 is scheduled to begin in late spring or early summer of 2017.

Park Naming

On July 5, 2016, the City Council reaffirmed the policy that identified a process for naming new parks and recreation facilities; the policy was originally approved on March 21, 1995. This process includes the Parks & Recreation Commission soliciting potential park names from the public and recommending a park name to the City Council.

Discussion

Between December 1, 2016 and January 3, 2017, the Parks & Recreation Commission solicited nominations for the naming of Spring Lake Park N1. Eight nominations were received. The facilities committee met and determined it would be best to extend the nomination period to broaden the list of possible names.

At the January 23, 2017 Parks & Recreation Commission meeting, the commission approved the extension of the nomination period to seek additional public input. Therefore, the nomination period was extended and began on January 27 through March 3. Twelve additional nominations were received. The Commission also considered the seven names received during the solicitation for names for Spring Lake Park N3 (now Rick Gonzales Sr., Park).

The facilities committee of the Parks & Recreation Commission met on March 8, 2017. The committee considered 27 names that were recommended and unanimously recommended that the park be named "Spring Lake Park".

The Parks & Recreation Commission approved an action to recommend the naming of the Spring Lake N1 Park as "Spring Lake Park" to the City Council during their meeting on March 27, 2017.

Recommended Action

Staff recommends that the City Council approve the name of the Spring Lake N1 Park as "Spring Lake Park".

Prepared by: Kris Bain, Community Services Program Manager

Reviewed by: Christine Engel, Community Services Director



Paul Navazio, City Manager

Attachment: Resolution

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF WOODLAND APPROVING THE NAMING OF SPRING LAKE PARK N1
AS SPRING LAKE PARK**

WHEREAS, on July 5, 2016 the City Council reaffirmed the policy for naming parks and recreation facilities that includes soliciting public input on potential park names;

WHEREAS the Spring Lake Specific Plan includes three neighborhood parks that are part of three sites that include (2) 8-acre of parks and (1) 10-acre park;

WHEREAS Spring Lake N1 Park is in a development stage requiring the park to be named;

WHEREAS with public input, the Parks & Recreation Commission considered twenty-seven alternatives for park names;

WHEREAS, the Parks & Recreation Commission unanimously approved the recommendation that Spring Lake N1 Park be named “Spring Lake Park”;

NOW, THEREFORE, BE IT RESOLVED, This City of Woodland City Council hereby names the future park site of Spring Lake N1 as “Spring Lake Park”.

PASSED AND ADOPTED on this 18th day of April, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Angel Barajas, Mayor

ATTEST:

Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

Kara K. Ueda, City Attorney

9.

Legislation Details (With Text)

File #: 17-0384 Version: 1 Name:
Type: Consent Item(s) Status: Agenda Ready
File created: 3/30/2017 In control: City Council
On agenda: 4/18/2017 Final action:
Title: SUBJECT: Fiscal Year 2016/17 Budget Amendments

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing amendments to the Fiscal Year 2016/17 Budget totaling \$737,433.

Sponsors:

Indexes:

Code sections:

Attachments: [Budget Resolution](#)

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

DATE: April 18, 2017

SUBJECT: Fiscal Year 2016/17 Budget Amendments

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing amendments to the Fiscal Year 2016/17 Budget totaling \$737,433.

Staff Contact

Evis Morales, Senior Management Analyst - (530) 661-5923, evis.morales@cityofwoodland.org

Fiscal Impact

The proposed action will authorize recommended additional budget appropriations of \$737,433 necessary in support of operational expenditure adjustments, across several city funds including the General Fund (\$438,827), Measure E (\$283,606), and the Spring Lake Administration Fund (\$15,000).

Discussion

Staff is requesting formal Council action for increased FY16/17 budget appropriations totaling \$737,433 summarized, by fund, as follows:

General Fund:

1. FLSA Court Ruling on Pay: Staff is requesting \$81,204 in additional budget to offset the cost of a payroll audit that has resulted in back-pay to current and past employees. Back-pay is a result of a court ruling that determined that medical-in-lieu payments should be factored when determining over-time pay.
2. Strike Team: This appropriation request of \$357,623 will be fully offset with revenue/reimbursements from Federal/State agencies and there will be no impact to the General Fund. The increase to budget will be used to address overages in staff-time and equipment replacement as a result of Strike Team operations.

Measure E Fund

1. Main Street Improvement Project: The requested increase of \$125,583 will address Main Street Improvement Project's (CIP 15-16) unforeseen cost overages beyond approved budget. CIP 15-16 was the main street streetscape project that enhanced the pedestrian environment from Main Street to Cleveland Avenue.
2. Maker Space Project: During the design phase of the Maker Space, Library Improvement Project (CIP 15-08), the Library became interested in branding the new Maker Space to give it a unique identity. The City engaged with Gyroscope to provide additional services for branding the space which includes name and logotype for the Library Makerspace. The total additional cost of the service is \$8,023.
3. Annual In-House Road Support Project: Staff is requesting \$150,000 in additional appropriations as a correction to the Annual In-House Road Support Project (CIP 06-14) budget. The Measure E spending plan as approved by City Council included \$550,000 for CIP 06-14, however, only \$400,000 was budgeted in the City's financial system. This request will correct the budget deficiency.

Spring Lake Administration Fund: Staff is requesting \$15,000 in additional appropriations to carry-out an update to the Spring Lake Infrastructure Fees (SLIF) study.

Conclusion

Staff recommends that the City Council adopt Resolution No.____, authorizing amendments to the Fiscal Year 2016/17 Budget totaling \$737,433.

Prepared by: Evis Morales, Senior Management Analyst

Reviewed by: Kimberly McKinney, Finance Officer



Paul Navazio, City Manager

Attachment: Budget Resolution

RESOLUTION NO: _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING AMENDMENTS TO THE FISCAL YEAR 2016-2017 ANNUAL BUDGET**

WHEREAS, a balanced annual budget for the City of Woodland was prepared for fiscal year 2016-2017 and adopted by the City Council on June 21, 2016; and

WHEREAS, the adopted budget also included the fiscal year 2016-2017 budgets for the Woodland Finance Authority and the Successor Agency to the former Woodland Redevelopment Agency; and

WHEREAS, the budget for Capital Improvement Plan for fiscal year 2016-2017 was also prepared; and

WHEREAS, a revised annual budget has been prepared for fiscal year 2016-2017; and

WHEREAS, all appropriations for the prior fiscal year shall lapse at the end of fiscal year 2016-2017 and any remaining amounts shall be credited against their respective fund balances, except for:

- a. Any unexpended but encumbered amounts for specific orders outstanding at the end of the Fiscal Year, and
- b. Any appropriations for incomplete capital projects at the end of fiscal year 2016-2017; and

WHEREAS, for these exceptions, such carry-overs may be made without further City Council action,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND HEREBY RESOLVES:

Section 1. The 2016-2017 Annual Revised Budget is hereby amended to include supplemental appropriations totaling \$737,433.

Section 2. Appropriations are hereby made at the individual fund level. The City Manager and Finance Officer are authorized to make budgetary transfers within an individual fund, so long as total appropriations for such fund remain unchanged. Interfund loans and/or transfers necessary to support fund level appropriations are hereby approved and authorized. Any changes to total fund level appropriations require further Council action.

Section 4. The City Manager and Finance Officer are hereby authorized to implement this resolution, including issuing the 2016-2017 Revised Budget, together with any non-substantive corrections to the preliminary budget adopted by this Council.

RESOLUTION NO: _____

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2017.

STATE OF CALIFORNIA
COUNTY OF YOLO
CITY OF WOODLAND

ss.

I, _____, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _____ day of _____, 2017, by the following vote:

AYES: Council members: _____

NOES: Council members: _____

ABSENT: Council members: _____

ABSTAIN: Council members: _____

Mayor, Angel Barajas

Attest:

_____,
City Clerk, Ana B. Gonzalez

Legislation Details (With Text)

10.

File #: 17-0396 Version: 2 Name:

Type: Consent Item(s) Status: Agenda Ready

File created: 4/7/2017 In control: City Council

On agenda: 4/18/2017 Final action:

Title: SUBJECT: Authorize Submittal of 2016/1017 Urban and Community Forestry California Climate Investment Grants Project Application for Woodland Urban Forest Management Plan and Shade Tree Planting

Recommendation for Action: Staff recommends that the City Council:

- 1) Authorize staff to submit an application to CAL FIRE for the 2016/2017 Urban and Community Forestry California Climate Investment Grant "Greenhouse Gas Reduction Fund grant program" for Woodland Urban Forest Management Plan and Shade Tree Planting,
- 2) Adopt Resolution No. _____, a resolution in support of Funding from the Urban Forestry Grant Program entitled "CALIFORNIA CLIMATE INVESTMENTS GRANT 2016/2017", as provided through the California Greenhouse Gas Reduction Fund; and
- 3) Authorize the Community Services Director, or his/her designee, to execute grant documents on behalf of the City, and
- 4) If the grant is received, authorize up to \$25,000 to prepare an Urban Forest Management Plan and \$3,000 annually to purchase trees with monies from the General Fund.

Sponsors:

Indexes:

Code sections:

Attachments: [Application and all attachments for council](#)
[CAL FIRE UCF GRANT Resolution](#)

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

DATE: April 18, 2017

SUBJECT: Authorize Submittal of 2016/1017 Urban and Community Forestry California Climate Investment Grants Project Application for Woodland Urban Forest Management Plan and Shade Tree Planting

Recommendation for Action: Staff recommends that the City Council:

- 1) Authorize staff to submit an application to CAL FIRE for the 2016/2017 Urban and Community Forestry California Climate Investment Grant "Greenhouse Gas Reduction Fund grant program" for Woodland Urban Forest Management Plan and Shade Tree Planting,
- 2) Adopt Resolution No. _____, a resolution in support of Funding from the Urban Forestry Grant Program entitled "CALIFORNIA CLIMATE INVESTMENTS GRANT 2016/2017", as provided through the California Greenhouse Gas Reduction Fund; and
- 3) Authorize the Community Services Director, or his/her designee, to execute grant documents on behalf of the City, and
- 4) If the grant is received, authorize up to \$25,000 to prepare an Urban Forest Management Plan and \$3,000

annually to purchase trees with monies from the General Fund.

Staff Contact

Christine Engel, Community Services Director - (530) 661-2000 christine.engel@cityofwoodland.org

Fiscal Impact

The City will be submitting an application for a grant request for \$356,850 with \$171,857 in matching funds for a total project amount of \$528,708. The City's portion of the matching funds is \$97,364 (\$31,364 existing personnel; \$2,000 outreach supplies; \$39,000 for purchasing 600 trees over three fiscal years, and up to \$25,000 for preparation of the Urban Forest Management Plan). The grant requires 25% in matching funds. The City's proposal results in 33% of matching funds. The remaining matching funds (\$74,493) are from volunteer hours for planting trees.

If successful with the grant, an additional \$3000 each fiscal year would be required from the General Fund to assist with purchasing trees. (\$10,000 each fiscal year would also be expended from the current Urban Forestry operations budget to purchase trees).

Up to \$25,000 would be required from the General Fund to assist with the preparation of the Urban Forest Management Plan (an additional \$100,000 would come from the grant for a total amount for this work product to not exceed \$125,000). The Urban Forest Management Plan contract would be brought to the City Council for approval at a future meeting.

Background

The City's Urban Forest includes over 15,000 trees, some dating back to the late 1800s. In 2009 the City contracted with Davey Resource Group to conduct a complete inventory of City-managed trees, and available planting sites in parks, cemeteries, City facilities, and public right-of-ways. The inventory is used to track maintenance activities and tree health. This tree inventory was partially funded through a grant with the California Department of Forestry and Fire Protection (CAL FIRE) (a Proposition 40 and 84 funded grant program).

While the 2009 tree inventory provided significant data for managing the city's tree resources, it did not provide the necessary management plan to proactively sustain the urban forest. An Urban Forest Management Plan is a key element in managing urban forest resources. Subsequent grant efforts by the City for funding to prepare an Urban Forest Management Plan were unsuccessful.

As part of the 2035 General Plan update, the draft General Plan identifies policies that support management, expansion, and improvement of the City's tree canopy as a valuable ecological resource and the establishment of a management plan to guide the protection and enhancement of the urban forest. The draft 2035 Climate Action Plan, prepared in conjunction with the draft General Plan, emphasizes the importance of establishing an Urban Forest Management Plan to guide in the planning, management, and enhancement of the urban forest with climate-appropriate and carbon-sequestering species; enhancing public education about tree benefits; and expanding community involvement in tree maintenance.

CAL FIRE Urban and Community Forestry Program is administering 2016/2017 Greenhouse Gas Reduction Fund grant funding through a competitive application process to support activities that will optimize the benefits of urban forest resources. CAL FIRE developed a two-phased application process, consisting of an initial concept proposal, followed by submission of a grant application for those successful in the concept

proposal phase. The concept proposals are used to ensure that Cap and Trade funds used to support this grant program would provide greenhouse gas reduction benefits. Urban forestry grants funded with Cap and Trade dollars are designed to help communities create or implement multi-benefit projects with a focus on reducing greenhouse gas emissions. The project must be located in an urban area or immediately adjacent to an urban area.

The City submitted a concept proposal in December 2016 for the preparation of an Urban Forest Management Plan and the planting of 1200 shade trees in conjunction with the Woodland Tree Foundation. We were notified on March 10, 2017 that we were successful in this first phase of the grant application process. In order to be considered for the grant award, the City must submit a grant application to CAL FIRE by April 26, 2017.

Discussion

Staff proposes to submit an application, in partnership with the Woodland Tree Foundation, to assist with funding urban forest planning, management, and planting and maintenance activities to enhance Woodland's urban forest. The City and the Woodland Tree Foundation have a long history of collaboration, including, most recently, the 2400 Trees Campaign and the Neighborhood Shade Tree Program. In this partnership, the City and the Foundation are working toward the goal of increasing Woodland's tree canopy to 25% cover by 2035.

The proposed project includes the preparation of an Urban Forest Management Plan and a tree planting/maintenance project (a required component of the grant). The project must demonstrate that the trees will be cultured and maintained for at least 40 or more years, and provide aesthetics, carbon sequestration, and reduction in local energy needs.

Budget and Funding Information

Personnel - \$105,857: \$31,364 City personnel match and \$74, 493 volunteer personnel match

Contractual (contracts with the City) -\$323,750

- Woodland Tree Foundation: \$90,000 program coordinator (total over three years)
- Woodland Tree Foundation: \$45,000 helper (total over three years)
- Tree Consultant: up to \$125,000 (urban forest management plan preparation, \$25,000 of which is city matching funds)
- Tree Contract (concrete cutting and stump grinding): \$63, 750

Travel - \$900 for travel and gasoline costs for the Woodland Tree Foundation

Supplies - \$39,000 from City funds (matching funds) and \$55,200 (grant funds) for trees, stakes, mulch, misc. tree supplies

Education and Outreach - \$4,000 for educational materials for city water-wise workshops and Woodland Tree Foundation classroom instruction (\$2000 City matching funds and \$2000 grant funds)

Urban Forest Management Plan: The City will contract with a consultant to prepare an Urban Forest Management Plan. As part of this grant application process, the City solicited bids to prepare this document. Bids were not due until April 14, 2017; therefore, additional information on bid receipt is unavailable at the time of the posting of the City Council agenda. It is assumed that the Urban Forest Management Plan will cost

no more than \$125,000.

The public will be heavily involved in developing the future vision for the urban forest. The preparation of an Urban Forest Management Plan and public involvement in this task are consistent with General Plan policy 7.B.9 to "manage, enhance, and improve the city's tree canopy as a valuable ecological resource" and Urban Forest and Open Space Objective 1, "Increase Community Tree Canopy," of the 2035 Climate Action Plan. In developing consensus for the future vision for Woodland's urban forest, the city and consultant will solicit public input through surveys, public meetings, and interviews. The consultant will also meet face-to-face with city program managers, engineers, planners, and park superintendents whose programs interact with and affect the urban forest in different ways.

The objectives of the Urban Forest Management Plan are as follows:

- Assess the current status of the city's urban forest; assess what the community has and the condition of its green infrastructure
- Build consensus and a vision from all community stakeholders, including homeowners, business owners, schools, and city staff on a desirable, achievable and sustainable future urban forest
- Use i-Tree Streets or similar software to evaluate the cost-benefit of strategic community investment in trees and their care; determine the optimal size and species of trees to plant in strategic locations for maximum environmental benefits
- Review current city street tree planting list and update to include a modern diversity of species to plant taking into consideration the improved water quality from the City's new water system
- Identify ecologically sound tree care and maintenance practices, establish regular pruning cycles and pest control, yearly tree mitigation plantings, community involvement, and policies and procedures
- Review of city tree ordinances, city processes, tree care standards, written policies and procedures for consistency with industry best management practices
- Examine the relationship between the city utility department and the urban forestry program to ensure programs are working harmoniously for maximizing tree planting benefits in a safe manner
- Examine strategies for siting underground utilities in new neighborhoods that allow shade tree plantings on small residential lots
- Identify city management team and organizational structure required to effectively implement the Plan; estimate annual city budget needed to effectively achieve annual work plans and goals.
- Integrate and cross-reference the Urban Forest Management Plan with city tree ordinances, Climate Action Plan, the General Plan and the objectives of the regional Greenprint program
- Provide training to the city program managers in various departments who will be responsible for administering the Urban Forest Management Plan

Shade Tree Planting Program (1200 Trees): The Woodland Tree Foundation will be the City's tree planting

community partner. Trees will be planted on both public and private residential property. It is estimated that about 400 trees would be planted each fall in 2017, 2018, and 2019 (200 each year in public right-of-ways and 200 each year on residential parcels). Tree plantings would also occur on school properties, to be coordinated by the Woodland Tree Foundation.

Over the course of the grant, volunteers would assist in the planting of the 1200 trees. An average tree planting event includes planting approximately 50-60 trees on a Saturday morning. Tree planting events generally include about 50 volunteers organized into small groups led by experienced volunteer tree planting leaders. The Woodland Tree Foundation will ensure the trees planted on public land receive sufficient water for 2-3 years until established. Each homeowner would receive instructions on proper watering techniques. (Homeowners agreeing to participate in the program would have to sign an agreement stating that they will care for the tree and that a grant representative can inspect their tree). The city will prune and maintain public owned trees.

As part of the tree planting program, 75 tree stumps will be removed by a contractor to allow for new trees to be planted. The removal of these trees will assist with the city reducing the number of tree stump removals (there are currently 120 tree stump removal work orders). The removal of the tree stumps will expedite the replacement of trees in the City right-of-way. Additionally, the budget includes funding for concrete cutting (75 spaces) to create new areas to plant trees (thus increasing shade in neighborhoods and reducing heat island effects).

Conclusion

Staff recommends that the City Council:

- 1) Authorize staff to submit an application to CAL FIRE for the 2016/2017 Urban and Community Forestry California Climate Investment Grant “Greenhouse Gas Reduction Fund grant program” for Woodland Urban Forest Management Plan and Shade Tree Planting,
- 2) Adopt Resolution No. _____, a resolution in support of Funding from the Urban Forestry Grant Program entitled “CALIFORNIA CLIMATE INVESTMENTS GRANT 2016/2017”, as provided through the California Greenhouse Gas Reduction Fund; and
- 3) Authorize the Community Services Director, or his/her designee, to execute grant documents on behalf of the City, and
- 4) If the grant is received, authorize up to \$25,000 to prepare an Urban Forest Management Plan and \$3,000 annually to purchase trees with monies from the General Fund.

Prepared by: Christine Engel, Community Services Director



Paul Navazio, City Manager

Enclosure: Resolution
Draft Grant Application



2016/2017 Urban & Community Forestry California Climate Investment Grants

Project Application Form



Fill out the form completely. Please see the submittal instructions at the bottom of the form. The Project Tracking Number requested is listed in the letter of invitation you received.

CAL FIRE Project Tracking Number:

Name of Organization

Project Title

Project Type

Requested Grant \$

Matching \$

Total Project \$

Primary Source of
Technical Advice

Explanation
(if required):

Professional's First Name

Professional's Last Name

1. Applicant information - Eligible applicants include cities, counties, qualifying districts, or nonprofit organizations qualified under section 501(c)(3) of the Internal Revenue Code.

Type of Organization

1A. Primary Project Contact information

First Name

Last Name

Email

Phone Number

Address 1

Address 2

City

County

State

Zip Code

1B. Secondary Project Contact information

First Name

Last Name

Email

Phone Number

Address 1

Address 2

City

County

State

Zip Code

1C. Correspondence Details: List any information needed for project contacts, invoicing, etc.

2. Partner information - List primary project partners or co-sponsors. Applicants must provide a letter of commitment from each partner organization that affirms their role in the project.

2A. Name of Organization 1

First Name Last Name

Partner Contact Title

Email Phone Number

Comments

2B. Name of Organization 2

First Name Last Name

Partner Contact Title

Email Phone Number

Comments

2C. Additional Partners: list additional partner organizations with contact person, email address, and phone number.

3. Grant Period: provide the estimated start and end dates of the grant project. This date cannot be after March 30, 2020. Final billing must be received within 30 days after the completion date.

Project Start Date

Project Completion Date

4A. CES 2.0 Disadvantaged Communities (DACs): Fill in the percentages below. In the larger box, describe what ARB criteria (see grant guidelines) are being met to be considered "in" or "providing benefits to" DACs. Reference Appendix L of grant guidelines.

Percentage of project meeting definition of "in" DAC

Percentage of project that "provides benefits to" DACs.

4B. DAC census tracts: In the box below list DAC census tracts for the project that will meet the definition of being "in". Census tracts should be listed using the 10 digit number found for each tract on the map(s) at <http://www.calepa.ca.gov/EnvJustice/GHGInvest/>.

5. GHG Methodology: Fill in the GHG calculated amounts below. Describe the assumptions used to quantify GHG reductions using the ARB Quantification Methodology as required in the grant guidelines and found at: <https://www.arb.ca.gov/cc/capandtrade/auctionproceeds/quantification.htm>. You are required to attach UTCC runs for species specified and the ARB calculator output.

5A. Estimated carbon stored (MT CO2e)

5B. Estimated avoided emissions (MT CO2e)

5C. Estimated project emissions (MT CO2e)

5D Net GHG benefit (MT CO2e). $(5A + 5B) - 5C =$

6. Narrative. In the sections below, please follow the prompts and provide all relevant information for the project.

6A. Background. Describe the situation in the project area(s) and problems in the project area(s) that need attention.

6B. Project Objectives - What are the objectives of the proposed project? How do they address the situations and problems identified in the background section?

6C. Scope of Work - Describe the approach to be used, the design (methods), and implementation of the project. Include who will be involved with specific tasks and justify why the approach, methods and implementation is the most effective way to accomplish the objectives. Include a description of project sign contents and their locations. *(continued on next page)*

6D. Project Timeline - Provide a project timeline. Do not list specific dates or months due to uncertainty in when projects may begin. Plan on projects ending no later than March 30, 2020.

6E. Tree Information (if applicable) - Provide the following information about any trees or plants to be planted as part of the grant project. Include information even if the trees or plants are not to be funded by CAL FIRE.

Species List - Provide a list of the tree and plant species for this grant project . Include common name, Genus, and species. Include the approximate number of each species to be used. List minimum planting stock size for each species.

Total Project Trees:

Total CAL FIRE Funded:

6F. Other deliverables. List all other project deliverables and quantities to be funded by CAL FIRE, as well as overall project totals.

7. Budget Information

7A. Budget Detail - Provide a specific budget for work to be done. The budget should be based on bid quotes and/or estimates from vendors or on actual costs that will be incurred. The line items listed should be specific enough to adequately describe project expenses. Use the Excel format CAL FIRE has provided for your budget, and follow the guidance in the Procedural Guide. You should note that applicants, if successful in being awarded a grant, will have to follow this budget and will only have the opportunity for minor budget adjustments. The total amount of the project can not be changed later.

7B. Vendor List - List the vendors that have provided you quotes or estimates for this project.

7C. Explanation of Budget and Costs - Describe the basis for the budget amounts listed above. Applicants will be expected to adhere to this budget (*Continued on next page*).

7D. Matching Funds - List other non-GGRF funding sources, that will meet grant matching requirements.

Source 1		Amount	
Description			
Source 2		Amount	
Description			
Source 3		Amount	
Description			
Source 4		Amount	
Description			
Matching funds comments			

8. Project Co-Benefits - What co-benefits will the project have? Check the boxes below for the applicable co-benefits, then describe and/or quantify them. Describe how the project will achieve the co-benefits.

- ☐ Stormwater reduction
- ☐ Improved public health
- ☐ Jobs created
- ☐ Improved water quality
- ☐ Enhanced active transportation
- ☐ Job training conducted
- ☐ Improved air quality
- ☐ Reduced vehicle miles travelled
- ☐ Community outreach conducted
- ☐ Energy savings
- ☐ Vacant lot(s) acquired
- ☐ Education tools/media produced
- ☐ Biomass diverted from landfill
- ☐ Improved urban forest management
- ☐ Other co-benefits

8. Project Co-Benefits - continued from previous page.

9. Certifications & Forms- The following certifications must be filled out and signed by the appropriate person.

9A. Certification of Party Responsible For Maintenance

I, Appropriate representative

certify that the Appropriate agency

will provide or be responsible for 100% of the maintenance for a minimum of 3 years after the end of the grant period in accordance with ANSI A-300 tree care standards, the accompanying ISA Best Management Practices and the standards outlined in the grant agreement and/or grant attachments with the California Department of Forestry and Fire Protection.

Signature

Date

Title

Phone Number

9B. Statement of Compliance With All Applicable Laws (all projects must fill out and sign)

I, Appropriate representative

certify that the Appropriate agency

will abide by all applicable federal, state, and local laws, ordinances, regulations and policies in carrying out this State bond-funded project. Failure to do so will lead to cancellation of the grant award.

Signature

Date

Title

Phone Number

9C. Recycling Certification (all projects must fill out and sign) - This certification applies to all state contracts and, to the extent feasible, all federally funded contracts.

Contractor certifies under penalty of perjury that percent of the minimum, if not exact, percentage of recycled content, both post consumer waste and secondary waste as defined in the Public Contract Code, Sections 12616 and 12200, in materials, goods, or supplies offered or products used in performance of this Agreement, regardless of whether the product meets the required recycled product percentages defined in the Public Contract Code, Sections 12161 and 12200. Contractor may certify that the product contains zero recycled content. (PCC 10233, 10308.5, 10354)

Signature _____

Date

Title

Phone Number

9D. Checklist of Necessary Forms To Be Completed. Some may not be applicable to your project.

- | | |
|---|--|
| ☐ CAL FIRE Urban Forestry Program Environmental Checklist | ☐ State of California Non-Discrimination Compliance (Std. 19) |
| ☐ Proof of CalEnviroScreen 2.0 community designation. | ☐ State of California Drug-Free Workplace Certification (Std. 21) |
| ☐ Governing Body Resolution (must follow sample format) | ☐ State of California Payee Data Record (Std. 204) |
| ☐ Representative project area maps with DAC information. | ☐ Signed letters of participation from listed partners. |
| ☐ Project sign schematic (including CAL FIRE and CCI logos) | ☐ Urban and Community Forestry Project Budget |
| ☐ 5-10 representative site photos | ☐ UTCC runs for assumptions used, ARB Calculator filled in. |

☐ Other:

List other
attachments:

SIGNATURE: The authorized primary project contact for the applying organization must sign below. This must be the person, or person holding the position, that is mentioned in the required governing body resolution, and the same person or position signing all of the other required forms. The signature indicates that, to the best of the signer's knowledge, all of the information provided in this application and all attached required forms and documents is accurate and correct. The signer additionally acknowledges that they have read and understand the grant program RFP and the Procedural Guide common to all of the CAL FIRE Urban & Community Forestry grant programs.

Signature _____

Printed Name

Title

Date

Please fill out this form completely. Be sure to save a copy of this form for your records. Submit one (1) electronic copy in the fillable PDF format with all supporting materials to CALFIRE.Grants@fire.ca.gov. Please use "U&CF GGRF Project Application" in the E-mail subject line and include yourself as a cc. Your CC will be proof of your submittal. In addition, submit one (1) hard copy with signatures and all supporting materials to : California Department of Forestry and Fire Protection, Attention: Grants Management Unit/Urban and Community Forestry Greenhouse Gas Reduction Fund Grant, P.O. Box 944246, Sacramento, CA 94244-2460. Both hard copy and electronic copy must be postmarked no later than the due date in the invitation letter you received. If you would like to mail the hard copy via expedited/overnight mail, please E-mail CALFIRE.Grants@fire.ca.gov for the physical mailing address.

CAL FIRE Urban & Community Forestry Program GHG Reduction Grants

Greenhouse Gas Reduction Fund - Urban and Community Forestry Program
Budget Proposal

City of Woodland

CAL FIRE Grant					
Budget Item	Description	Cost Basis	Share	Grantee Match	Total
A. Salaries and Wages			-	92,887.60	92,887.60
	Assistant City Manager	20 hours x \$80.41/hr		1,608.20	1,608.20
	Community Services Director	40 hours x \$66.12/hr		2,644.80	2,644.80
	Park Superintendent	80 hours x \$41.27/hr		3,301.60	3,301.60
	Senior Tree Trimmer	200 hours x \$29.50/hr		5,900.00	5,900.00
	Tree Trimmer II	200 hours x \$24.70/hr		4,940.00	4,940.00
	Volunteer Tree Planters	20 events, 45 per event @ 3 hrs per volunteer x \$27.59/hr		74,493.00	74,493.00
B. Employee Benefits			-	12,970.20	12,970.20
	Assistant City Manager	20 hours x \$48.55		971.00	971.00
	Community Services Director	40 hours x \$27.14		1,085.60	1,085.60
	Park Superintendent	80 hours x \$32.82		2,625.60	2,625.60
	Senior Tree Trimmer	200 hours x \$27.30		5,460.00	5,460.00
	Tree Trimmer II	200 hours x \$14.14		2,828.00	2,828.00
C. Contractual			298,750.00	25,000.00	323,750.00
	Woodland Tree Foundation Program Coordinator	3 years x \$30,000 /year	90,000.00		
	Woodland Tree Foundation Helper	20 hrs wk x \$15/hr x 50 weeks x 3 years	45,000.00		
	Site Prep (Stump Removal)	\$600/site x 75 sites	45,000.00		45,000.00
	Concrete Cutting	\$250/site x 75 sites	18,750.00		18,750.00
	Urban Forest Management Plan	Based on Quote	100,000.00	25,000.00	125,000.00
D. Travel			900.41	-	900.41
	Mileage	1683 miles x \$0.535/mile	900.41		900.41
					-
					-
E. Supplies			55,200.00	39,000.00	94,200.00
	Trees	1200 #15 trees @ \$65/tree	39,000.00	39,000.00	78,000.00
	Tree Stakes	2,400 @ \$3.00/each	7,200.00		7,200.00
		Tree ties \$674 @ 4.68/roll, Tree Gaurds \$2,060 @ \$2.32/guard, Shovels \$120 @ 18.35/shovel, Helmets \$156 @ 11.87/Helmet			
	Tree Ties, Tree Guards, Shovels, Helmets		3,000.00		3,000.00
	Mulch	118yds @ \$51 / yd	6,000.00		6,000.00
					-
F. Equipment			-	-	-
					-
					-
					-
G. Outreach/Education			2,000.00	2,000.00	4,000.00
	Educational materials for city water wise workshops and Woodland Tree Founddation classroom instruction and Arbor Day programs	\$750 for materials about tree care, \$1,270 for postcard flyers, \$1,350 for 9 news paper ads, \$480 for lawn signs, \$150 shade tree application forms	2,000.00	2,000.00	4,000.00
					-
H. Other			-	-	-
					-
					-
					-
TOTAL DIRECT COSTS			356,850.41	171,857.80	528,708.21
INDIRECT COSTS			10%	-	-
TOTAL PROJECT COSTS			356,850.41	171,857.80	528,708.21
LESS Program Income			-	-	-
TOTAL GRANT PROPOSED COSTS			356,850.41	171,857.80	528,708.21
			67%	33%	100%

7C.

Personnel:

Woodland Tree Foundation Match:

Volunteer tree planters (assumes 1200 trees, 20 events, 45 volunteers/event @ 3 hours= 2,700 volunteer hrs. @ \$27.59 = \$74,493;

City in-kind:

Assistant City Manager	20 Hours x \$128.96/hr	= \$2,579.20
Community Services Director	40 Hours x \$93.26/hr	= \$3,730.40
Park Superintendent	80 Hours x \$74.09/hr	= \$5,927.20
Senior Tree Trimmer	200 Hours x \$56.80/hr	= \$11,360.00
Tree Trimmer II	200 Hours x \$38.84/hr	= \$7,768.00

Contractual:

Program Coordinator	3 years x \$30,000/year	= \$90,000
Helper	20 hrs wk x \$15/hr x 50 wks x 3 years	= \$45,000
Site Prep (Stump Removal)	\$600/site x 75/sites	= \$45,000
Concrete Cutting	\$250/site x 75/sites	= \$18,750
Urban Forest Management Plan	Based on quote	= \$100,000

City Match:

Urban Forest Management Plan	Based on quote	= \$25,000
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Travel:

Program Manager & Helper gas and mileage for 3 years	= \$900
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Supplies:

Trees	600 #15 trees @ \$65/tree	= \$39,000.00
Tree Stakes	2,400 @ \$3.00/each	= \$7,200.00
Tree Ties, Tree Guards, Shovels, Helmets		
	Tree ties \$674 @ 4.68/roll,	
	Tree Guards \$2,060 @ \$2.32/guard,	
	Shovels \$120 @ 18.35/shovel,	
	Helmets \$156 @ 11.87/Helmet	= \$3,000.00
Mulch	118yds @ \$51/yd	= \$6,000.00

City Match:

Trees	600 #15 trees @ \$65/tree	= \$39,000.00
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Outreach/Education:

Educational materials for city water wise workshops, Woodland Tree Foundation classroom instruction and Arbor Day programs

\$750 for materials about tree care	
\$1,270 for postcard flyers,	
\$1,350 for 9 newspaper ads,	
\$480 for lawn signs,	
\$150 shade tree application forms	= \$2,000

City Match:

Educational materials for city water wise workshops, Woodland Tree Foundation classroom instruction and Arbor Day programs

\$750 for materials about tree care	
\$1,270 for postcard flyers,	
\$1,350 for 9 newspaper ads,	
\$480 for lawn signs,	
\$150 shade tree application forms	= \$2,000

CalFire 2016-17 Urban Forestry Greenhouse Gas Grant Proposal
City of Woodland Urban Forest Master Plan
Distribution of Proposed Tree Planting Among Planting Locations

	Residence	Public Lands*	School	Total
Arbutus	6	0	0	6
Acer buergeranum	75	20	6	101
Acer truncatum	50	6	5	61
Olea europea	24	6	6	36
Chinese Pistache	120	50	6	176
Nyssa sylvatica	24	24	6	54
Ulmus 'Valley Forge'	6	6	0	12
Ulmus 'Princeton'	12	12	0	24
Ulmus 'Prospector'	24	16	0	40
Ulmus 'New Harmony'	6	6	0	12
Tilia cordata	24	36	12	72
Quercus Wislizeni	5	3	3	11
Quercus suber	24	24	6	54
Quercus shumardi	15	36	6	57
Quercus coccinea	8	6	5	19
Quercus macrocarpa	3	6	5	14
Quercus lobata	24	7	12	43
Quercus virginiana	12	24	4	40
Quercus robur	6	9	3	18
Quercus ilex	3	12	6	21
Quercus phellos	24	36	10	70
Quercus Agrifolia	0	3	3	6
Quercus rubra	24	10	0	34
Ginkgo biloba	15	20	4	39
Celtis australis	6	20	0	26
Carpinus betulus	6	25	0	31
Pinus canariensis	6	6	6	18
Zelkova serrata	36	39	0	75
Cedrus libani	6	6	3	15
Cedrus deodara	6	6	3	15
	600	480	120	1200

* street trees and park plantings



California Department of Forestry and Fire Protection Urban and Community Forestry Program

ENVIRONMENTAL CHECKLIST

Part 1: ADMINSTRATIVE INFORMATION

1. Project Title: Woodland Urban Forest Management Plan
2. Project Applicant's Name: City of Woodland
3. Name and title of checklist preparer: Christine Engel, CSD Director

This checklist is intended for use by applicants for California Department of Forestry and Fire Protection (CAL FIRE) Urban Forestry Program projects. It is modeled after the California Environmental Quality Act (CEQA) Environmental Checklist, which has been modified to more closely focus on the types of actions and impacts expected to occur while conducting urban forestry tree planting projects. As the lead agency under CEQA, CAL FIRE must make a determination as to a project's potential environmental impacts, develop mitigations if necessary and determine the level of environmental documentation and review required. The completion of this checklist will assist CAL FIRE in identifying impacts of the proposed project prior to approval. To meet that need someone that is intimately familiar with the project and knowledgeable on potential environmental consequences must complete this checklist. The information in the checklist is meant to supplement the information provided in your application. Maps and photos supplied with your application will assist in CAL FIRE's review. This checklist is available electronically (MS Word 97) or may be completed by hand. If you need assistance, please contact CAL FIRE's Urban Forestry Program personnel.

It is the intent of CAL FIRE and the Urban Forestry Program to approve tree-planting projects that are categorically exempt from further environmental review under CEQA. In order for a project to qualify for a categorical exemption CAL FIRE must find that there are no "unusual circumstances" associated with the project that lead to the project having impacts on environmental resources (e.g., threatened or endangered species, aesthetics, cultural resources, water quality, etc). CEQA does not allow for a project's impacts to be minimized or compensated under a categorical exemption; avoiding impacts to resources is the only mitigation permitted. To meet that end, the following questions were designed to identify environmental impacts that may occur in various tree-planting settings and encourage project applicants to develop measures to avoid those impacts. In the event that potential impacts to a resource are identified it is recommended that the project applicant redesign or reconfigure their project proposal to avoid impacts to the resource. Failure to fully avoid impacts will result in your project requiring a "higher level" of environmental review such as the preparation of a negative declaration or environmental impact report. This could be costly and delay your project. Because of the time and cost associated with the preparation of a negative declaration or environmental impact report CAL FIRE encourages you to change your project in order to qualify for a categorical exemption.

A brief explanation is required for "Yes" responses to the following questions. Responses must be supported by facts, not merely the personal opinion of the checklist preparer.

All responses must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

Earlier analyses may be used where an impact has been adequately analyzed in an earlier EIR or negative declaration. In this case, a brief discussion should identify the earlier analysis, describe the mitigations that were developed and supply copies of relevant sections/pages. A source list should be attached and other sources used or individuals contacted should be cited in the discussion sections where necessary.

Part 2: PROJECT DESCRIPTION

1. Project Location:
(City, County, Nearest Town, etc.) City of woodland

2. Description of Project: Describe the entire project, including but not limited to size and numbers of trees, size and depth of excavations, planting site preparation (i.e., land clearing), equipment to be utilized in planting and preparing the planting site (e.g., backhoes, power augers, heavy equipment), later phases of the project, and any secondary, support, or off-site features necessary for the project's implementation. Emphasis should be placed on activities that will potentially impact the environment rather than describing project benefits.

1. Tree plantings in the existing urban public right-of ways, private residential parcels, and established school sites.

2. Preperation of an Urban Forest Management Plan

3. Identify the type(s) of setting(s) where your project will be located.

Urban or Developed Settings	Rural, Undeveloped or Wildland Settings
☒ Street (parkways, medians, sidewalks, etc.)	☐ Undeveloped land
☒ Existing landscaped city/county park	☐ New or rural park
☒ Existing landscaped school grounds	☐ New school grounds
☐ Urban trail, bike trail	☐ Agricultural land
☒ Public building grounds	☐ Historic district, railroad right-of-way
☒ Other similar urban or developed setting. Describe setting: <u>developed residential parcels</u>	☐ Riparian area (within 100 ft of a stream, lake or wetland)
	☐ Other similar rural, undeveloped or wildland setting. Describe setting: _____

Projects confined to urban or developed settings must address questions in Checklist, Part 4.

Projects that include rural, undeveloped or wildland settings must address questions in Checklist, Parts 3 and 4.

Part 3: ENVIRONMENTAL IMPACT ANALYSIS FOR PROJECTS IN RURAL, UNDEVELOPED OR WILDLAND SETTINGS

Projects, or portions of projects, planned for rural, undeveloped or wildland settings may have impacts on various resources (e.g., threatened or endangered species, cultural resources, water quality, etc.). Therefore, project applicants must conduct the following resource studies to determine if resources exist that warrant protection.

Resource Studies:

Conduct a Natural Diversity Data Base Search

Contact CAL FIRE, Urban Forestry Program staff to determine how to conduct a Natural Diversity Data Base (NDDB) Search. Submit a copy of the search results along with this Environmental Checklist. If the NDDB search identifies any threatened or endangered species of animals or plants that may be present describe avoidance measures in the appropriate discussion section.

Conduct an archaeological records check

Contact CAL FIRE, Urban Forestry Program staff to determine how to conduct an Archaeological Records Check. Submit a copy of the results along with this Environmental Checklist. If the Records Check identifies cultural resources within the project site describe measures to avoid impacts in the appropriate discussion section.

Conduct an archaeological survey

Contact CAL FIRE, Urban Forestry Program staff to determine how to conduct an archaeology survey. Submit a copy of the survey results along with this Environmental Checklist. If the archeological survey identifies cultural resources within the project site describe measures to avoid impacts in the appropriate discussion section.

Based on the results of the resource studies please respond to the following questions for projects located in rural, undeveloped or wildland settings.

1. Discuss the results of the resource studies and briefly describe the archaeological and biological resources identified within your project site.

Will the project:

2. Require the removal of native vegetation (trees, shrubs) prior to planting, thereby potentially impacting threatened or endangered plant or animal species or cultural resources?

☐ Yes

☐ No

3. Require extensive soil disturbance, thereby potentially causing soil erosion and impacting, threatened or endangered species or cultural resources?

☐ Yes

☐ No

4. Require the use of large equipment (i.e. backhoe) thereby potentially impacting threatened or endangered species or cultural resources?
☐ Yes ☐ No
5. Occur within 100 feet of a perennial watercourse, riparian zone or wetland thereby potentially impacting threatened or endangered species, cultural resources or riparian values?
☐ Yes ☐ No
6. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?
☐ Yes ☐ No
7. Discuss any "Yes" responses and describe measures to avoid impacts.

Part 4: ENVIRONMENTAL IMPACT ANALYSIS FOR ALL PROJECTS

Please answer the following questions for all projects and discuss all "Yes" responses.

Will the proposed project:

1. Require approval from other public agencies (e.g., permits, financing approval, or participation agreement (e.g., grading permits, CALTRANS encroachment permits, right-of-way easements, etc.))
☐ Yes ☒ No

2. Include activities that were identified in other environmental documents or analyses and support findings of no significant impact (e.g., CEQA documents, environmental surveys, general plans, studies, reports, etc.)
☐ Yes ☒ No

3. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to general plans, specific plans, local coastal programs, or zoning ordinances)?

☐ Yes

☒ No

4. Conflict with any ordinances protecting biological resources, such as tree preservation ordinance, Habitat Conservation Plan, or other policy?

☐ Yes

☒ No

5. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

☐ Yes

☒ No

6. Result in trees, once mature, coming into contact with power lines?

☐ Yes

☒ No

7. Expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

☐ Yes

☒ No

8. Have sufficient water supplies available to serve the project from existing entitlements and resources or substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

☐ Yes

☒ No

9. Result in substantial adverse impacts to public services for tree pruning and maintenance?

☐ Yes

☒ No

10. Substantially increase the use of existing neighborhood and regional parks or other recreational facilities or require the construction of additional recreational facilities resulting in significant environmental impacts?

☐ Yes

☒ No

11. Include trees known to produce pollen/allergens/odors that are irritants or objectionable to large numbers of people?

☐ Yes

☒ No

12. Substantially damage a scenic resource or vista or degrade the existing visual character or quality of the site and its surroundings including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

☐ Yes

☒ No

13. Result in, once trees are mature, undesirable shading of nearby property, including residences, offices, swimming pools, solar energy collectors, recreational facilities, etc. or subject adjoining properties to excessive amounts of litter and/or debris?

☐ Yes

☒ No

14. Obscure public safety improvements such as streetlights, traffic signals, signs, etc.?

☐ Yes

☒ No

15. Greenhouse Gas Emissions

☐ This topic does not apply to this project and was not evaluated further.

☐ Yes ☒ No Would the project generate significant greenhouse gas (GHG) emissions?

☐ Yes ☒ No Would these GHG emissions result in a significant impact on the environment?
Discuss below:

☐ Yes ☒ No Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Discuss below:

If you checked “No” to all preceding questions or checked “Yes” and have provided the required Resource Studies and identified measures sufficient to protect all resource values the project may be categorically exempt from further environmental review. Sign the Certification, below, and submit this Checklist with your application to the CAL FIRE, Urban Forestry Program office. CAL FIRE will review your responses and determine whether additional environmental review is necessary prior to project approval.

Part 5: CERTIFICATION

I certify that I have reviewed the proposed project’s description and inspected the project site(s). I have provided accurate and factual responses to the questions and have supplied accurate information when requesting database searches. In my opinion the proposed project will not have any negative impacts on the environment.

Signature of Checklist Preparer

Date

Part 6: DETERMINATION

DETERMINATION (To be completed by CAL FIRE, Urban and Community Forestry Program Staff)

As a representative of CAL FIRE and as lead agency for environmental review under CEQA I have determined that an environmental impact evaluation for the proposed project has been satisfactorily completed.

On the basis of this evaluation:

- ☐ I find that the proposed project will not have a significant effect on the environment and meets the Class 4 (Minor Alterations to Land) categorical exemption requirements. This project is therefore exempt from the requirement for the preparation of environmental documents. CAL FIRE will prepare a Notice of Exemption (NOE).
- ☐ I find that the proposed project could not have a significant effect on the environment and does not meet the Class 4 categorical exemption requirements; therefore a negative declaration will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A mitigated negative declaration will be prepared.
- ☐ I find that the proposed project may have a significant effect on the environment, and an environmental impact report is required.
- ☐ I find that the proposed project may have a "potentially significant impact" or "potentially significant unless mitigated impact" on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An environmental impact report is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards and (b) have been avoided or mitigated pursuant to an earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature of Authorized CAL FIRE Reviewer

Print Name

Title

Date



April 9, 2017

Christine Engel
Community Services Director
City of Woodland
300 First Street
Woodland, CA. 95695

RE: CalFire Urban Forestry Climate Investments Grant Application

Dear Christine,

The Woodland Tree Foundation Board of Directors enthusiastically supports the City of Woodland's CalFire Urban Forestry Climate Investments Grant application and looks forward to partnering with the City on the implementation of the shade tree planting program.

As you are aware, the City and the Foundation have a 17-year successful history of working closely and cooperatively on tree planting throughout the community and this program will extend that partnership. The Foundation will take responsibility for organizing the tree planting events, as we have done in the past, and recruiting volunteers to plant the 1,200 shade trees, supervised by experienced leaders. We have extensive experience with organizing the events, promoting them through press releases, social media, networking, and newspaper press releases. We have developed an extensive list of volunteers that continues to grow.

The Foundation will work cooperatively with PG&E to plant safely under overhead wires and to avoid underground utilities. Foundation volunteers will assist with watering street trees for 3 years until established by monitoring newly planted trees. We will also ensure that trees planted at schools are watered by school volunteers. Each homeowner who receives a shade tree under this program, which will be properly planted and mulched by volunteer tree planting groups, will be given clear instructions on the proper care of their tree and a tree care packet.

We will also implement the educational component through classroom instruction in local elementary schools and working cooperatively with school principals, teachers and students to plant trees at selected schools. The Foundation will continue to work the City by participating in workshops that educate the public about conserving water while adequately watering trees. The Foundation will also continue its successful community tree pruning workshops in cooperation with the Woodland Community College.

Together the City and the Foundation have committed themselves to strengthen Woodland's tree programs to achieve ambitious tree canopy goals and greenhouse gas reduction targets as embodied in the Climate Action Plan. As "The City of Trees" we believe the grant will further

strengthen Woodland's urban forest for this and future generations and we appreciate the opportunity to partner with the City on this program.

Sincerely,

A handwritten signature in black ink, appearing to read "David Wilkinson". The signature is fluid and cursive, with a prominent initial "D" and a long, sweeping underline.

David Wilkinson
President













Funding for this California Climate Investments grant project has been provided through the California Department of Forestry and Fire Protection (CAL FIRE), Urban and Community Forestry Program. and the City of Woodland



NONDISCRIMINATION COMPLIANCE STATEMENT

STD. 19 (REV. 3-95)

COMPANY NAME

The company named above (hereinafter referred to as "prospective contractor") hereby certifies, unless specifically exempted, compliance with Government Code Section 12990 (a-f) and California Code of Regulations, Title 2, Division 4, Chapter 5 in matters relating to reporting requirements and the development, implementation and maintenance of a Nondiscrimination Program. Prospective contractor agrees not to unlawfully discriminate, harass or allow harassment against any employee or applicant for employment because of sex, race, color, ancestry, religious creed, national origin, physical disability (including HIV and AIDS), medical condition (cancer), age (over 40), marital status, denial of family care leave and denial of pregnancy disability leave.

CERTIFICATION

I, the official named below, hereby swear that I am duly authorized to legally bind the prospective contractor to the above described certification. I am fully aware that this certification, executed on the date and in the county below, is made under penalty of perjury under the laws of the State of California.

OFFICIAL'S NAME

DATE EXECUTED

EXECUTED IN THE COUNTY OF

PROSPECTIVE CONTRACTOR'S SIGNATURE

PROSPECTIVE CONTRACTOR'S TITLE

PROSPECTIVE CONTRACTOR'S LEGAL BUSINESS NAME

DRUG-FREE WORKPLACE CERTIFICATION

STD. 21 (REV. 12-93)

CERTIFICATION

I, the official named below, hereby swear that I am duly authorized legally to bind the contractor or grant recipient to the certification described below. I am fully aware that this certification, executed on the date below, is made under penalty of perjury under the laws of the State of California.

CONTRACTOR/BIDDER FIRM NAME	FEDERAL ID NUMBER
BY (Authorized Signature) 	DATE EXECUTED
PRINTED NAME AND TITLE OF PERSON SIGNING	TELEPHONE NUMBER (Include Area Code) ()
TITLE	
CONTRACTOR/BIDDER FIRM'S MAILING ADDRESS	

The contractor or grant recipient named above hereby certifies compliance with Government Code Section 8355 in matters relating to providing a drug-free workplace. The above named contractor or grant recipient will:

1. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations, as required by Government Code Section 8355(a).
2. Establish a Drug-Free Awareness Program as required by Government Code Section 8355(b), to inform employees about all of the following:
 - (a) The dangers of drug abuse in the workplace,
 - (b) The person's or organization's policy of maintaining a drug-free workplace,
 - (c) Any available counseling, rehabilitation and employee assistance programs, and
 - (d) Penalties that may be imposed upon employees for drug abuse violations.
3. Provide as required by Government Code Section 8355(c), that every employee who works on the proposed contract or grant:
 - (a) Will receive a copy of the company's drug-free workplace policy statement, and
 - (b) Will agree to abide by the terms of the company's statement as a condition of employment on the contract or grant.
4. At the election of the contractor or grantee, from and after the "Date Executed" and until _____^(DATE) (NOT TO EXCEED 36 MONTHS), the state will regard this certificate as valid for all contracts or grants entered into between the contractor or grantee and this state agency without requiring the contractor or grantee to provide a new and individual certificate for each contract or grant. If the contractor or grantee elects to fill in the blank date, then the terms and conditions of this certificate shall have the same force, meaning, effect and enforceability as if a certificate were separately, specifically, and individually provided for each contract or grant between the contractor or grantee and this state agency.

STD. 204 (Rev. 6/2003)

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1	<u>Requirement to Complete Payee data Record, STD. 204</u> A completed Payee Data Record, STD. 204, is required for payments to all non-governmental entities and will be kept on file at each State agency. Since each State agency with which you do business must have a separate STD 204. on file, it is possible for a payee to receive this form from various State agencies. Payees who do not wish to complete the STD. 204 may elect to not do business with the State. If the payee does not complete the STD. 204 and the required payee data is not otherwise provided, payment may be reduced for federal backup withholding and nonresident State income tax withholding. Amounts reported on Information returns (1099) are in accordance with the Internal Revenue Code and the California Revenue and Taxation Code.
2	Enter the Payee's legal business name. Sole proprietorships must also include the owner's full name. An individual must list his/her full name. The mailing address should be the address at which the payee chooses to receive correspondence. Do not enter payment address or lock box information here.
3	Check the box that corresponds to the payee business type. Check only one box. Corporations must check the box that identifies the type of corporation. The State of California requires that all parties entering into business transactions that may lead to payment(s) from the State provide their Taxpayer identification Number (TIN). The TIN is required by the California Revenue and Taxation Code Section 18646 to facilitate tax compliance enforcement activities and the preparation of Form 1099 and other information returns as required by the Internal Revenue Code Section 6109(a). The TIN for individuals and sole proprietorships is the Social Security Number (SSN). Only partnerships, estates, trusts, and corporations will enter their Federal Employer Identification Number FEIN).
4	<u>Are you a California resident or nonresident?</u> A corporation will be defined as a "resident" if it has a permanent place of business in California or is qualified through the Secretary of State to do business in California. A partnership is considered a resident partnership if it has a permanent place of business in California. An estate is a resident if the decedent was a California resident at time of death. A trust is a resident if at least one trustee is a California resident. For individuals and sole proprietors, the term "resident" includes every individual who is in California for other than a temporary or transitory purpose and any individual domiciled in California who is absent for a temporary or transitory purpose. Generally, an individual who comes to California for a purpose that will extend over a long or indefinite period will be considered a resident. However, and individual who comes to perform a particular contract of short duration will be considered a nonresident. Payments to all nonresidents may be subject to withholding. Nonresident payees performing services in California or receiving rent, lease, or royalty payments from property (real or personal) located in California will have 7% of their total payments withheld for State income taxes. However, no withholding is required if total payments to the payee are \$1,500 or less for the calendar year. For information on Nonresident Withholding, contact the Franchise Tax Board at the numbers listed below: Withholding services and Compliance Section: 1-888-792-4900 E-Mail Address: wscs.gen@ftb.ca.gov For hearing impaired with TDD, call: 1-800-822-6268 Website: www.ftb.ca.gov
5	Provide the name, title, signature, and telephone number of the individual completing this form. Provide the date the form was completed.
6	This section must be completed by the State agency requesting the STD. 204.
	<u>PRIVACY STATEMENT</u> Section 7(b) of the Privacy Act of 1974 (Public Law 93-579) requires that any federal, state or local governmental agency which requests an individual to disclose their social security account number shall inform that individual whether that disclosure is mandatory or voluntary, by which statutory or other authority such number is solicited, and what uses will be made of it. It is mandatory to furnish the information requested. Federal law requires that payment for which the requested information is not provided is subject to federal backup withholding and State law imposes noncompliance penalties of up to \$20,000. You have the right to access records containing your personal information, such as your SSN. To exercise that right, please contact the business services unit or the accounts payable unit of the state agency(ies) with which you transact that business. All questions should be referred to the requesting State agency listed on the bottom front of this form.

[Send to printer](#) [Close window](#)

Woodland Builds a Healthy Urban Forest, One Tree at a Time

BY ROBERTA CHILDERS



YVONNE HUNTER

Roberta Childers is environmental resources analyst for the City of Woodland and can be reached at roberta.childers@cityofwoodland.org. Woodland City Manager Paul Navazio also contributed to this article.

The City of Woodland (pop. 57,526; area of 15 square miles) is named for the valley oaks that dotted its footprint when it was founded in 1871. This “City of Trees” strives to promote the importance of expanding its tree canopy to provide environmental, economic, health and aesthetic benefits.

Long-standing programs include a city tree maintenance program headed by a staff certified arborist, annual Arbor Day community events celebrating Woodland’s tree heritage and future, planting requirements for new development, and a residential street-tree rebate program that encourages residents to take advantage of the numerous benefits of shade trees. Policies and goals in Woodland’s General Plan and Climate Action Plan also reinforce the city’s commitment to enhancing its tree canopy.



The City of Woodland is committed to expanding its tree canopy.

Climate Action Plan Takes Root

Because trees play a key role in reducing greenhouse gases, the city’s Climate Action Plan includes a goal of increasing Woodland’s tree canopy 50 percent more than the 2010 canopy coverage by planting 6,000 trees between 2014 and 2020. As part of this challenge, Woodland Mayor Tom Stallard initiated a communitywide 2,400 Trees Campaign with the goal of planting 2,400 trees between July 2014 and June 2016.

But several years of deep budget cuts had severely impacted the city’s urban forestry program. Meeting the 2,400-tree challenge required pooling resources by enhancing collaboration with community organizations and forging new public-private partnerships. The Woodland Tree Foundation stepped up to coordinate and organize the effort, and Pacific Gas and Electric (PG&E) signed on as a sponsor. The John & Eunice Davidson Fund, a private foundation, made a generous contribution and supports the Woodland Tree Foundation with annual grants of approximately \$10,000. The city’s tree-planting initiatives gave PG&E an opportunity to educate the public on the importance of planting the “right tree in the right place” and marking underground utilities before digging.

Woodland reached its 2,400-tree goal in March 2016 through a combination of community Arbor Day plantings, city facility improvements, trees planted by residents and business owners and as part of new construction — and the dedicated work of Woodland Tree Foundation volunteers. As a result, the city increased its goal by 600 trees for a total of 3,000 new trees planted by July 2016. As Western City went to press, the city was approaching its goal.

“Woodland has blown past its earlier 2,400-tree goal,” says Mayor Stallard. “Not only has the community benefited from the expanding

tree canopy and the shade that the trees will bring, but the city is also achieving its climate action goals, and those who participate are having a wonderful time planting trees — a true win-win-win.”

Woodland Tree Foundation Plays a central role

The Woodland Tree Foundation (www.woodlandtree.org), whose motto is “Building Community Through Canopy,” embodies the community’s dedication to its urban forest. Created in 2000 by local residents, the Woodland Tree Foundation in collaboration with Caltrans began planting native oaks along the recently completed Highway 113 between the cities of Woodland and Davis. Volunteers watered the oaks for several years until the trees were thriving.

Woodland Tree Foundation volunteers and city staff established a strong relationship from the start. Their first collaborative effort was organizing a well-attended Arbor Day planting in downtown Woodland in 2000.

The partnership grew as the foundation secured grants from the California Department of Forestry to plant trees on public lands, which required the city's cooperation and support. City staff approved locations for concrete cutting along sidewalks and trained foundation volunteers on proper tree-planting methods; the foundation agreed to water the trees until they were established.

The foundation's board of directors comprises 15 people. In addition to guiding the organization's activities and policies, the board members participate in most of the tree-planting events and summer watering crews.

Word of mouth and announcements published in the local newspaper helped generate an initial list of volunteers, which has grown to more than 400 people.



Annual tree-planting activities began expanding to include events at local parks and schools.

Since 2000

the foundation has organized 34 planting events and planted over 1,000 trees in parks, along streets and at public facilities. Woodland Tree Foundation volunteers have planted more than 4,150 trees provided by the city and the foundation through numerous grants, private donations and funds raised at an annual "Tunes for Trees" benefit concert.



"At Woodland Tree Foundation planting events, there is a palpable shared joy that all participants experience when collectively improving the community for the next generation," says David Wilkinson, president of the foundation. "The renewal gained by freely contributing one's labor and time to public tree plantings is one measurement of a community's cohesion and health. These community values are weakened when responsibility for neighborhood beautification and civic greening is abdicated solely to the public sector, especially when tree planting and maintenance budgets are customarily chopped during economic downturns or due to voter negativity regarding local taxes, which help fund these programs."

In 2016 the foundation took the lead on partnering with PG&E, the Woodland Joint Unified School District and the city to conduct education and planting events at two local elementary schools. The school district contributed \$600 to match a \$2,550 grant from PG&E, and the city donated \$1,000 in-kind by loaning 40 metal tree stakes and providing mulch. The foundation's coordinator met with the representatives from the district and individual schools to select, locate and purchase trees, conduct the instruction, organize the planting events and equip and train school volunteers to water the trees during the summer for three years. A week before the planting events, Woodland City Manager Paul Navazio taught classes at the Freeman Elementary School and Rhoda Maxwell Elementary School about the science and benefits of trees, including greenhouse gas sequestration and climate change, to approximately 200 students who subsequently planted the trees.

Neighborhood Shade Tree Campaign Has Multiple Benefits

The community's success in achieving the 2,400 Trees Campaign goal can be largely attributed to the city's partnership with the Woodland Tree Foundation — and more specifically, the foundation's innovative Neighborhood Shade Tree Campaign, which

offers free shade trees to residents in an effort to conserve energy and beautify lower-income neighborhoods where the existing tree canopy is sparse.

"The Woodland Tree Foundation's Neighborhood Shade Tree Campaign provides a wonderful community service," says Navazio. "It enhances neighborhood beautification and property values and gives individuals and organizations opportunities for civic engagement."

The foundation coordinates Saturday morning tree-planting events. Up to 15 teams of three to six people go to designated residential locations, where trees, stakes and mulch were delivered in advance. The volunteer teams typically plant three to five trees per location, which usually takes less than three hours.

"We had such a positive experience with the Woodland Tree Foundation, from our first consultation to the actual planting of our tree by a local Boy Scout troop," says homeowner Heidi Hazlehurst.

"Our shade trees are a perfect way to reduce our energy costs while beautifying our home and reducing noise pollution," says homeowner Tyler Jacobsen.

The program, which receives city funding and staff support, includes tree-maintenance training for homeowners. Activities include informational workshops and providing educational handouts at nurseries and community events. In addition, the program website (www.woodlandtree.org) offers tips on recommended trees for local soil and climate and maintaining trees during a drought.

The Woodland Tree Foundation coordinator conducts outreach to potential tree recipients and volunteers for the Neighborhood Shade Tree Campaign using informational tools in both English and Spanish that include:

- Flyers distributed door to door by volunteers;
- Numerous newspaper articles and paid ads;
- The City of Woodland and foundation websites and a Facebook page;
- Volunteer websites, including UC Davis, VolunteerMatch, Volunteer Connection, JustServe, Volunteer Davis and Sacramento Tree Foundation;
- Community service electronic and physical bulletin boards at Woodland's two high schools and Woodland Community College;
- City and county roadside electronic message boards;
- Speaking engagements at meetings of the Lions Clubs, Boy Scouts, Rotary, Kiwanis and Rose Club and city Water-Wise Workshops;
- Email distribution through NextDoor.com;
- Lawn signs;
- Informational tables at community events, such as farmers' markets; and
- Communications targeting the Woodland Chamber of Commerce and local property management companies.



**Woodland Tree Foundation
volunteers plant a free shade
tree for residents as part of the
city's Neighborhood Shade
Tree Campaign.**

Legacy Tree Grove Is Another Community Asset

Another highlight of building community appreciation of trees is the recently christened Legacy Grove. Set in motion in 2013 by interested community members, the project came to fruition in 2016 with the city's designation of land at the Woodland Community and Senior Center. Approximately 100 native shade trees were planted in the Legacy Grove in early 2016 along future pathways. The Legacy Grove provides an opportunity for the community to dedicate trees, benches or pavers in honor of individuals or groups. This attractive and accessible location also serves as another place where community members can learn about the many benefits that trees provide.



Volunteers of all ages help plant trees in Woodland's Legacy Grove.

Sustaining Heritage, Community and the Environment

Woodland demonstrates its commitment to enhancing and maintaining a healthy urban forest for current and future generations through its close collaboration with the Woodland Tree Foundation and partnerships with PG&E, the school district and the community.

"Every tree we plant helps Woodland's legacy grow," says Navazio. "We are sustaining our city's heritage, community and environment, one tree at a time."

How Woodland Funds Its Urban Forest

Three full-time employees staff the city's Urban Forestry Program, which has an annual budget of \$500,000. The General Fund supports 75 percent of that budget. Funds from various Landscape and Lighting Assessments provide the balance. The program supports tree maintenance in municipal parks as well as on city streets. In 2014 the city set aside \$100,000 in additional funds for available General Fund

reserves specifically to support initiatives related to Woodland's Climate Action Plan: energy efficiency, water conservation and converting fleet vehicles to alternative fuels. The city's support of the community tree-planting activities, including the Neighborhood Shade Tree Program, comes from this sustainability set-aside. Between April 2015 and May 2016 the city allocated \$39,500 in support of community tree planting activities.

The Woodland Tree Foundation contributes both money and hundreds of volunteer hours to the Neighborhood Shade Tree Program and other planting events held throughout the year. Through its fundraising efforts, the foundation contributes approximately \$17,000 per year to the Neighborhood Shade Tree Program. Pacific Gas and Electric also provides support for trees purchased for the program.

Tips for Implementing a Successful Urban Forestry Program

The City of Woodland offers these suggestions for city officials who want to create or enhance a tree-planting program in their community:

- Articulate the environmental benefits of an urban forest in your city's Climate Action Plan goals and policies;
- Identify and partner with a "community champion," such as a local foundation or nonprofit community-based organization;
- Work with your local utility to identify common goals that can be achieved through tree plantings;
- Allocate funds, however small the amount may be initially, to leverage or match outside funding;
- Engage community volunteers through service organizations and/or social media;
- Start with small-scale plantings in city parks or at other public facilities;
- Involve arborists in selecting appropriate species and placement and developing instructions for planting and care of trees;
- Provide appropriate tools and safety equipment;
- After collaborative efforts with community partners are in place, expand tree-planting program outreach and opportunities to property owners; and
- Recognize and foster the multiple benefits that a tree-planting initiative can provide in disadvantaged neighborhoods.

Photo credits: Yvonne Hunter (girl in wagon & Woodland park sign); Rock and Wasp/Shutterstock.com (tree sapling); Courtesy of the City of Woodland and Woodland Tree Foundation (volunteers)

RESOLUTION NO. ____
RESOLUTION OF THE CITY OF WOODLAND OF YOLO COUNTY FOR
FUNDING FROM THE URBAN FORESTRY GRANT PROGRAM ENTITLED, “CALIFORNIA CLIMATE
INVESTMENTS GRANT 2016/2017”,
AS PROVIDED THROUGH the CALIFORNIA GREENHOUSE GAS REDUCTION FUND.

WHEREAS, the Governor of the State of California in cooperation with the California State Legislature has enacted the California Greenhouse Gas Reduction Fund, which provide funds to the State of California and its political subdivisions for urban and community forestry programs; and

WHEREAS, the State Department of Forestry and Fire Protection has been delegated the responsibility for the administration of the program within the State, setting up necessary procedures governing application by local agencies and non-profit organizations under the program, and

WHEREAS, said procedures established by the State Department of Forestry and Fire Protection require the applicant to certify by resolution the approval of application before submission of said application to the State; and

WHEREAS, the applicant will enter into an agreement with the State of California to carry out an urban and community forestry project;

NOW, THEREFORE, BE IT RESOLVED that the **CITY OF WOODLAND:**

1. Approved the filing of an application for “Greenhouse Gas Reduction Fund” grant program funds; and
2. Certifies that funds under the jurisdiction of **CITYOF WOODLAND** are available to begin the project.
3. Certifies that said applicant will expend grant funds prior to March 30, 2020.
4. Appoints **the City Manager/or designee** as agent of the **CITYOF WOODLAND** to conduct all negotiations, execute and submit all documents including, but not limited to applications, agreements, amendments, payment requests, etc., which may be necessary for the completion of the aforementioned project.

Approved and adopted the 18th day of April 2017. I, the undersigned, hereby certify that the foregoing Resolution, number _____ was duly adopted by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Angel Barajas, Mayor

APPROVED AS TO FORM:

Kara Ueda, City Attorney

ATTEST:

Ana B. Gonzalez, City Clerk

11.

Legislation Details (With Text)

File #: 17-0412 Version: 1 Name:

Type: Consent Item(s) Status: Agenda Ready

File created: 4/14/2017 In control: City Council

On agenda: 4/18/2017 Final action:

Title: SUBJECT: Adopt Resolution No. _____ and Resolution No. _____ related to the City Manager's Salary Range and Employment Agreement

Recommendation for Action: Staff recommends that the City Council:

1. Adopt Resolution No. _____, approving a modified salary range for the City Manager position; and
2. Adopt Resolution No. _____, approving the City Manager's Employment Agreement.

Sponsors:

Indexes:

Code sections:

Attachments: [City Manager Salary Reso](#)
[City Manager Employment Agreement Reso](#)
[Paul Navazio Employment Agreement](#)

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

DATE: April 18, 2017

SUBJECT: Adopt Resolution No. _____ and Resolution No. _____ related to the City Manager's Salary Range and Employment Agreement

Recommendation for Action: Staff recommends that the City Council:

1. Adopt Resolution No. _____, approving a modified salary range for the City Manager position; and
2. Adopt Resolution No. _____, approving the City Manager's Employment Agreement.

Staff ContactSheila McShane, HR Manager - (530) 661-5807, Sheila.mcshane@cityofwoodland.org**Background**

The City Council appointed Paul Navazio as the City Manager in 2012, and he began serving in that position on April 23, 2012. Mr. Navazio has served as the City Manager continuously since that date pursuant to an employment agreement, which expires this month. The City Manager and the City Council have negotiated various changes to the City Manager's employment agreement since Mr. Navazio's initial appointment. City

staff and the City Attorney have drafted an employment agreement that includes, among other changes, an increase to Mr. Navazio's compensation and an extension of his employment term for an additional three years. The increase to Mr. Navazio's compensation first requires action by the City Council to change the salary schedule for the City Manager position.

Discussion

The City Manager's Employment Agreement for the 2017-2020 term is substantially similar to the City Manager's existing agreement, with the following modifications:

1. Annual Salary. The City Manager's base salary will be increased to a total annual salary of Two Hundred Twenty-Three Thousand One Hundred Ninety Dollars and Forty Cents (\$223,190.40). This amount is comprised of two components: (1) a three percent increase to his existing base salary; and (2) the rolling in to his base salary of the additional Nineteen Thousand Seven Hundred Fifty-Two Dollars (\$19,752.00) annual amount the City Manager has been receiving for additional duties serving as the Treasurer/Auditor of the Woodland-Davis Clean Water Agency.

This particular aspect of the Employment Agreement requires the Council to first approve Resolution No. _____, increasing the salary range for the City Manager position.

2. Deferred Compensation Contribution. Under the terms of the Employment Agreement, the City will increase its contribution to the City Manager's 457 deferred compensation plan from \$300 per month to \$500 per month, effective April 1, 2017.

3. Moving Expense Allowance. The moving expense allowance will be simplified to no longer require the City Manager to solicit three bids of movers and to instead permit reimbursement for moving expenses up to Five Thousand Dollars (\$5,000.00) provided that the City Manager moves to the City of Woodland by the end of the initial term of the Employment Agreement.

4. Term of Agreement. The term of the Employment Agreement will run from April 2017 through April 23, 2020. The Employment Agreement also provides for one-year extensions provided that the City Manager receives positive evaluations from the City Council.

Conclusion

Staff recommends that the City Council:

1. Adopt Resolution No. _____, approving a modified salary range for the City Manager position;
and
2. Adopt Resolution No. _____, approving the City Manager's Employment Agreement.

Submitted by:
Sheila McShane
Human Resources Manager

Kara K. Ueda, City Attorney

Attachments:

- 1) Resolution No. , Approving Modifications to the Salary Range for the City Manager Position
- 2) Resolution No. , Approving the Employment Agreement with Paul Navazio
- 3) City Manager's Employment Agreement

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF WOODLAND
APPROVING SALARY SCHEDULE FOR
THE CITY MANAGER

WHEREAS, the City Council has negotiated an updated employment agreement for the City Manager, and

WHEREAS, the new employment requires amending the Salary Schedule for the position of City Manager,

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Woodland approves amending the Salary Schedule for the position of City Manager to a maximum of \$18,599.20 per month.

PASSED AND ADOPTED this 18th day of April 2017 by the following vote:

PASSED AND ADOPTED this day of

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:

Mayor

STATE OF CALIFORNIA)
) SS
COUNTY OF YOLO)

I, Ana Gonzalez, City Clerk of the City of Woodland in Yolo County, California, hereby certify this Resolution to be a full, true and correct copy of the record of the action taken by the City Council of the City of Woodland, by vote of the members present, as the same appears in the official minutes of said Council at its meeting.

DATED:

Ana Gonzalez, Woodland City Clerk

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF WOODLAND
APPROVING AN AMENDED EMPLOYMENT AGREEMENT
FOR THE CITY MANAGER

WHEREAS, the City Council of Woodland, has approved continuing the Employment Agreement between Paul Navazio and the City through April 23, 2020; and,

WHEREAS, the terms of the agreement includes an Annual Salary of \$223,190.40, which includes a 3% increase to Paul Navazio current salary and rolling in to the base salary the additional \$19,752.00 annual amount for additional duties serving as the Treasurer/Auditor of the Woodland-Davis Clean Water Agency; and,

WHEREAS, the City will increase its contribution to the City Manager's 457 deferred compensation plan from \$300 per month to \$500 per month, effective April 1, 2017 and;

WHEREAS, the City will continue its past practice of providing term life insurance for the City Manager in an amount of up to two times his annual salary.

WHEREAS, the City will reimburse up to \$5,000 towards moving expenses, provided that the City Manager moves to the City of Woodland by the end of the initial term of the Employment Agreement.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Woodland approve the new Employment Agreement between the City and Paul Navazio.

PASSED AND ADOPTED this 18th day of April 2017 by the following vote:

PASSED AND ADOPTED this day of

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:

Mayor

STATE OF CALIFORNIA)
) SS
COUNTY OF YOLO)

I, Ana Gonzalez, City Clerk of the City of Woodland in Yolo County, California, hereby certify this Resolution to be a full, true and correct copy of the record of the action taken by the City Council of the City of Woodland, by vote of the members present, as the same appears in the official minutes of said Council at its meeting.

DATED:

Ana Gonzalez, Woodland City Clerk

EMPLOYMENT AGREEMENT

THIS AGREEMENT is between the City of Woodland, a municipal corporation (the “City”) and Paul Navazio (“Employee”). It is effective on the latest date next to the signatures on the last page (“the Effective Date”).

This Agreement is entered into on the basis of the following facts, among others:

- A. Employee was duly appointed by the City Council as the City Manager of the City beginning in April 2012, and has been serving in that capacity continuously since that date.
- B. The City Council and Employee desire to continue this employment relationship, subject to the terms and conditions set forth in this new Agreement pertaining to compensation and benefits, performance evaluations, and related matters.

BASED UPON THE FOREGOING, THE CITY AND EMPLOYEE AGREE AS FOLLOWS:

- 1. Employee Appointed. The City appoints and employs Employee as City Manager, and Employee continues to accept the appointment and employment effective immediately.
- 2. Duties of Employee. Employee shall perform the duties established for the City Manager by State law, the Woodland Municipal Code, the City Manager job description, the directions of the City Council, or as otherwise provided by law, ordinance, or regulation. By direction of the City Council and until further notice, the City Manager’s duties include serving the City’s interests by performing the duties of Treasurer/Auditor of the Woodland-Davis Clean Water Agency.

(a) Full Energy and Skill. Employee shall faithfully, diligently, and to the best of Employee's abilities, perform all duties that may be required under this Agreement. Employee agrees that Employee has a duty of loyalty and a general fiduciary duty to the City. Employee shall devote the whole of Employee's working time, skill, experience, knowledge, ability, labor, energy, attention, and best effort exclusively to the City's business and affairs.

(b) No Conflict. Employee shall not engage in any employment, activity, consulting service, or other enterprise, for compensation or otherwise, which is actually or potentially in conflict with, inimical to, or which interferes with the performance of Employee's duties. Further, Employee shall not, during the term of this Agreement, individually, as a partner, joint venture, officer or shareholder, invest or participate in any business venture conducting business in the corporate limits of the City of Woodland.

(c) Outside Activities. The City Manager shall not spend more than 8 hours per month in teaching, consulting, expert witness testimony, speaking, or other non-City connected business for which compensation is paid without express prior consent of the City Council. City Manager will take personal leave (i.e. vacation time) for all outside activities of this nature.

3. Hours of Work. The City Manager is an exempt employee but is expected to engage in those hours of work that are necessary to fulfill the obligations of the City Manager's position. The City Manager does not have set hours of work as the City Manager is expected to be available at all times. It is recognized that the City Manager must devote a great deal of time to the business of the City outside of the city's customary office hours, and to that end the City Manager's schedule of work each day and week shall vary in accordance with the work required to be performed and in accordance with any specific direction provided by the City Council.

4. Term. The term of this Agreement shall be from the Effective Date through April 23, 2020, unless terminated earlier by either party in accordance with the provisions set forth in Paragraph 8 or by the event of the death or permanent disability of Employee. In approximately April of each contract year, subject to a positive evaluation resulting from the process set forth in the evaluation section below, the City Council shall consider an amendment to this Agreement to re-institute a new 3-year term for the Agreement.

5. Annual Evaluation. Each year on or about the October 31st, or at a time mutually agreed upon by the City Council and Employee, the City Council shall conduct an evaluation of Employee's performance and provide guidance and direction regarding the City Council's goals and objectives which Employee shall be tasked with implementing.

6. Compensation.

(i) Salary. Employee shall receive the base annual salary of Two Hundred Twenty-Three Thousand One Hundred Ninety Dollars and Forty Cents (\$223,190.40), payable in this Agreement on a pro-rata basis in the same manner as all full time City employees, and subject to all applicable payroll taxes and withholdings.

(b) Annual Salary Adjustments. At the City Council's sole discretion, salary adjustments may be given to Employee at or around the time of the annual review and evaluation by the City Council.

(c) Deferred Compensation. Employer maintains a deferred compensation plan pursuant to Internal Revenue Code Section 457 ("the Plan"). Employer shall contribute \$500 per month to the Plan on Employee's behalf, and such contributions shall be subject to the limitations and restrictions imposed by the Plan and by law.

7. Regular Benefits and Allowances. Employer agrees to provide and pay the City allowance for vision, dental and comprehensive medical insurance for Employee and

his/her dependents, if any, equal to that which is provided to all other full-time miscellaneous management employees of Employer, or in the event no such plan exists, to provide coverage for Employee and dependents. The City contribution toward health insurance shall be equal to that which is provided to all other full-time miscellaneous mid-management employees of Employer as specified in the applicable memorandum of understanding. Similarly, Employer agrees to put in force and to make required premium payments for short term and long term disability insurance coverage for Employee while this Agreement is in force. Employer shall also pay the amount due for term life insurance in an amount equal to two times annual salary. Employee shall have the right to choose the beneficiary on such policies.

Employer agrees to enroll Employee into the California Public Employees Retirement System (“CalPERS”) and shall pay the PERS Employer share subject to this section. Employee shall continue to pay the PERS employee share of 8% plus an additional 3% as an offset to the CalPERS Employer contribution rate, for a total contribution of 11% of “PERSable” compensation. Medical insurance in retirement for Employee and dependents will be equal to that which is provided to all other full-time miscellaneous management employees of Employer, depending on hire date.

8. Additional Benefits and Allowances. In addition to the benefits specified in section 4, Employee shall receive the following additional benefits and allowances.

(a) Vacation; Sick Leave

(i) Vacation. Employee shall accrue twenty (20) vacation days per year on a pro rated basis each pay period. Upon date of hire, 80 hours of vacation leave will be credited to Employee in addition to the annual accrual. If Employee has ten (10) years of service or less, Employee may carry an unused vacation leave balance of no more than thirty-four (34) vacation days (272 hours) past January 1st of each year. If Employee has more than ten (10) years

of service, Employee may carry an unused vacation leave balance of no more than forty-four (44) days (352 hours) past January 1st of each year. Each calendar year, upon request, Employee may have up to eighty (80) hours of accrued but unused vacation leave hours paid directly to him at his then-current rate of pay in lieu of time off; provided Employee has previously taken at least one (1) consecutive week of vacation time off in the same year.

(ii) Administrative Leave. Employee shall receive an annual bank of forty (40) hours of administrative leave on July 1 of each year. Employee may, at his request, have up to forty (40) hours of the bank paid directly to him at his regular rate of pay as of the time of his request. Employee may not carry over any administrative leave bank balance past June 30 of each year.

(iii) Sick Leave. Employee shall be allowed to use paid sick leave and be absent from work because of personal illness/injury or the illness/injury of immediate family members (as identified in California Labor Code section 233) for such time as is reasonably necessary or during otherwise unpaid medical leaves provided by law. Sick leave includes attendance at doctor's appointments or related medical activities. Employee shall accrue sick leave at the rate of one day (8 hours) per month. Upon initial date of hire, 80 hours of sick leave will be credited to Employee in addition to the annual accrual. Accrued Sick Leave is not eligible for a cash-out at any time by Employee and any remaining accrued Sick Leave at time of Employee's retirement will be governed by the rules and restrictions as detailed in the then-existing PERS contract.

(b) Automobile. No vehicle or automobile allowance will be given as part of this Agreement, except to the extent allowed by the City's Travel policy, as it may be amended.

(c) Moving Expense Reimbursement. Employee intends to establish residence and relocate within the corporate boundaries of the local government and thereafter to maintain residence within the corporate boundaries of the local government. For this initial move to the City, the City shall reimburse Employee's moving and relocation expenses up to Five Thousand Dollars (\$5,000.00) upon presentation of appropriate expenditure receipts.

9. Termination of Employment.

(a) No Property Interest. Employee understands and agrees that Employee has no constitutionally-protected property or other interest in Employee's employment as City Manager. Employee understands and agrees that Employee works at the will and pleasure of the City Council, and that Employee may be terminated, or asked to resign, at any time, with or without cause, by a majority vote of its members. Notice of termination shall be provided to the City Manager in writing. "Termination," as used in this Agreement, shall also include 1) a request that the City Manager resign; 2) a reduction in salary or other financial benefits of the City Manager in a significant amount which is inconsistent with a reduction in salary or financial benefits for employees in the executive management unit; 3) a material reduction in the powers and authority of the City Manager (excluding placement on paid administrative leave); or 4) the elimination of the City Manager's position. Any such notice of termination or act constituting termination shall be given at or effectuated at a duly noticed regular or special meeting of the City Council.

(b) Termination Immediately Before or Following City Council Election. No action by the City Council to terminate Employee, other than for gross mismanagement or an act of moral turpitude (as described in Section 8(e)), will be made within ninety (90) days either before a City Council election or immediately following a City Council

election. Nothing in this paragraph alters the “at will” status of Employee’s employment with City.

(c) Notice Required Of Employee. Employee may voluntarily terminate employment at any time by giving not less than sixty (60) days notice.

(d) Severance Pay. If Employee is asked to resign or is terminated as City Manager, then Employee shall be eligible to receive a cash payment equivalent to the sum of Employee’s then-current monthly salary multiplied by nine (9) (or by the remaining number of months in the Agreement, whichever is less) and the cash value, as determined by the City, of Employee’s monthly non-salary COBRA-eligible benefits multiplied by nine (9) (or [pursuant to Government Code section 53260] by the remaining number of months in the Agreement, whichever is less). This cash payment will be made on a pro rated, monthly basis over the number of months involved, subject to termination of the severance requirement set forth below. Employee shall also be paid for any accrued, but unused, annual leave, but not accrued sick leave. Eligibility for such severance payment is expressly conditioned upon Employee’s execution of (i) a waiver and release of any and all of Employee’s claims against City, and (ii) a covenant not to sue. All normal payroll taxes and withholdings as required by law shall be made with respect to any amounts paid under this section. Employee expressly agrees to provide notice to the City within two (2) business days of accepting employment elsewhere, and the City’s obligation to pay any severance benefit to Employee shall terminate upon Employee’s acceptance of such alternative employment.

(e) Ineligibility for Severance Under Certain Conditions. If the termination of Employee is the result of gross mismanagement and/or an act or acts of moral turpitude, Employee shall not be paid any severance pay except as provided in the remainder of this subsection. In such an instance, Employee’s sole remedy shall be a judicial action in

declaratory relief to determine whether there was substantial evidence of gross mismanagement and/or an act or acts of moral turpitude. If the court determines there was not substantial evidence, Employee shall receive the severance pay provided in this subsection, but no other damages.

10. Statutory Requirements. This Agreement shall be deemed to incorporate by reference the provisions of Sections 53243 *et seq.* of the Government Code, as it may be amended or renumbered.

11. Payment of Expenses of Employment. The City shall pay the following usual and customary employment expenses.

(a) The cost of any fidelity or other bonds required by law for the City Manager.

(b) Subject to Section 10 of this agreement, the cost to defend and indemnify Employee to the full extent of the law as provided by the California Government Claims Act (Government Code §810 *et seq.*), or otherwise. Notwithstanding the foregoing, City's obligation to defend and indemnify Employee shall extend only to the entry of a final judgment by the trial court, and shall not extend to providing defense or indemnity in connection with an appeal of the judgment, unless otherwise specifically provided by law. City will determine, in its sole discretion, whether to compromise and settle any such claim or suit against Employee and the amount of any settlement or judgment rendered thereon.

(c) Subject to budget approval, reasonable dues for Employee's membership in professional organizations associated with the office of City Manager. The City will allow Employee reasonable time away from the City to participate in the annual conferences of these organizations.

(d) Subject to budget approval, the cost of attending conferences or other events (i.e. retirement dinners, out-of-town meetings, professional seminars, etc.) necessary

for the proper discharge of Employee's duties. The City will not reimburse Employee for any expenses related to membership in service clubs.

12. Miscellaneous.

(a) Notices. Notices given under this Agreement shall be in writing and shall be:

- (i) served personally; or
- (ii) sent by facsimile (provided a hard copy is mailed within one (1) business day); or
- (iii) delivered by first-class United States mail, certified, with postage prepaid and a return receipt requested; or
- (iv) Sent by Federal Express, or some equivalent private overnight delivery service.

Notices shall be deemed received at the earlier of actual receipt or three (3) days following deposit in the United States mail, postage prepaid. Notices shall be directed to the addresses shown below, provided that a party may change such party's address for notice by giving written notice to the other party in accordance with this subsection.

CITY:

City of Woodland
Attn: Mayor
300 First Street
Woodland, CA 95695
Phone: (530) 661-5800
Fax: (530) 661-5813

EMPLOYEE:

Paul Navazio
1204 Torrey Street
Davis, California 95618
Cell Phone: (530) 681-0311

(b) Compliance with Government Code §§53243, 53243.1, & 53243.2.

If Employee is convicted of a crime involving an abuse of his office or position, all of the following shall apply:

(i) if Employee is provided with administrative leave pay pending an investigation, Employee shall be required to fully reimburse the City for such amounts paid;

(ii) if the City pays for the criminal legal defense of Employee (which would be in its sole discretion, as it is not generally required to pay for a criminal defense), Employee shall be required to fully reimburse City such amounts paid; and

(iii) if this Agreement is terminated, any cash settlement related to the termination that Employee may receive from the City shall be fully reimbursed to the City or void if not yet paid to Employee.

For this subsection, “abuse of office or position” means either (1) an abuse of public authority, including waste, fraud, and violation of the law under color of authority, or (2) a crime against public justice, including but not limited to a crime described in Title 7 (commencing with Section 92) of Part 1 of the Penal Code.

(c) Entire Agreement/Amendment. This Agreement constitutes the entire understanding and agreement between the parties as to those matters contained in it, and supersedes any and all prior or contemporaneous agreements, representations and understandings of the parties, including the prior employment agreement effective April 16, 2012, which is specifically hereby rendered null and void. This Agreement may be amended at any time by mutual agreement of the parties, but any such amendment must be in writing, dated, and signed by the parties and attached hereto.

(d) Attorney's Fees. If any legal action or proceeding is brought to enforce or interpret this Agreement, the prevailing party, as determined by the court, shall be entitled to recover from the other party all reasonable costs and attorney's fees, including such fees and costs as may be incurred in enforcing any judgment or order entered in any such action.

Nothing in this subsection shall be read to prevent the parties from agreeing to some alternative method of dispute resolution. If such a method is agreed to, any final determination shall include an award of attorney's fees and costs by the presiding officer.

(e) Severability. In the event any portion of this Agreement is declared void, such portion shall be severed from this Agreement and the remaining provisions shall remain in effect, unless the result of such severance would be to substantially alter this Agreement or the obligations of the parties, in which case this Agreement shall be immediately terminated.

(f) Waiver. Any failure of a party to insist upon strict compliance with any term, undertaking, or condition of this Agreement shall not be deemed to be a waiver of such term, undertaking, or condition. To be effective, a waiver must be in writing, signed and dated by the parties.

(g) Representation by Counsel. The parties acknowledge and agree that they were, or had the opportunity to be, represented individually by legal counsel with respect to the matters that are the subject of this Agreement and that they are fully advised with respect to their respective rights and obligations resulting from signing this Agreement.

(h) Governing Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of California. Employee and City agree that venue for any dispute shall be in Yolo County, California.

(i) Section Headings. The headings on each of the sections and subsections of this Agreement are for the convenience of the parties only and do not limit or expand the contents of any such section or subsection.

(j) No Assignment. Employee may not assign this Agreement in whole or in part.

Dated: _____

CITY OF WOODLAND

By _____
Mayor

Dated: _____

EMPLOYEE

Employee

Attest:

City Clerk

Approved as to Form:

City Attorney

Legislation Details (With Text)

12.

File #: 17-0397 Version: 1 Name:

Type: Consent Item(s) Status: Agenda Ready

File created: 4/7/2017 In control: City Council

On agenda: 4/18/2017 Final action:

Title: SUBJECT: Community Services Department Quarterly Status Report for the period of January 2017 through March 2017

Recommendation for Action: Staff recommends that the City Council accept the Community Service's Department's Quarterly Status Report.

Sponsors:

Indexes:

Code sections:

Attachments: [3rd Quarter 17](#)

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

DATE: April 18, 2017

SUBJECT: Community Services Department Quarterly Status Report for the period of January 2017 through March 2017

Recommendation for Action: Staff recommends that the City Council accept the Community Service's Department's Quarterly Status Report.**Staff Contact**Kris Bain - Community Services Manager - 530-661-2002, krista.bain@cityofwoodland.org**Fiscal Impact**

None - for information only.

Background

This quarterly status report covers the period of January 2017 through March 2017. The Report presents a summary of recreation and senior programming, events, affordable housing, the community development block grant entitlement program, parks and urban forestry. This report also contains a narrative description of major work performed and/or notable Department highlights.

Conclusion

Staff recommends that Council receive the Report and advise if they have any questions.

Prepared by: Kris Bain
Community Services Manager

Reviewed by: Christine Engel
Community Services 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

Attachment

Community Services Department Quarterly Report: January-March 2017

The following provides a summary of the Community Service Department's programs, activities, and events for January through March 2017. This report refers to participant hours; the methodology for calculating participant hours is described at the end of the document. *Participant totals (total participants and total participant hours) are the total amount of participants/hours for the entire reporting period (ie in most cases three months).*

Quarterly Highlights

- The Recreation Guide was released and directly mailed to over 3,500 households in Woodland with children up to 16 years old. Recreation Guides were also available at outreach events and at city facilities. The publication advertised upcoming activities and events from February through September.
- During the 5th annual ReXpo over \$31,000 in revenue was received and over 500 attended the event.
- Approximately 2,420 people attended events at the Community & Senior Center during facility rentals.
- Over 275 soccer and baseball teams participated in tournaments at the Woodland Sports Park.
- Over 1,325 people participated in events such as ReXpo, the Bridal Show & Event Faire, the Martin Luther King Celebration, Middle School Skate Night, and Valentine's Day Cookie Decorating.
- Approximately 17,312 participant hours were recorded for aquatics; and youth, teen and adult recreation classes.
- Approximately 10,659 participant hours were recorded for senior programs and senior events.

Administration

Commission Projects: Several subcommittees have been created to evaluate parks and recreation facility's needs (Council Members Davies and Rodriguez plus Parks & Recreation Commissioners Salinas and White-Snyder), handicap parking needs at the Community & Senior Center (Commission on Aging Commissioners Campbell and Kelley and Parks & Recreation Commissioner Valcarengi), and Sports Park Concession Stand patron satisfaction (Parks & Recreation Commissioners Miller and Romero). Reports from each of the subcommittees will be provided to the City Council and/or the Parks & Recreation Commission.

Boxing Center Relocation: Staff has been working since approximately August 2016 to identify potential locations to relocate the Woodland Boxing Club. On February 7, 2017 the City Council approved the relocation of the boxing center to the Woodland Community & Senior Center (to the "youth center"). While several options for locating the program at the Community & Senior Center had been explored (such as the YMCA Wellness and Fitness Center, or meeting rooms), the use of the youth center provided the least amount of impacts for existing programming.

Improvements to this space are currently in progress. It is anticipated that the boxing program, along with expanded programming, will start in its new location on May 1.

Ferns Park Community Oriented Policing Project: Staff is developing the “Woodland Park Watch” program, which is intended to be a tool for residents and park-goers to report crime, suspicious activity, and park maintenance issues. The goal is to reduce illegal activity and increase community trust in public parks. This program is being developed by the Police Department’s “Community Oriented Policing” committee, comprised of staff members from all departments. Currently, the Police Department is gathering information from the neighborhoods surrounding Ferns Park to deploy the program in that park first. The next phase of the project is to develop signage to be posted at Ferns Park and gauge the response from the neighborhood and from park-goers. Afterward, staff will evaluate the use of Ferns Park’s “nature area,” as it has been identified as a problem area in that park.

Hiddleson Demolition and Park Reuse Project: Ponticello Enterprises is serving as the Project Manager for the Hiddleson Demolition and Park Reuse Project. Work that was performed on the project included asbestos abatement in the front entryway tile. PG&E gas and electrical services have also been terminated and city staff removed any loose equipment and materials for salvage or discard.

A community meeting, with over 30 residents in attendance, was held on February 8th at the Community & Senior Center. Over 500 meeting notices were mailed to residents near Hiddleson Pool. A draft concept that included a rose garden, pathway, and trees was presented and not favored by most of those in attendance. Residents would like to have an active recreation site that would attract youth and families to the area. Any final solution will be constrained by the project budget. Demolition of Hiddleson is anticipated to occur in summer 2017. The Community Development Department will bring forward a report to the City Council to request bids for the demolition of Hiddleson Pool. The City will then have a better understanding of the funds available for reuse of the site after the bids have been received.

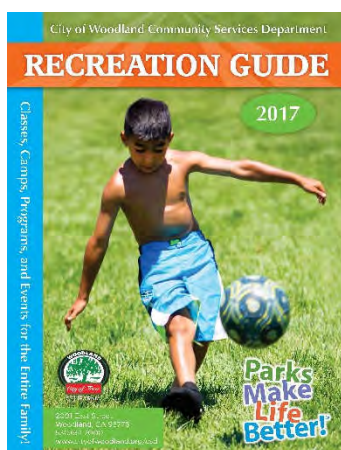
Woodland Aquatic Center Feasibility Study: In July 2016, the City Council authorized a contract for Aquatic Design Group to conduct a feasibility study to evaluate the current unmet aquatic needs and future needs in the city. The proposed study was also to include a site assessment of three possible pool locations (Community & Senior Center, Community College, and Spring Lake) to test the capacity and feasibility of each site for a future aquatic center. A public meeting was held in September 2016 to obtain input on the types of aquatic features the public would like to have included in a future aquatic center (size of pool, type of pool, various uses, etc). Several concepts were presented to staff that included aquatics centers that could be constructed in phases. Staff reviewed this information with the consultant in addition to having a meeting with a citizen pool committee. A second public meeting was held in February 2017 to review possible aquatic feasibility center options and locations. These draft facility and site options were also reviewed with the Parks & Recreation Commission at their February meeting. Staff anticipates reviewing the draft facility and site options with the City Council prior to finalizing a report.

CalFire Grant: On December 30, 2016, the City, partnering with the Woodland Tree Foundation, submitted a concept proposal to the Department of Forestry and Fire Protection for the preparation of an urban forest management plan and planting 1,200 trees over the next three years (\$356,000 in grant funds, with \$144,000 in matching funds, mostly in-kind personnel). The grants are funded with Greenhouse Gas Reduction funds. The City was notified on March 10th that they were successful with the concept proposal and was invited to submit an application for the grant funds. The grant application will be considered by the City Council on April 18, 2017 and the application will be submitted by its due date of April 26.

Program Marketing

During this reporting period, the Department used the following marketing efforts to promote the recreation program offerings as well as community events and senior programs.

- **Recreation Guide:** The Recreation Guide publication was released in mid-February and was mailed to 3,563 households in Woodland with children 0-16 years. Copies of the Recreation Guide are available on the City's webpage, at City facilities, and outreach events.
- **School Flyers:** One school flyer (Spring 2017) was distributed to WJUSD students to promote spring activities, events, and upcoming summer programs (spring swim lessons, César Chávez Celebration, April Pool's Day, Outdoor Adventure trip to Yosemite, and scholarships). The flyers are distributed in English and Spanish.
- **Rec 'Zine:** The Department publishes an online newsletter "Rec 'Zine" which provides highlights of upcoming departmental programs and events each month. There are 570 subscribers who receive the emailed newsletter.
- **Social Media:** The Department utilizes Facebook and Instagram to advertise upcoming events and recreation programs.
- **Special Events:** Staff attended the monthly Food Truck Mania events in February and March to promote programs using the Rec2Go van.
- **Program Outreach:** Staff presented program and event information at service club meetings (Sunrise Rotary, Luna Vista Rotary, Kiwanis, and Reveille Lions).



**Spring Summer Recreation Guide
2017**



Spring School Flyer

Facilities

Community & Senior Center Facility Reservations

The Community & Senior Center facility rental program is designed to provide a location for community events and generate revenue for the City of Woodland. In 2011, the City Council adopted a policy to allow some fees to be waived or reduced by 40% for non-profit organizations once every 12 month period if certain requirements are met. The “Facility Rentals with Fees Waived”, in the table below, identifies the use of the facility where fees were not charged and the dollar amount that could have been collected (had a fee waiver not been granted). Rentals with all of the fees waived are generally city events/meetings or city sponsored events.

	General Facility Rentals <i>Includes rentals receiving discounts</i>	Facility Rentals <i>with Fees Waived</i>
Number of Rentals	18	34
Approximate Participants	2,420	1,700
Total Fees	\$14,250	\$31,157 (waived)

Tournaments

Tournament rentals are available for the Sports Park Complex. All of the available weekend dates for tournaments (from January to August and November to December) were reserved. (September and October weekends are used for soccer games by local soccer leagues). During the third quarter, the Sports Park was reserved for youth baseball and soccer tournaments. Some tournaments were cancelled due to inclement weather. Fees collected are not necessarily for tournaments held during this reporting period.

Tournament Rentals of Sports Park	
Number of Rentals	11
Number of Teams	275
Total Fees Collected	\$47,250

Facility Maintenance Projects

There were several projects during the third quarter Facility maintenance staff worked on at the Community & Senior Center. Projects include the repair of kitchen roof and the plumbing backup on the north side of the facility, the replacement of a broken toilet in the senior center, repair of the threshold between the gym and lobby, repair of a leaky sink in the kitchen, the replacement of the volleyball floor plate covers, and replacement of a heat pump used to operate the administrative area.

Parks

Parks and urban forestry projects during the third quarter include:

Arbor Day

The City, in collaboration with the Woodland Tree Foundation, celebrated Arbor Day on March 18th. Approximately 45 volunteers planted 65 trees throughout the community.

Legacy Grove

Located at the Woodland Community & Senior Center, Woodland's Legacy Grove provides an opportunity for the public to honor a person, family, or group by dedicating a tree or bench. The Arbor Day celebration on March 18 also served as the first day for residents to be able to purchase memorial plaques at the Legacy Tree Grove (7 applications were received).

Ferns Park Projects

The John & Eunice Davidson Foundation provided a \$16,000 grant to city for improvements at Ferns Park. In February and March, with grant funds, portions of the playground structure were painted. Additionally, two new play features a "Vippy" teeter totter and a "Pirouette" spinning pole were installed.

Dog Park

In January, the missing turf in the large dog side of the dog park was replaced with engineered wood fiber. Prior to the turf replacement, staff explored best management practices for dog parks and learned that few dog parks use grass because of the amount of wear and tear dog parks receive and the difficulty to maintain the grass. The wood chips will reduce the large areas of mud and potential slips and falls. A notice was placed at the dog park for one month prior to the installation of the wood chips. The notice included a staff contact/phone number to be called in case of concerns about the potential project. No phone calls were received. The cost to install wood chips was approximately \$3,500 compared to about \$30,000 to replace the turf.

2014 State Housing-Related Parks Program Grant Projects

Several projects have been completed during this reporting period with funds from the 2014 State Housing-Related Parks Grant Program.

New Restrooms

New restrooms were installed at Everman, Campbell, and City Parks.

City Park Tennis Court Resurfacing and Field Repairs

Resurfacing of the tennis courts at City Park is scheduled for April 10th. The schedule for this work has been coordinated with the Woodland Tennis Club and the City's tennis contractor. The field repairs at City Park, due to all of the heavy equipment that needed to be on the grass for the demolition of the old restroom and the installation of the new restroom, will take place in the next couple of weeks. Work will include irrigation repairs and the addition of soil to level the field.

Everman Park Tot Lot and Basketball Court Resurfacing

Staff has received quotes for replacing the tot lot playground and resurfacing the basketball court. Staff is currently scheduling these projects with the contractors.

Campbell Park Basketball Court Resurfacing

Staff has received quotes to resurface the basketball court and is currently scheduling this project with a contractor.

Spring Lake Park N1 Naming

Spring Lake Park N1 is located on Osborn Drive and Shellhammer Drive and is part of the Cal West subdivision west of Harry Lorenzo Avenue. Between December 1, 2016 and January 3, 2017, the Parks & Recreation Commission solicited nominations for the naming of Spring Lake Park N1. The facilities committee of the Parks & Recreation Commission met on March 8, 2017 and considered 27 names that were nominated. The committee unanimously recommended that the park be named "Spring Lake Park". The Staff will bring forward their naming recommendation to the City Council in April.

Events

Event	Event Date	Total Participants	Participant Hours	Fees Collected
Martin Luther King Celebration	Jan. 16	250	2,500	Free Program
Skate Night*	Jan. 20	150	300	Free Program
Cookie Decorating*	Feb. 10	125	250	Free Program
Bridal Show & Event Faire**	Feb. 25	300	900	Free program \$2,260**
ReXpo	Mar. 3	500	1,500	Free program
Total Participants		1,325	5,450	\$2,260

**Event made possible by Measure J*

***The Bridal Show & Event Faire had a maximum of 58 vendors who attended with over 300 who came to the show. Revenue is from vendor registration only.*



**ReXpo
March 3, 2017**



**Valentine's Day Cookie Decoration
February 10, 2017**

Aquatics

All aquatic programs are held at the Charles Brooks Community Swim Center. Aquatics programming is available for children as young as six months old through seniors and includes swimming lessons, lifeguard training, recreation swimming, recreation swim teams, lap swim and water aerobics. During the winter, the primary programming at the pool is lap swim, water aerobics, and the use of the pool by the Woodland Swim Team.

Aquatics Program	Total Participants	Participant Hours	Fees Collected
Lap Swim & Water Aerobics	448	448	\$3,442
Woodland Swim Team	n/a	n/a	\$5,730
Woodland & Pioneer High School Swim Teams			No Fees collected WJUSD Joint Use Agreement
Total	448	448	\$9,172

Woodland Swim Team

Woodland Swim Team is a year round USA Club Team that has rented the Charles Brooks Community Swim Center for practices and meets since 1952. The Woodland Swim Team held regular practices during this quarter. Per council approval the "winter surcharge fees" of \$10,000 that are collected November-February were waived. Fees Collected: \$5,730

Woodland & Pioneer High School Swim Teams

The Charles Brooks Community Swim Center is available for Woodland and Pioneer High School's swim teams use for the season. The two high school teams utilize the pool for practices and meets after school from February through May Monday through Friday. The use is permitted with the Woodland Joint Unified School District's Joint Use Agreement.

Youth & Teen Recreation

A variety of youth and teen recreation programs are offered by the Department year-round; however, the majority of the programs are offered during the summer. In addition to the programs listed below, please refer to the Contract Classes section for other program offerings that are available for youth and teens.

Youth Recreation Program	Total Participants	Participant Hours	Fees Collected
After School Teen Pack (Measure J)	2,755	6,760	Free Program
Baby & Me	256	256	Free Program
Night Hoops	589	1,178	Free Program
Rec2Go (Measure J)	521	1,042	Free Program
Toddler Time	38	38	\$683
Youth Basketball League	140	2,830	\$14,510
Total	4,299	12,104	\$15,193

Contract Classes

The City contracts with outside (special interest) instructors to teach a variety of recreation and leisure classes for participants of all ages. With the exception of tennis, the City retains 30% of the fees collected for each class (in addition to non-resident fees). The City retains 10% of the fees collected for the tennis program. For boxing, the City retains all of the revenues and pays the two contractors a monthly stipend.

Contract Class	Total Participants	Participant Hours	Fees Collected	Total Expenses	Net Revenue
Art with Emily	9	108	\$939	\$643	\$296
Bollywood Mix	8	32	\$162	\$113	\$49
Boxing*	77	437	\$1,241	\$5,700	\$(4,459)
Country Line Dance	67	111	\$402	\$281	\$121
Cello Tennis Academy	132	762	\$9,197	\$8,277	\$920
Dynamic Dancing	49	392	\$3,572	\$2,402	\$1,170
Karate	20	160	\$725	\$508	\$218
Pilates	20	160	\$627	\$439	\$188
Stepping Out	17	136	\$736	\$518	\$218
Yoga	23	92	\$436	\$308	\$128
Wrestling	19	570	\$1,140	\$798	\$342
Total	441	2,960	\$19,177	\$19,987	\$(810)

**Boxing experienced 437 sign-in's during the Third Quarter*

Through a grant awarded from the Sacramento Junior Tennis Fund with the purpose of exposing new youth participants to the sport of tennis, the City of Woodland Community Services Department and the Woodland Tennis Club were able to offer free tennis lessons to 48 participants.

Adult Sports

Adult sports offered through the City include drop-in sports as well as organized softball, basketball, and volleyball leagues. Drop-in basketball (open gym) numbers are not reported, however, participation for the other programs is listed below.

Sport	# Teams	Total Participants	Participant Hours	Fees Collected
Basketball (winter league)	12	120	1,200	\$6,874
Basketball (spring league)				League in progress
Softball (spring league)				League in progress
Volleyball (spring league)				League in progress
Volleyball (open gym)		200	600	\$508
Total		320	1,800	\$7,382

Seniors

Programs at the Woodland Senior Center include art classes; exercise classes; games; leisure programs and activities; education resources; support groups, and special events resulting in a total of 10,279 participant hours during the third quarter.

Programs

Programs	Total Participants	Participant Hours	Fees Collected
Art Classes	365	593	\$272
Exercise Classes	3,120	3,344	\$836
Games	1,240	2,649	Free Program
General Programs	2,016	1,902	\$0
Education/Resources	342	416	Free Program
Support Groups	254	508	Free Program
Special Programs	578	867	Free Program
Total	7,915	10,279	\$1,108

Events

Events	Date	Total Participants	Participant Hours
Senior Art Show	Mar. 3	300	300
Hand & Foot Card Party	Mar. 18	80	480
Total		380	780

Grants and Housing

In addition to implementing recreation and senior programs, the Community Services Department also implements the Community Development Block Grant Entitlement program, grants for non-profit organizations, and affordable housing programs. The highlights of these programs for the third quarter are provided below.

Community Development Block Grant (CDBG) Program

Environmental reviews were completed for the seven construction activities funded through the FY 2016/17 CDBG program. Staff will now be assisting subrecipients with the preparation of construction contract documents, bidding out the projects, and Davis-Bacon labor compliance.

Continuum of Care Grants (CoC) Competition

HUD awarded through City three grant awards through its 2016 Continuum of Care competition in the cumulative amount of \$263,099. Fourth & Hope will use the grants for its permanent supportive housing programs that serve homeless individuals and families. To date, HUD has cleared the technical corrections for one of the grants (2016 Consolidated Permanent Supportive Housing) and issued a grant agreement. The City is waiting for HUD to issue technical corrections/grant agreements for the remaining two grants.

Homeless Outreach and Winter Shelter

Outreach: The City began contracting with Fourth & Hope in July 2016 for homeless outreach services. To date (through February 28, 2017), a total of 118 VI-SPDAT assessments have been conducted on individuals who identified Woodland as their primary residence. The assessment is a combination of two tools: (1) the Vulnerability Index (VI) survey for use in street outreach, which helps to determine the chronicity and medical vulnerability of homeless persons, and the Service Prioritization Decision Assistance Tool (SPDAT). Some of the assessments were conducted for Yolo County's Bridge to Health and Housing Project which is focused on outreach to homeless persons who are frequent users of the emergency rooms located at the two hospitals in Yolo County and at other locations in the county. Out of the 118 assessments, a total of 67 individuals were housed at Fourth & Hope's emergency shelter, 99 individuals received day/outreach services, 62 individuals received case management, 6 individuals enrolled in residential treatment, and 21 individuals were stably housed.

Winter Shelter: On January 17, 2017, the City Council approved the City's participation in a winter family homeless rotating shelter pilot program as part of a collaborative effort with Woodland faith-based organizations, Yolo County, and Fourth and Hope. This project originated from discussions of the City Council Homeless Subcommittee. The shelter was operated from February 5 – February 19, 2017. While only one to two families were served, the pilot program was a valuable experience that helped the volunteers, congregations, and staff better understand how to operate a winter shelter for a longer period of time. This pilot program would not have been possible without Woodland Presbyterian Church and St. Luke's Episcopal Church offering their sites for the shelter. Additionally, 54 volunteers participated in the program volunteering for tasks such as transporting shelter participants, setting up the shelter sites, transporting shelter

supplies from one facility to the next, providing games and snacks to the participants, and being at the shelter for various times between 6 pm and 7 am.

Housing-Related Parks Program (HRPP)

As previously mentioned, new restrooms funded with grant funds were installed in the February/March period at Everman, Campbell, and City parks. Staff from the Public Works and Community Services Departments provided extensive site preparation for the restroom sites and worked with the restroom contractor to coordinate the purchase and installation of the restrooms. Grant funds are also being used for concrete work adjacent to the new restrooms, the resurfacing of the City Park tennis courts, resurfacing of the basketball courts at Everman and Campbell, and the installation of a new play structure for young children at Everman. The grant-fund improvements are expected to be completed by May/June of this year.

First Time Homebuyer Program

The City continues to work with eight families participating in its first time homebuyer program. An increase in the supply of resale homes and possibly a leveling off of prices for resales will be needed before families can move forward and purchase homes with City loan assistance.

Participant Hours Calculation

The Community Services Department measures programs through “participant hours”. Participant hours are a calculation of total program hours multiplied by the total number of unique participants within a program. Total participant hours reports how much time participants spend within each program. The measurement breaks down to 1 person x 1 hour = 1 Participant Hour. It should be noted that a higher number of participant hours is not, by itself, a measurement of greater program success compared to the participant hours of another program.

Participant Hours (PH) is calculated by:

Drop In Programs: 1 Class meeting (in hours) x Total sign ins

Examples include Water Aerobics & Lap Swim, Badminton, and Night Hoops

Classes/Camps/Leagues: Total unique participants x total class time (in hours)

Examples include: Swim Lessons, Mad Science

Individual Entry: Each class meeting (in hours) x Total in attendance (adding each day)

Examples include: Teens Helping Seniors, Teen Pack

Event: Total Attendants x Average Time

Examples include: ReXpo, 4th of July

Participant hours and participants in this report are listed for the three month reporting period; therefore if 100 participants are listed, the 100 refers to the total participants for the three month period and could double or triple count the same participants if they participated each month (i.e. drop in volleyball).

Legislation Details (With Text)

13.

File #:	17-0400	Version:	1	Name:	
Type:	Consent Item(s)		Status:	Agenda Ready	
File created:	4/8/2017		In control:	City Council	
On agenda:	4/18/2017		Final action:		
Title:	SUBJECT: Report on Use of Volunteers for City Programs and Projects During 2017				
Recommendation for Action: Staff recommends that the City Council receive a report on the use of volunteers for City programs and projects during 2016.					
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

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

DATE: April 18, 2017

SUBJECT: Report on Use of Volunteers for City Programs and Projects During 2017

Recommendation for Action: Staff recommends that the City Council receive a report on the use of volunteers for City programs and projects during 2016.

Staff Contact

Dan Sokolow, Senior Planner - (530) 661-5927, dan.sokolow@cityofwoodland.org

Fiscal Impact

There is no fiscal impact.

Background

Over the years, volunteers have been utilized by various city departments to complete a wide range of tasks and projects; however, there has not been a comprehensive citywide volunteer program (to coordinate and track efforts). While the City is continuing to increase its coordination of volunteer efforts, the tracking of hours will continue to be improved. In 2015, the City added a "How to Volunteer" feature to the City's website to provide a central location for residents, organizations, and others to obtain information on volunteer opportunities for the Senior Center, Community Services Department, Library, Police Department, and youth volunteer programs; a calendar of volunteer events; volunteer contact information for City partnership organizations; and contact information for general volunteer questions. The City also is a partner of "Justserve.org" which is an

online volunteer service that matches volunteers with volunteer projects. While City programs and projects have benefitted from the use of volunteers for a number of years, this report attempts to quantify the overall volunteer efforts for all departments in the city for 2016.

Discussion

In 2016, more than 700 individuals contributed in excess of 33,000 volunteer hours for City departments. A number of the individuals volunteered on a regular basis while others participated in one-time projects or events. The following table provides a snapshot of the 2016 volunteer efforts. Department summaries/highlights are detailed separately.

City of Woodland 2016 Volunteer Program Snapshot		
Department	Number of Volunteers	Volunteer Hours
Library	230-plus	17,419
Public Works	34	160
Police	67	4,670.35
Community Development	3	694
Community Services	399	10,686
TOTALS	733-plus	33,629.35

Library - More than 150 adult volunteers assisted the library with shelving books, serving as shelf readers, participating in special projects/events, working on adult literacy programs, maintaining the Rose Garden, staffing Friends of the Library events and books sales, maintaining the book room, and mending books. The Library's 80 teenage volunteers worked on the summer reading program, served on the Teen Advisory Board, and staffed special events including the Homework Club and Halloween Party.

Public Works Department - Volunteers assisted the department's Environmental Services Division at several events during 2016: Rain Harvesting Workshop (January), Water-Wise Wednesdays (March), Fix-a-Leak/Fix-a-Light Workshop (April), Water-Wise Landscape Tour (May), and Pharmaceutical Take-Back Event (October).

Police Department - The Volunteer in Policing (VIP) program assisted the Police Department with several programs including patrol, records, special projects, property and evidence, events, vehicle abatement, graffiti abatement, and citation entry. The department's chaplains responded to call outs, conducted training, and participated in ceremonial events.

Community Development Department - Volunteer interns assisted the Planning Division with updates to the Zoning Ordinance, reviews of building applications, and research of various topics ranging from affordable housing to compliance with Proposition 64 legislation.

Community Services Department:

Parks - More than 160 volunteers assisted in planting 162 trees on three dates in 2016: Legacy Grove plantings

on February 16 and March 19 and October 2 Serve Day plantings (Bayside Church volunteers).

Recreation/Administration - More than 20 teenage volunteers worked as activity leaders for the Summertime Fun Club, a daily recreation program for children between the ages of six and eleven. The Teens Helping Seniors program provided an opportunity for 25 teenage volunteers to earn community service credits for school while serving senior citizens within the community. In addition, an adult volunteer assisted with the Youth Basketball League and Night Hoops. A second adult volunteer helped staff the administrative functions of the department with data research and input, updating the Commission on Aging's annual summary listing of apartment complexes, and bill processing.

Senior Center - The vast majority of the programs offered through the Senior Center are led by volunteers. Last year, approximately 185 volunteers led and/or helped coordinate programs, classes, and administrative assignments in eight functional areas: art, exercise, games, general, education/resource, events, support, and special programs. These areas cover more than 60 different activities including ceramics, low impact aerobics, yoga, bridge for fun, senior movie day, thrift store operation, legal consultations, computer lab, senior resource and fraud fairs, arthritis support group, stroke support, tax-aide, and welcome desk staffing. More than 6,000 volunteer hours occurred in 2016.

Conclusion

Staff recommends that the City Council receive a report on the use of volunteers for City programs and projects during 2016.

Prepared by: Dan Sokolow
Senior Planner

Reviewed by: Christine Engel
CSD Director



Paul Navazio, City Manager

Legislation Details (With Text)

14.

File #: 17-0407 Version: 1 Name:
Type: Report of the City Manager Status: Agenda Ready
File created: 4/13/2017 In control: City Council
On agenda: 4/18/2017 Final action:
Title: SUBJECT: Appointment of Parks and Recreation Commissioners

Recommendation for Action: Staff recommends that the City Council:

- 1) Appoint two new members to the Parks and Recreation Commission, and
- 2) Designate a third applicant to serve as 1st Alternate should a future vacancy occur during the current commission term.

Sponsors:

Indexes:

Code sections:

Attachments: [PRC Application - Rashid Ali](#)
[PRC Application - Erik Foraker](#)
[PRC Application - Sanjit Singh](#)

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

DATE: April 18, 2017

SUBJECT: Appointment of Parks and Recreation Commissioners

Recommendation for Action: Staff recommends that the City Council:

- 1) Appoint two new members to the Parks and Recreation Commission, and
- 2) Designate a third applicant to serve as 1st Alternate should a future vacancy occur during the current commission term.

Staff Contact

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

Background

On April 7th, an ad hoc sub-committee of Mayor Barajas and Council Member Stallard interviewed applicants to fill two current vacancies on the Parks and Recreation Commission.

The Ad Hoc Commission Appointment Sub-Committee recommend that the City Council appoint:

- Rashid Ali to fill the unexpired term of Commissioner Hartman (through 12/31/19)
- Erik Foraker to fill the unexpired term of Commissioner Fernandez (through 12/31/17)

and,

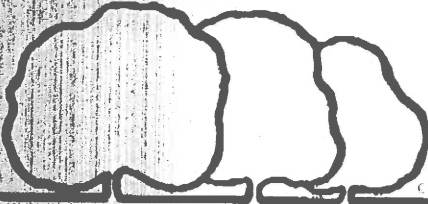
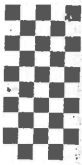
- Designate Sanjit Singh as the 1st Alternate should a future commission vacancy arise prior to the next scheduled round of Park and Recreation commission appointments (Fall 2017).

Prepared by: Jennifer Robinson, Deputy City Clerk

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

Paul Navazio, City Manager

Attachment: Applications



City of Woodland

City Clerk

300 First Street

Woodland, California 95695

FAX

(530) 661-5806

(530) 661-5813

FOR BOARD AND COMMISSION APPLICANTS AND APPOINTEES

PUBLIC CONTACT FORM (please print)

Name: Rashid Ali Address: 142A 5th st
Woodland, CA 95695

Home/Contact Telephone Number: (530) 383-6129

Work Telephone Number: NA

E-Mail Addresses radali@ucdavis.edu

Should a member of the public desire to contact you concerning your representation on a Board or Commission, the City Clerk may release the following information (please check those that apply):

☒ Home Address	☐ Work Phone Number
☒ Home Phone Number	☐ Work Address
☒ E-Mail Address	☐ Please do not release any of this information

FOR STAFF USE ONLY

Board, Commission or Committee Application for: _____

Date Council Member Interview Scheduled for: _____

Council Members Conducting the Interview: _____ / _____

If Appointed, Date of Council Action: _____

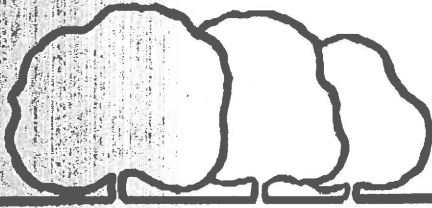
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PC

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JUL 27 2016

CITY CLERK'S OFFICE

1



City of Woodland

City Clerk 300 First Street

Woodland, California 95695

FAX

(530) 661-5806
(530) 661-5813

CITY BOARDS AND COMMISSIONS APPLICATION

Name of applicant:

Rashid AliMy first choice is for appointment to the
Board or Commission.Parks and Recreation Commission

If I am not selected for my first choice, I am interested in serving on the following Boards and Commissions (Note: one may serve on only one Board, Commission or Committee at any one time):

☐ Board of Building Appeals☐ Parks and Recreation Commission☐ Commission on Aging☐ Personnel Board☐ Historical Preservation Commission☒ Planning Commission☐ Library Board of Trustees☐ Traffic Safety Commission☐ Manufactured Homes Fair Practices Commission

Please Note: Members of the Historical Preservation Commission, Library Board, Manufactured Homes Fair Practices Commission and Planning Commission are required to annually file Statements of Economic Interest forms disclosing such information as:

- investments, interests in real property, income, loans, etc.
- mailing address and telephone number

This information is a public record and these statements are available to the public upon request.

All Board and Commission Members are required by State Law to take a two hour ethics training course every two years. You will be notified of the next scheduled test.

The Interview Team will make recommendations for appointment to various Boards and Commissions. If there is no current vacancy, you will be placed on a waiting list.

I have business connections and/or investments that may result in possible conflict of interest. ☐ Yes ☒ No

I reside within the City limits of the City of Woodland. ☒ Yes ☐ No

Employment experience: (10/16 - Present) Community Manager; Campbell Ewald - Managing, developing, and writing content on behalf of Covered California. (06/08 - on-call) Communications Representative; Woodland Memorial Hospital - Directing patients, registering procedures, coordinate calls between patients and physicians, and create daily on-call schedule.

Organization and community activity experience: Board Member for Shifa Community Clinic, non-profit clinic in Sacramento. Mission of clinic centered around seeing patients without health insurance, and those from low-income communities. Improved patient access to resources, raised funds, partnered with community organizations, and helped expand clinical operations (i.e. dental and pediatric clinics).

Other experience you have had which would help Council with a decision as to your qualifications to serve: Finished my undergraduate degree in Barcelona, Spain, researching community & urban development, planning, design, and community space. My background has provided me with a unique knowledge and understanding on the importance of recreational facilities, parks, and greenspace within communities. Alongside my educational background, I will also bring a health and youth sports perspective, from my time participating in health outreach events and my passion for local community sports.

Educational background and other training: University of California, Davis - Bachelors of Science in Community Regional Development, with an emphasis in policy, planning, and social services.

Why are you interested in serving on a City Board or Commission? As a lifelong resident of Woodland, I'm passionate about my community and want to help create an environment that allows the residents greater opportunities to succeed. I bring valuable knowledge and perspective, to help serve the community. I'm supportive of programs available at Senior Center and would like to expand and build upon the youth sports and programming funded through Measure J.

Please provide information on two personal or professional references:

Name	Address	Phone No.
Stephanie Purewal	Woodland, CA	(530) 383-8862
Angel Barajas	Woodland, CA	(916) 730-5761

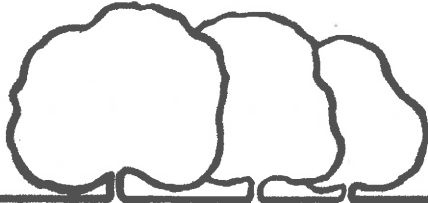
Ramir Am.
Signature of Applicant

7.25.2016
Date

Please return application to:

**Office of the City Clerk
City Hall
300 First Street
Woodland, CA 95695**

Note: Staff will contact you to schedule an interview with the City Council as scheduling permits.



City of Woodland

City Clerk

300 First Street

Woodland, California 95695

FAX

(530) 661-5806

(530) 661-5813

FOR BOARD AND COMMISSION APPLICANTS AND APPOINTEES

PUBLIC CONTACT FORM

(please print)

Name: Erik Andrew Foraker Address: 509 North Street

Woodland, CA 95695

Home/Contact Telephone Number: 650-804-2648

Work Telephone Number: 530-219-2336

E-Mail Addresses eforaker125@gmail.com

Should a member of the public desire to contact you concerning your representation on a Board or Commission, the City Clerk may release the following information (please check those that apply):

☐ Home Address

☒ Home Phone Number

☒ E-Mail Address

☐ Work Phone Number

☐ Work Address

☐ Please do not release any of this information

FOR STAFF USE ONLY

Board, Commission or Committee Application for: _____

Date Council Member Interview Scheduled for: _____

Council Members Conducting the Interview: _____ / _____

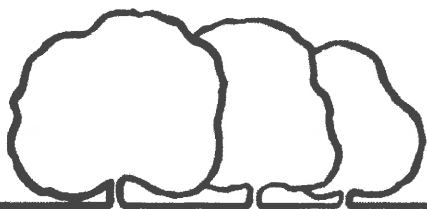
If Appointed, Date of Council Action: _____

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MAY 31 2016

CITY CLERK'S OFFICE 1



City of Woodland

City Clerk

300 First Street

Woodland, California 95695

FAX

(530) 661-5806

(530) 661-5813

CITY BOARDS AND COMMISSIONS APPLICATION

Name of applicant:

Erik Andrew Fowler

My first choice is for appointment to the
Board or Commission.

Parks and Recreation Commission

If I am not selected for my first choice, I am interested in serving on the following Boards and Commissions (Note: one may serve on only one Board, Commission or Committee at any one time):

☐ Board of Building Appeals

☐ Parks and Recreation Commission

☐ Commission on Aging

☐ Personnel Board

☒ Historical Preservation Commission

☒ Planning Commission

☐ Library Board of Trustees

☐ Traffic Safety Commission

☐ Manufactured Homes Fair Practices Commission

Please Note: Members of the Historical Preservation Commission, Library Board, Manufactured Homes Fair Practices Commission and Planning Commission are required to annually file Statements of Economic Interest forms disclosing such information as:

- investments, interests in real property, income, loans, etc.
- mailing address and telephone number

This information is a public record and these statements are available to the public upon request.

All Board and Commission Members are required by State Law to take a two hour ethics training course every two years. You will be notified of the next scheduled test.

The Interview Team will make recommendations for appointment to various Boards and Commissions. If there is no current vacancy, you will be placed on a waiting list.

I have business connections and/or investments that may result in possible conflict of interest. ☐ Yes ☒ No

I reside within the City limits of the City of Woodland.

☒ Yes ☐ No

Are you currently serving on a City Board or Commission? _____ Yes X No

If yes, please state which _____

Employment experience: MetLife Agricultural Investments - 5
years - Agricultural Lending and Banking

Organization and community activity experience: Eagle Scout and
Board member of California Ducks Unlimited

Other experience you have had which would help Council with a decision as to your qualifications to serve: Avid outdoorsman with strong
agricultural roots. I have been a key member of
multiple fundraising events and groups

Educational background and other training: I graduated from Cornell
University in 2001 from the Dyson School of Applied
Economics and Management. I was involved in an horticulture
club as well as my fraternity, the rugby club and path - clean up, all
of which I served as the president of.

Why are you interested in serving on a City Board or Commission? I am new
to Woodland and would like to be involved and
contribute to my new community

Please provide information on two personal or professional references:

Name	Address	Phone No.
<u>Enrique Fernandez</u>	<u>Woodland, CA</u>	<u>530-219-9096</u>
<u>Nick Waldron</u>	<u>Woodland, CA</u>	<u>916-204-0288</u>



Signature of Applicant

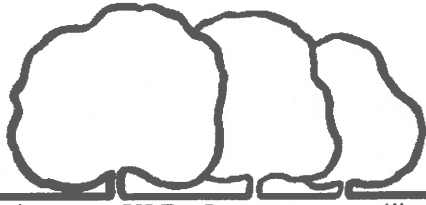
4/18/16

Date

Please return application to:

Office of the City Clerk
City Hall
300 First Street
Woodland, CA 95695

Note: Staff will contact you to schedule an interview with the City Council as scheduling permits.



City of Woodland

City Clerk

300 First Street

Woodland, California 95695

FAX

(530) 661-5806

(530) 661-5813

FOR BOARD AND COMMISSION APPLICANTS AND APPOINTEES

PUBLIC CONTACT FORM (please print)

Name: Sanjit Singh Address: 4 Gwinn Ct, Woodland CA 95776

Home/Contact Telephone Number:

530-554-7842

Work Telephone Number:

E-Mail Addresses

sanjd86@gmail.com

Should a member of the public desire to contact you concerning your representation on a Board or Commission, the City Clerk may release the following information (please check those that apply):

☐ Home Address

☐ Work Phone Number

☐ Home Phone Number

☐ Work Address

☒ E-Mail Address

☐ Please do not release any of this information

FOR STAFF USE ONLY

Board, Commission or Committee Application for: _____

Date Council Member Interview Scheduled for: _____

Council Members Conducting the Interview: 1

If Appointed, Date of Council Action: _____

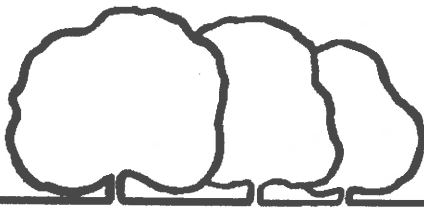
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RECEIVED

JAN 26 2017

CITY CLERK'S OFFICE

1



City of Woodland

City Clerk

300 First Street

Woodland, California 95695

FAX

(530) 661-5806

(530) 661-5813

CITY BOARDS AND COMMISSIONS APPLICATION

Name of applicant:

Sanjit Singh

My first choice is for appointment to the
Board or Commission.

Parks and Recreation Commission

If I am not selected for my first choice, I am interested in serving on the following Boards and Commissions (Note: one may serve on only one Board, Commission or Committee at any one time):

☐ Board of Building Appeals

☐ Commission on Aging

☐ Historical Preservation Commission

☒ Library Board of Trustees

☒ Manufactured Homes Fair Practices Commission

☐ Parks and Recreation Commission

☒ Personnel Board

☒ Planning Commission

☐ Traffic Safety Commission

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The Interview Team will make recommendations for appointment to various Boards and Commissions. If there is no current vacancy, you will be placed on a waiting list.

I have business connections and/or investments that may result in possible conflict of interest.

☐ Yes ☒ No

I reside within the City limits of the City of Woodland.

☒ Yes ☐ No

Are you currently serving on a City Board or Commission? _____ Yes ☒ No
If yes, please state which

Employment experience: I currently work an Associate Accounting Analyst at CalPERS in the Financial Reporting Section. Previously, I have worked as a risk Analyst in the Enterprise Risk Management Division and in the Retirement Counseling and Member Services, all at CalPERS. As a student in college, I worked at the Staples in Woodland for over four years, along with helping with my father's Landscaping business.

Organization and community activity experience: During my educational endeavors at CSU, Sacramento, I was a part of the Sikh Student Association, which was focused on teaching the community more about the Sikh culture, traditions, and people. Due to my participation in this club, I have experience in working with groups of people to set common goals, and achieve them.

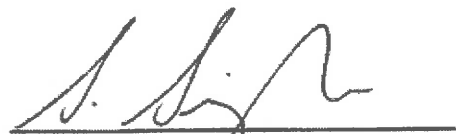
Other experience you have had which would help Council with a decision as to your qualifications to serve: I strongly believe that my college and work experience will benefit me in any role at the Council. In every role that I have held, thus far, I have been responsible for delegating, initiating, and following through. All of these attributes, I have completed efficiently and diligently.

Educational background and other training: I obtained my High School Diploma from Woodland High School in 2004. After graduating, I attended Woodland Community College, and then transferred to University of California, Sacramento graduating with a Bachelors in Business Administration in 2009. I also hold a Master's in Business Administration from University of Phoenix, 2010.

Why are you interested in serving on a City Board or Commission? I have been a residence of Woodland CA since 2000. I feel very fortunate to be part of a great city and have felt very touched by the diverse population and the homily feeling the community provides. As a citizen and representative of the City, I feel it is my duty to give back to this wonderful and prosperous community. I would like to use my knowledge and skills to contribute to a positive and enriching development that will seek to bring other citizens on board.

Please provide information on two personal or professional references:

Name	Address	Phone No.
Hugo Lopez		831-840-3911
Sandra Akana		916-795-7815



Signature of Applicant

01/26/2017
Date

**Please return application to: Office of the City Clerk
City Hall
300 First Street**

Woodland, CA 95695

Note: Staff will contact you to schedule an interview with the City Council as scheduling permits.

Legislation Details (With Text)

File #: 17-0411 Version: 1 Name:
Type: Public Hearing Item Status: Agenda Ready
File created: 4/14/2017 In control: City Council
On agenda: 4/18/2017 Final action:
Title: SUBJECT: Review and Provide Clarification for Staff to allow the Preparation of the Final Environmental Impact Report and Adoption of the 2035 General Plan and 2035 Climate Action Plan

Recommendation: That City Council take the following actions:

1. Receive a staff report;
2. Conduct a public hearing; and
3. Provide clarification and confirmation regarding preliminary actions taken on April 4, 2017, and provide final direction to staff to allow preparation of final approval documents.

Sponsors:

Indexes:

Code sections:

Attachments: [A - Council Motions from April 4, 2017](#)
[B - Staff Notes from April 4, 2017 Hearing](#)
[C - Written Correspondence from April 4, 2017 Hearing](#)
[D - Recommended Changes to the General Plan](#)
[E - Updated Farmland Map 7-4](#)
[F - Updated Land Use Map with SP-1C shown as Urban](#)

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

DATE: April 18, 2017

SUBJECT: Review and Provide Clarification for Staff to allow the Preparation of the Final Environmental Impact Report and Adoption of the 2035 General Plan and 2035 Climate Action Plan

Recommendation: That City Council take the following actions:

1. Receive a staff report;
2. Conduct a public hearing; and
3. Provide clarification and confirmation regarding preliminary actions taken on April 4, 2017, and provide final direction to staff to allow preparation of final approval documents.

Staff Contact

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

Report in Summary

This is the second hearing before the City Council to consider certification of the Final Environmental Impact Report (FEIR) for the 2035 General Plan and 2035 Climate Action Plan (CAP) and adoption of the 2035 General Plan and 2035 Climate Action Plan.

On April 4, 2017, the City Council provided direction to staff in the form of preliminary “intent” motions to allow the preparation of documents for final action. At the meeting of April 18, 2017 staff is requesting that the City Council review staff’s interpretation of selected intent motions and provide confirmation or clarification on the language as recorded.

Once final direction is provided, staff will return with final documents for action on the May 16, 2017 City Council Agenda. Final action will include review and consideration of final documents (including Resolutions, Findings of Fact) and adoption of the 2035 General Plan and the 2035 Climate Action Plan.

The staff recommends the Council hear the staff presentation, open the public hearing and take public testimony, deliberate, and provide final direction.

Information on the process and all prior staff reports are available online at the following weblink:
<<http://web.cityofwoodland.org/gov/depts/cd/divisions/planning/generalplan/2035/documents.asp>>.

April 4, 2017 Hearing

On April 4, 2017, the Woodland City Council conducted the first of two scheduled hearings to consider the Final EIR, 2035 General Plan, and 2035 Climate Action Plan (CAP). The City Council heard a presentation from staff and received comments from 16 individuals (Attachment B, Staff Notes). Prior to the hearing, written correspondence from three parties was received (Attachment C).

After closing the public hearing and undertaking deliberations, the City Council provided direction to staff via a number of specific motions including to affirm intention to certify the EIR and adopt the 2035 General Plan and Climate Action Plan. Staff’s recordation of the each of the Council motions is provided in Attachment “A” to this staff report.

In order to ensure accurate reflection in the final documents, staff is requesting clarification on some of the following motions approve by majority Council vote on April 4th:

Motion #1:

Leave the Farmland Soils map and include an additional note on the map to say, “This map may be updated as new maps are issued by the Department of Conservation.” (Attachment E).

Vote: Motion (Stallard), Second (Rodriguez)

4 Ayes (Davies, Stallard, Rodriguez, Fernandez)

0 Noes

1 Abstain (Barajas)

Confirmation:

- Confirm that the modified Farmland Map Figure 7-4, as shown in Attachment E, reflects City Council direction.

Motion #2

Accept Specific Plan areas 1A and 1B to move forward

Vote: Motion (Davies), Second (Stallard)

3 Ayes (Stallard, Davies, Fernandez)

2 Noes (Rodriguez, Barajas)

0 Abstain

Confirmation:

- Confirm that the intent of this motion is that there will be no change to the way Specific Plan areas 1A and 1B are addressed in the General Plan as proposed to be adopted

Motion #3 - Clarification Needed

Exclude Specific Plan Area 1C

Vote: Motion (Davies), Second (Rodriguez)

3 Ayes (Rodriguez, Barajas, Davies)

1 No (Stallard)

1 Abstain (Fernandez)

Motion #4 - Clarification Needed

Assign Specific Plan Area 1C to be Urban Reserve, to be designated as “no growth within the life of the General Plan.”

Vote: Motion (Barajas), Second (Rodriguez)

3 Ayes (Davies, Barajas, Rodriguez)

2 Noes (Stallard, Fernandez)

0 Abstain

Clarifications for Intent Motions 3 and 4 regarding text and map changes:

- Confirm the following edits to **Policy 2.L.4:**
Specific Plan-1C (SP-1C) ~~Design SP-1C as an exclusively residential neighborhood containing executive homes and rural estates on larger lots. Prohibit urban development within SP-1C through 2035. Allow agriculture and open space uses.~~
- Confirm that all other text changes related to 1C as shown in Attachment D, Recommended Changes to the Draft July 8, 2016 General Plan, are acceptable.
- Confirm the amended Land Use Map to show SP-1C as Urban Reserve, as shown in Attachment F
- Confirm the new definition for Urban Reserve.
Urban Reserve designation is applied to land that is not considered for development with urban uses within the planning period of this General Plan.

Motion #5 - Clarification Needed

Leave the current Agricultural Mitigation policy language in place, and direct staff to return with an

Agricultural Mitigation Ordinance within four months. The ordinance shall evaluate appropriate easement ratios and locations with an emphasis on strengthening the agricultural buffer greenbelt between Woodland and Davis.

Vote: Motion (Barajas), Second (Davies)
3 Ayes (Barajas, Davies, Rodriguez),
2 Noes (Fernandez, Stallard)
0 Abstain

Clarifications:

- Confirm the following wording of Policy 2.A.3 is consistent with Council's intent in motion #5 pertaining to agricultural mitigation:

Policy 2.A.3 Agricultural Mitigation. For impacts to agricultural land within the ULL, require one acre to be permanently conserved for every acre converted to urban development (1:1 ratio). The farmland being conserved must be of the same Farmland Mapping and Monitoring Program type (Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance) as the farmland that is being converted, or of a type of higher quality, and the conserved farmland should be located outside of, but as close to the Woodland Urban Limit Line as possible. *For projects proposing to convert agricultural land to urban use, require soils analysis to determine farmland classification for purposes of determining appropriate mitigation as part of environmental review conducted for the project. (EIR Mitigation Measure 4.2-1).*

- Confirm the suggested change to the Implementation program in Appendix A as follows:

~~Develop and adopt an Agricultural Mitigation Policy to include guidance on determining soil classification.~~ Develop and adopt an Agricultural Mitigation Ordinance that evaluates appropriate mitigation ratios and easement locations with an emphasis on strengthening the agricultural buffer between Woodland and Davis.

Corresponding GP Policies: 2.A.3
Responsibility: Community Development
Funding Source: General Fund
Time Frame: Short term

Motion #6

Sustain the Planning Commission recommendation to reduce the minimum agricultural buffer from 300-feet to 150-feet in Policy 7.C.5.

Vote: Motion (Davies), Second (Stallard)
3 Ayes (Davies, Stallard, Barajas)
1 No (Fernandez), and
1 Abstain (Rodriguez)

Confirmation:

- Confirm amendment to Policy 2.A.3 as shown in Attachment D, page LU 2-9.

Motion #7

Accept the Staff's recommendation to add clarifying language as a footnote to Table 3-2 regarding the term "Equal Priority", incorporating language recommended by the Planning Commission on March 16, 2017.

Vote: Motion (Stallard), Second (Fernandez)

4 Ayes (Stallard, Fernandez, Davies, Barajas)

0 Noes

1 Abstain (Rodriguez)

Confirmation:

- Confirm amendment to Table 3-2 as shown in Attachment D, page TC 3-9

Motion #8

Add the word, "publicly" visible to the Urban Form Errata

Vote: Motion (Stallard) Second (Fernandez)

5 Ayes (Barajas, Davies, Stallard, Rodriguez and Fernandez)

0 Noes

0 Abstain

Confirmation:

- Confirm amendments to text as shown in Attachment D (pages LU 2-31, 2-32, 2-34).

Motion #9 - Intent to Adopt

Affirm the Council's intention to recommend certification of the EIR, adopt the 2035 General Plan and 2035 Climate Action Plan subject to the modifications recommended by City Council at this meeting and everything else as proposed.

Vote: Motion (Davies), Second (Stallard),

4 Ayes (Barajas, Stallard, Rodriguez and Davies)

1 No (Fernandez)

0 Abstain

Final Draft of Proposed General Plan Changes

Attachment "D" provides a draft set of General Plan changes including the changes to text and diagrams made by City Council at the April 4th hearing. This table will incorporate into the final set of actions on the General Plan any final edits added after the April 18, 2017 meeting. After adoption, these changes will be incorporated into a final clean version of the document that will be published and made available to the public.

Summary of Adoption Actions

Based on the direction and motion of intent provided by the City Council April 18, 2017, the staff will prepare an approval package for the May 16, 2017 hearing. This package will include three resolutions and supporting

findings of fact..

The first resolution will certify the FEIR. The FEIR consists of two volumes, the Draft EIR and the Final EIR. State law requires that the City make several types of CEQA “findings” at the time of final adoption of the 2035 General Plan and 2035 CAP. Findings describe the conclusions reached regarding particular issues, including specific evidence in support of those conclusions. The required CEQA findings are as follows:

- Certification of the EIR (CEQA Guidelines Section 15090) - These findings support the adequacy of the EIR for decision-making purposes.
- Findings Regarding Significant Impacts and Project Alternatives (CEQA Guidelines Section 15091) - These findings explain how the City addressed each identified significant impact, including the mitigation measures adopted or an explanation of why such measures are infeasible. A discussion of the feasibility of project alternatives is also required by this section (see also CEQA Guidelines Section 15126.6f).
- Project Approval (CEQA Guidelines Section 15092) - These findings support the City’s action to adopt the 2035 General Plan and 2035 CAP.
- Statement of Overriding Considerations (CEQA Guidelines Section 15093) - These findings document the City’s decision to adopt the 2035 General Plan and 2035 CAP, despite the fact that unavoidable impacts may result, due to other overriding benefits of these plans.

The second resolution will adopt the 2035 General Plan. The 2035 General Plan consists of three documents: Draft General Plan (July 2016), Draft Housing Element (July 29, 2016), and Proposed Revisions to the Draft General Plan (updated through April 18, 2017 actions of the City Council).

The third resolution will adopt the 2035 CAP. The 2035 CAP consists of two documents: Draft CAP (September 2016) and Proposed Revisions to the Draft CAP (updated through April 18, 2017 actions of the City Council). The proposed findings for adoption of these documents are included in the resolution.

Following final action by the City Council staff will take the following mandatory actions related to the availability of the final General Plan, filing of a Notice of Determination for the FEIR, and submittal of the final Housing Element to HCD are completed consistent with state law as provided below:

- a. Within one working day following adoption, make the full final General Plan (including diagrams and text) available to the public for inspection pursuant to Section 65357 of the California Government Code.
- b. Within five working days following adoption, file a CEQA Notice of Determination (NOD) with the Yolo County Clerk pursuant to Section 15094 of the CEQA Guidelines.
- c. As soon as possible following adoption, submit the final Housing Element to the state HCD pursuant to Section 65583(g) of the Government Code for a mandatory 90-day review.

Recommendation:

1. Receive a staff report;

2. Conduct a public hearing;
3. Provide clarification and confirmation regarding preliminary actions taken on April 4, 2017, and provide final direction to staff to allow preparation of final approval documents.

ATTACHMENTS:

Attachment A - Council Motions from April 4, 2017

Attachment B - Staff Notes from April 4, 2017 Hearing

Attachment C - Written Correspondence from April 4, 2017 Hearing

Attachment D - Recommended Changes to the July 8, 2016 Draft General Plan
(with SP-1C changes shown)

Attachment E - Updated Farmland Map Figure 7-4

Attachment F - Updated Land Use Diagram with SP-1C designated as Urban Reserve

Prepared by: Heidi Tschudin, Contract Project Manager
Cindy A. Norris, Principal Planner

Reviewed by: Ken Hiatt, Assistant City Manager - Community and Economic Development



Paul Navazio, City Manager

Summary of Motions Regarding the 2035 General Plan from the April 4, 2017 City Council Meeting

1. *(Fail)* Pull the Farmland Map from the General Plan
Vote: Motion (Davies), Second (Barajas)
2 Ayes (Davies, Barajas)
3 Noes (Stallard, Rodriguez, Fernandez)
0 Abstain (9:49 PM)
Motion Fails
2. Leave the Farmland Soils map, and include an additional note on the map to say, *"This map may be updated as new maps are issued by the Department of Conservation."*
Vote: Motion (Stallard), Second (Rodriguez)
4 Ayes (Davies, Stallard, Rodriguez, Fernandez)
0 Noes
1 Abstain (Barajas) (9:51 PM)
3. Accept Specific Plan areas 1A and 1B to move forward
Vote: Motion (Davies), Second (Stallard)
3 Ayes (Stallard, Davies, Fernandez)
2 Noes (Rodriguez, Barajas)
0 Abstain (10:00 PM)
4. *(Fail)* Include Specific Plan 1C in the General Plan as now designated
Vote: Motion (Stallard), Second (Fernandez)
Second rescinded (10:15PM)
5. Exclude Specific Plan Area 1C
Vote: Motion (Davies), Second (Rodriguez)
3 Ayes (Rodriguez, Barajas, Davies)
1 No (Stallard)
1 Abstain (Fernandez) (10:16 PM)
6. Assign Specific Plan Area 1C to be Urban Reserve, to be designated as "no growth within the life of the General Plan."
Vote: Motion (Barajas), Second (Rodriguez)
3 Ayes (Davies, Barajas, Rodriguez)
2 Noes (Stallard, Fernandez)
0 Abstain (10:19 PM)
7. Leave the current Agricultural Mitigation policy language in place, and direct staff to return with an Agricultural Mitigation Ordinance within four months. The ordinance shall evaluate appropriate easement ratios and locations with an emphasis on strengthening the agricultural buffer greenbelt between Woodland and Davis.
Vote: Motion (Barajas), Second (Davies)
3 Ayes (Barajas, Davies, Rodriguez)

2 Noes (Fernandez, Stallard)

0 Abstain (10:22 PM)

8. (*Fail*) Reject the agricultural buffer change from 300-feet to 150-feet and revert back to 300-feet

Vote: Motion (Fernandez), Second (Rodriguez)

2 Ayes (Fernandez, Rodriguez)

3 No (Davies, Stallard, Barajas)

0 Abstain (10:30 PM)

Motion Fails

9. Sustain the Planning Commission recommendation to reduce the minimum agricultural buffer from 300-feet to 150-feet in Policy 7.C.5.

Vote: Motion (Davies), Second (Stallard)

3 Ayes (Davies, Stallard, Barajas)

1 No (Fernandez), and

1 Abstain (Rodriguez) (10:34 PM)

10. Accept the Staff's recommendation to add clarifying language as a footnote to table 3-2 regarding the term "Equal Priority", incorporating language recommended by the Planning Commission on March 16, 2017.

Vote: Motion (Stallard), Second (Fernandez)

4 Ayes (Stallard, Fernandez, Davies, Barajas)

0 Noes

1 Abstain (Rodriguez) (10:34 PM)

11. (*Fail*) Reject policy language in Policy 2. B. 2 permitting advanced planning in the Flood Zone.

Vote: Motion (Fernandez), Second (Stallard)

2 Ayes (Stallard, Fernandez)

3 Noes (Davies, Rodriguez, Barajas)

0 Abstain (10:35 PM)

Motion Fails

12. Add the word, "publicly" visible to the Urban Form Errata

Vote: Motion (Stallard) Second (Fernandez)

5 Ayes (Barajas, Davies, Stallard, Rodriguez and Fernandez)

0 Noes

0 Abstain (10:37 PM)

13. (*Fail*) Exclude the Eastern growth option

Vote: Motion (Stallard) Second (Fernandez)

2 Ayes (Stallard, Rodriguez)

3 Noes (Rodriguez, Barajas, Davies)

0 Abstain (10:44 PM)

Motion Fails

14. Affirm the Council's intention to recommend certification of the EIR, Adopt the 2035 General Plan and 2035 Climate Action Plan subject to the modifications recommended by City Council at this meeting and everything else as proposed.

Vote: Motion (Davies), Second (Stallard),

4 Ayes (Barajas, Stallard, Rodriguez and Davies)

1 No (Fernandez)

0 Abstain (10:44 PM)

City Council Hearing #I

City Council Chambers
Thursday, April 4, 2017

Attendance

CITY COUNCIL

- Angel Barajas, Mayor
- Enrique Fernandez, Mayor Pro Tempore
- Marlin “Skip” Davies
- Xochitl Rodriguez
- Tom Stallard

STAFF/CONSULTANT TEAM

- Ken Hiatt, Assistant City Manager/ Community & Economic Development Director
- Cindy Norris, Principal Planner
- Paul Navazio, City Manager
- Kara Ueda, City Attorney
- Steve Coyle, Deputy Director of Community Development
- Heidi Tschudin, Tschudin Consulting Group
- Sophie Martin, Dyett & Bhatia
- Elizabeth Schmid, Dyett & Bhatia
- Matthew Gerken, AECOM

PUBLIC

Approximately 60 members of the public attended the meeting.

Hearing Notes

STAFF PRESENTATION

Ken Hiatt

Cindy Norris

COUNCIL COMMENTS

Angel Barajas: The process we have is that we have the Chairman Kirby Wells from the Planning Commission who will present the Planning Commission's recommendation.

Kirby Wells: As representatives of the City Council, the Planning Commission are the ones who get into the dirt and spend lots of time working on these programs. So when we come to a situation where they are in conflict with staff and one that is hard come by and with an overwhelming majority of the members it carries a lot of gravity for us. I am here because I felt the decisions made by the Planning Commission are not being faithfully represented. As stated by staff initially it was said that we only changed the map showing the farmland. Over the course of the week and only today did I agree to sign the resolution when it said, "reclassify the 900 acres as other land for the purposes of the General Plan and General Plan EIR". The Staff report says that the PC made their recommendation based on information by Hefner Law. But, the planning commission has done years of work and the final decision was really a last stand at making what is right for the city of woodland. Mapping is often based on information sent from the owners; we are the owners. There is another map in the document, which talks about the quality of land from a federal source that says it is un-farmable. The city will have to stand with this decision for a long time to come and unwinding it will be very difficult. Other questions had to do with the setback from the urban limit line. At that last meeting without prior notice, we received this recommendation for a 300-foot setback. You think that with something with that level of impact would be more transparent. Same with the extension of the odor buffer. We compare with our neighbors, as example Davis is 150 feet.

COUNCIL QUESTIONS

- *Skip Davies:* [To Kirby Wells, Planning Commission Chairman] You signed the document [Planning Commission Resolution No. 17-01] this afternoon after some changes were made?
 - o *Kirby Wells:* Yes
 - o *Skip Davies:* So you're comfortable with the language now?
 - o *Kirby Wells:* Yes, but that language is not what I heard presented tonight.
- *Enrique Fernandez:* I want to verify if Chairman Wells is here representing the entire Planning Commission or his own views.
 - o *Angel Barajas:* He is here representing the Planning Commission.

- o *Enrique Fernandez*: There are differences in what was signed and what was presented here?
- o *Paul Navazio*: Staff made an effort to present what the Planning Commission recommended. These changes are not yet represented in the General Plan. Staff was highlighting where they were comfortable making the recommended changes and where they had different suggestions. They agree on the 150 foot agricultural buffer. For the soil classification of the 900 acres, the Planning Commission and Staff recommend different changes.
- o *Enrique Fernandez*: But this change resolution reflects the Planning Commission's recommendation?
- o *Paul Navazio*: Yes.
- o *Angel Barajas*: There is some agreement on some items, but as Chairman Wells highlights, there are still some differences.
- *Angel Barajas*: Other than the letter from Hefner Law, do you have any other information on which to base your recommendation [to re-classify the 900 acres as "other land" for purposes of the General Plan and General Plan EIR]?
 - o *Kirby Wells*: I did a lot of work on the mapping. The Farmland Mapping and Monitoring Program map comes out every two years. The most current available map is 2014. The map in our General Plan is from 2012. Consider how that soil information floats up to the State. The State recommends looking at the federal soil classifications, which suggest that the 900 acres is challenged soil. My suggestion is that we use correct information. If it's flawed now, it will be flawed forever.
- *Tom Stallard*: Would you be compelled to recirculate the EIR if this change is made?
 - o *Ken Hiatt*: We don't know, but that is a possibility.
 - o *Tom Stallard*: Was the Planning Commission made aware of this?
 - o *Ken Hiatt*: I believe they were. We responded that one reason not to make that amendment to the map would be that it would cause delay and add cost, and it does not change the ultimate findings.
 - o *Tom Stallard*: And the Planning Commission wants to ignore that advice or make the recommendation in spite of that?
 - o *Kirby Wells*: When we look at the detail in this map and question the quality of the soil, even by our own descriptions, this property does not qualify as farmable soil. The fact that our Commission voted 5-1 to move this recommendation forward [is telling]. We didn't take this decision lightly.
 - o *Xochitl Rodriguez*: Ken, do you know what costs would be involved?
 - o *Ken Hiatt*: I don't at this time.
 - o *Angel Barajas*: If we were take Planning Commission's recommendation, what would be the process moving forward? Would we be able to immediately recirculate?

- o *Ken Hiatt:* If the City Council desires to amend the map, the City would engage a consultant to conduct the proper soil analysis, which would be compared to the General Plan and EIR, and prepare any amendments that would be warranted. The amendments would then be presented to the public. This may require recirculation of the EIR. To be conservative, the City Council should consider this may happen.
- o *Angel Barajas:* On the 900 acres, there's no prime farmland?
- o *Ken Hiatt:* Correct.
- o *Angel Barajas:* So were talking about the other farmland categories?
- o *Ken Hiatt:* Yes, it's made up of Farmland of Statewide Importance, Unique Farmland, Other Land and Urban/Built Up Land. There's only 95 acres within the sprayfield land that was analyzed in the EIR as land that is assumed to develop.
- o *Tom Stallard:* How much of the 900 acres is used for the sprayfield?
- o *Ken Hiatt:* Roughly 800 acres.
- o *Tom Stallard:* These are statewide designations?
- o *Ken Hiatt:* Correct
- o *Tom Stallard:* And this is reflective of 2014?
- o *Ken Hiatt:* Yes, for SP-2.
- o *Tom Stallard:* Does only the landowner supply that information to the State?
- o *Ken Hiatt:* Unless the property owner supplies information to the State, the State determines the soil classification.
- o *Skip Davies:* Do you have that second map that Mr. Wells was talking about for the public to see?
- o *Ken Hiatt:* That's in the EIR.
- o *Kirby Wells:* Page 4.2-15
- *Kara Ueda:* The legal requirement for the Planning Commission is for the Planning Commission to issue a written recommendation to the City Council. It took awhile for this to get worked out because we had to redraft the resolution to include the changes made.
 - o *Angel Barajas:* That document wasn't signed until 1:00 pm, and we didn't get it until the last minute. That is the concern.
 - o *Kara Ueda:* That's correct, but the Planning Commission recommendation was included in the Staff Report that the City Council received last week.
- *Kara Ueda:* In regards to agricultural land, we haven't said that we think the maps are accurate. We have said that we haven't done an analysis on the soil. So we have been using the best available information. When Staff was doing the analysis, they used the checklist provided by the State, which identifies this data source. We didn't feel

comfortable changing this data when the City had not done any independent analysis to support a change. This is why Staff has proposed alternative solutions [to the Planning Commission recommendation to reclassify the 900 acres as “other land.”]

- o *Skip Davies:* Is that other map available on the Powerpoint?
- o *Paul Navazio:* We will try to pull that up.
- o *Tom Stallard:* There is some perceived harm in following the customary process of using the State farmland information. Kirby, do you feel that the footnotes [that Staff proposes adding to the farmland map] will cause major jeopardy if we move forward?
- o *Kirby Wells:* My big concern is that as we went through this process, we wanted to allow future members of the City Council to have the flexibility to make intelligent choices as conditions change. SP-2 has always been a moving target. The attempt has always been to sideline this. My concern is that this [the “900” acres] is an asset for the City of Woodland. If you label it as farmland when it’s not, it will affect us when we want to sell that property in the future. I think there will be litigation in the future if the text and map don’t match.
- o *Tom Stallard:* We are allowed to amend the General Plan four times per year. It seems that this map could be changed in the future, and this is a big wrench at this point. I think this issue can be resolved by amendment prior to the City selling the property. I don’t have any special expertise to label that land as “other.”
- o *Kara Ueda:* I think that is correct. If the City has an interest in analyzing the quality of the soil later, we can do that at any time.
- o *Tom Stallard:* If the map is amended every two years by the State, why don’t we wait for them to do it and save ourselves the expense?
- o *Kirby Wells:* Then I’m worried we’ll run into the same issues later. This is why our Commission voted to make this change this map now.
- *Skip Davies:* Kara, what will happen if we decide to sell that land? What are the legal ramifications of having a dispute at this point?
 - o *Kara Ueda:* I would like to remind the City Council that what we are talking about is the City’s General Plan. It is one of many documents that would go into a potential buyer’s due diligence. Both parties can conduct a range of analyses before the property will be used for new uses or sold to a new owner. My conclusion is that regardless of what the City does in regards to the [farmland map in the] General Plan, there is very little legal risk in regards to your question.
- *Skip Davies:* How is this map [Exhibit 4.2.4 in the DEIR] different?
 - o *Ken Hiatt:* This is a USGS soils map used as background for the EIR. It’s another source of soil information. Ultimately, the mitigation in the EIR relies on the FMMP instead of this.

- o *Skip Davies:* This map shows Class VI and Class IV soil on the 900 acres.
- o *Angel Barajas:* What can you grow on this?
- o *Ken Hiatt:* Class IV soils have very severe limitations that reduce the choice of plants or that require very careful management, or both. Class VI soils have severe limitations that make them generally unsuitable for cultivation.
- *Enrique Fernandez:* My understanding of the 900 acres is that the City owns the surface rights. Does Eastland Ventures own the subsurface rights?
 - o *Kara Ueda:* My understanding is that they don't own any rights to the property.
 - o *Enrique Fernandez:* Then how was any testing done? Did they trespass on City soil to do this?
 - o *Kara Ueda:* This is purely conjecture on my part. The letter before you represents a firm in Modesto. The report does not say that a person entered the property and took samples. If they did, I'm not sure if the City gave permission to do this.
 - o *Enrique Fernandez:* I'm confused. If testing hasn't been done on the site, why are we talking about this?

PUBLIC COMMENTS

- *Tico Zendejas*
 - o Support the Planning Commission recommendation. The fact that they have a 5-1-1 vote is impressive.
 - o I am a proponent of farmland and prime farmland. I'm in full support of the Farm Bureau.
- *Christine Shewmaker*
 - o When the Draft Climate Action Plan was released in the fall, I made four comments that weren't incorporated into the changes to the CAP. I'd like to address two tonight:
 - Implementation and monitoring – I suggest that you identify items on City Council agendas that are related to the Climate Action Plan or have an impact on climate change. The reason that was given for not addressing this change in the CAP is that the Council could decide to do this in the future, if appropriate. I ask that you do it now. It would have a legacy impact to do this now.
 - 100% renewable energy for municipal uses by 2035 – The reason given for not incorporating this into the CAP is that the current language (80% or more) would meet regulations. There are cities taking steps beyond what the regulations require. (Las Vegas and Santa Monica, for example). This would send a message to the community and possibly inspire others to do the same.

- o *Tom Stallard*: Why wasn't this done?
 - o *Paul Navazio*: Regarding the City Council agenda, the City Council can give direction on this at any time, but we might not amend the CAP to reflect that change. On the 100% renewable comment, we are generally comfortable with the ambitious goal as it is currently worded (80%+). Our only concern is to set a goal of 100% and then come up short. But, as Christine said, it's a powerful statement and a symbolic one. We're not objecting to the goal, we are objecting to having it specified in the CAP.
- *Nancy Lee*
 - o Yolo County Farm Bureau
 - o Committed to protecting and preserving agricultural land
 - o All of our board members are farmers. Many have knowledge of the ground around Woodland.
 - o Woodland cares about its agricultural heritage because it is surrounded by some really good land.
 - o Our board has supported SP-2 because we know it's not prime farmland.
 - o If you develop onto non-prime soils, you make the objective of "preserving farmland" easier.
 - o Granted SP-2 has flood issues, but you are dealing with them. And you've worked respectively with your neighbors.
 - o [Highlights some policies] Promote/preserve/protect agricultural land around the ULL; encourage protection of agricultural soils; promote existing agricultural operations: ensure that urban development within the ULL does not impact adjacent agricultural practices.
 - o There was excitement when Woodland's population hit 50,000, because you saw that additional development would be attracted to the community.
 - o Protect farmland to support the companies and suppliers that support agriculture.
 - o The Agricultural Commissioner in Yolo County supports 500' buffers, because that is what we need.
- *Marco Lizarraga*
 - o I want to support the arguments that our Chairman made. The biggest issue is SP-2. We have worked on this for a long time.
 - o Nobody said that calling it "other land" was illegal, not permitted, or wrong.
 - o When it comes to analysis of the soil that will be required in the future, the type of analysis will not be to categorize the farmland. It will be to know what type of compaction is required for building.
 - o I concur with Chair Kirby Wells.

- *Cedeno Rodriguez*
 - I'm bothered by the way the conflict erupted between the Staff and the Planning Commission. I think Staff should have presented the Planning Commission recommendation and then presented different ideas.
 - Our farmland feeds the world. We need to protect agricultural land at any cost.
 - I'm not a developer or a rancher. My only concern is for my grandkids, so that they can live in a community that protects ag land. Once you build on agricultural land, it is gone forever. As a historian who is a professor at the university, I know how some natives have abused the land.
 - I hope you take the recommendation of the Planning Commission. Respect the time they spent and relationship they made.
- *Kevin Cowan*
 - President of Chamber of Commerce
 - We have been very involved.
 - In regards to land use, we think it is in the City's best interest to keep their options open. If that means adopting a new soil classification [for the "900" acres], then that is what should be done.
 - We like the clarification of "like for like" for agriculture mitigation.
 - We ask that you remove "as close to the ULL as possible" in the agriculture mitigation policy. This is vague and limiting and could cause constraints.
 - Removing the south versus east choice makes sense. Removing artificial triggers gives the City better control and improves the City's negotiating position with developers.
 - We want to make sure that the City will encourage infill through fast track approval processing and reduced fees.
 - Language for the agriculture setback is fine. 150 feet in general is a good rule. Please consider exceptions for certain cases.
- *T. Stark*
 - I share the sentiments of Nancy Lee. I support farmland and the Farm Bureau.
 - Woodland is an ag community. We must preserve our prime farmland.
 - Families will not stop having children, so let's grow on the poorest of soils on the eastern side of the city.
- *Cesar Chavez*
 - I believe we should do our best to protect prime farmland. Historically, this is our heritage. If we have a sign that says "Historic Woodland," we should protect this history.

- o 1:1 agricultural mitigation is not sufficient. I'd like to see a 3:1 ratio as a compromise that would really protect prime farmland.
- *Xavier Tafoya*
 - o We take our farmland for granted. We have to protect it. We lose four football fields per day in California. We have to build for the future. We have to protect our resources.
 - o Icebergs are melting and the atmosphere is falling apart, we have to protect our farmland.
- *Mike Dewitt*
 - o Come from a family of farmers that have been farming in Yolo County for over 40 years.
 - o Growth is inevitable. We need to plan properly for the future.
 - o I echo Nancy Lee's comments.
- *William Payne*
 - o 5th generation farmer in Yolo County
 - o It is essential that agricultural heritage is preserved.
 - o All of the soil along CR 102, south of Woodland, is poor. I think that the best choice [of where to develop] is SP-2 if we want to preserve prime farmland.
 - o Don't raise water rates to homeowners. [Use the profits from the sale of the 900 acres to cover the increased water costs.]
 - o The USDA maps that were done in the 1960s are very accurate.
 - o PCP utilizes 300 acres for its sprayfields, which contributes to 90% of the smell. The wastewater has such a low pH, it makes the land unfarmable.
 - o The whole 102 corridor connects to Davis. If you want to preserve prime ag land, that is the direction the city should go.
- *Phil Hogan*
 - o District Conservationist for USDA
 - o I've been doing this work for 36 years. I do these soil analyses all of the time. Any time you need a soil map, please come to me, I can help. I'm here as a resource for you. We create and maintain the soil data.
 - o I've spent part of the week making maps of the soil of the 900 acres. The weighted soil index is 19 (out of 100). It might have some value for endangered species and animals, but that is doubtful.
 - o What is "like" land? How do you determine that? The LESA system uses a 0 to 100 point scale that uses the soils index and USDA soil classification, among other factors.

- o As far as changing the designations you have now, the County sends out a letter to me and the City to request any changes that you have. Usually this just shows where land has been converted to urban uses. But if you want to hire a soil specialist, only the Department of Conservation can change these maps.
- *Mona Shulman*
 - o PCP
 - o Agnostic with respect to the General Plan. We want what is best for the City and its residents.
 - o We will be happy to work with the City to determine another sprayfield location or not.
 - o We think the idea of flexibility is good.
 - o It's approximately 590 acres that we use for our sprayfields.
 - o We have not had odor issues for quite awhile now.
 - o We have not given permission for soils classification, so I don't know where that information came from.
 - o We have to submit annual reports to the Water Board. We are regulated in regards to the pH of the water we use. This information is submitted to the City on an annual basis.
- *Meg Stallard*
 - o Lived in Woodland for more than 40 years
 - o Support agriculture whole heartedly.
 - o It's been hard to sit and listen to all of the discussion about protecting prime farmland. It's a given, and it's a given in the General Plan. It's been hammered on mercilessly in order to support what I think is leapfrog development in the east part of town.
 - o I think there are many other contiguous places to grow that make a lot more sense.
 - o Just because we don't want growth in east, doesn't mean we don't support ag land.
- *Chad Roberts*
 - o Hefner Law
 - o The data source for the Broadleaf analysis was PCP's annual groundwater monitoring data.
 - o To interpret this data, we went to an engineering firm (Broadleaf).

- o At the beginning of the Broadleaf report, it states, “For the purpose of this study, all data contained in Section 6 of the 2015 Annual Monitoring and Groundwater Assessment Report will be the sole means of analysis.”
- o I think Staff in their proposed solution acknowledges that the farmland maps might not represent current conditions.
- o We vehemently disagree that updating the farmland map would require recirculation of the EIR. This change does not meet the requirements for recirculation. Correctly classifying the 900 acres would lessen the impact identified in the DEIR.
 - *Skip Davies:* Can you repeat your comment about Staff’s recommendation to amend the map?
 - *Chad Roberts:* The State maps are valid for CEQA analysis. However, in rare circumstances there is evidence to suggest that this data is not accurate. You have the data in front of you to correct this. The City Council is the ultimate decision maker that can make this change.
 - *Paul Navazio:* It also has the ability to do the opposite. Just to clarify.

COUNCIL COMMENTS

- *Skip Davies*
 - o Kara, we have spent a lot of time on the 900 acres. I don’t want to recirculate the EIR. Can you offer some suggestions between now and then about what to do? Can we remove the map?
 - *Kara Ueda:* If the City Council wants to remove the map from the General Plan, we would have to make some text changes, as it is referenced in the document. If the City does an additional soils analysis and reanalyzes the environmental impacts, we don’t know how much time and money that would cost. We don’t know if that would require recirculation of the EIR. The City has not said that it would. We are just saying that it is a possibility. If the Council directs us to do that type of analysis, we would do it and determine if recirculation is necessary.
- *Tom Stallard*
 - o Is this map adjusted every two years?
 - *Ken Hiatt:* Yes.
 - o Can we say that the map would be updated every two years, and the most recent map should be used? I don’t doubt it’s not quality soil, but I think it’s moot to be talking about this.
 - *Angel Barajas:* We’ve heard testimony from an independent study that the soil is not correctly classified. I recommend pulling the map out.

- I'm sure all of the concerned people in this room would ensure that future maps have the proper data.
 - *Paul Navazio:* There is already a footnote on the map that says there has been more urban development. The map is not a static thing. All projects on Specific Plan areas will have to do a more specific soils analysis.
- *Angel Barajas*
 - We are on the brink of something special in Woodland. This General Plan gives us the opportunity to craft our shared vision for our future.
 - Many members of our community have activated around protecting prime farmland. I share this concern.
 - Consider two changes to strengthen protection of prime ag land:
 - Toughen the agriculture mitigation policy to say that preserved land should be directed to places at risk of urban use.
 - We should continue to develop a permanent greenbelt between Davis and Woodland. Davis has expanded this area to the west and east. To incentivize mitigation to occur along the greenbelt, we should allow a 1:1 mitigation ratio if land is preserved along the greenbelt. But if mitigation is to occur outside of this area, then a higher ratio should be used. This will help ensure that the most at risk agricultural land is protected.
 - Protect 400 acres of ag land within the ULL by eliminating SP-1B and SP-1C. We should postpone development in these areas as long as possible.
 - I'm committed to seeing an innovation center in SP-1A. I'm willing to compromise on this. But, we must ensure that this is actually constructed.
 - We should focus other new development to the east.
 - The 900 acres is not Farmland of Statewide Importance or Unique Farmland. I request that the Council pull the maps at this time.
 - The City owns the 900 acres. Portions of SP-1 aren't even within our sphere of influence.
 - By designating SP-2 as a new growth area, we can leverage a future flood solution. This would protect critical infrastructure and would open the door for rail relocation.
 - If we continue to think big and work together with our allies, 27 intersections of Woodland would no longer be blocked by rail.

- Relocating the PCP sprayfields would further benefit the City by reducing emissions.
- o In respect to Spring Lake, there should be no future significant growth until the near completion of Spring Lake.
- o We need to start thinking strategically about how we solve problems.
- o With a new interchange on I-5, perhaps we can support a second innovation center in the east.
- *Enrique Fernandez*
 - o I have major concerns with the Land Use Element. It's a great document other than that.
 - o I'm never in support of developing on any prime ag land outside of the ULL, and I never will be.
 - o The "stop developing on prime ag land" campaign is deceptive. You can't find who's running it and funding it. It's a ghost campaign. It's a shell LLC for private development interests. I've only heard the argument to not develop SP-1 from high paid lawyers in expensive suits.
 - o The same development interests that built out Elk Grove and Sacramento are the ones behind this deceptive campaign.
 - o [Shows map of Elk Grove] This is what the development interests want to do to the City of Woodland. I want to emphasize how massive sprawl has been in Elk Grove. The red represents when the population was 53,000 in 1993. Black represents the existing population of 168,000. Woodland has grown by about 100,000 less over the same time period. Development in Elk Grove took place in all directions, and much of it occurred on prime farmland. I fear that if the City Council adopts the General Plan the way that it is now, we will turn into Elk Grove. I want us to stay small and sustainable.
 - o [Shows map of Woodland] The red is the 900 acres, the blue is the ULL, and the yellow is city limits. I superimposed the 900 acres over the northwest part of Woodland to give an idea of how big this is. The 900 acres is roughly equivalent to the entire northwest area. I don't know about you, but I don't want to see another town east of the wastewater treatment plant.
 - o I'm not in support of any Plan that supports development to the east.
 - It's disconnected - 5 miles to Downtown.
 - It is in the flood zone. Allowing projects to advance before there is a flood solution is imprudent, and will waste City money.
 - It impacts Spring Lake.
 - It will result in huge City costs for a new fire station, a new police beat, infrastructure upgrades, a new interchange, a flood solution, and upgrades to the wastewater facility. These costs will fall on residents.

Talk to any resident of Spring Lake, who are paying ridiculous impact fees. I don't want to transfer these costs to future residents.

- The land is valuable now, but after a flood solution is funded and in place, the land will be three times as valuable. And then we can develop it on our terms.
- I don't want to preclude any type of development, but I do want to preclude development that is irresponsible. Woodland would not be the same [if we develop SP-2]. It wouldn't be the small historic community that we all love. I can't adopt this Plan unless we adopt the South Alternative.

- *Xochitl Rodriguez*

- o Enrique, can you give us your input on growth to the south and how District 4 feels about it?
 - *Enrique Fernandez:* I was vocal on my support of 4,000 new units and a growth plan to the south, and I got elected on that. My constituents are against leapfrog development. We can't sell that land too soon.
 - *Angel Barajas:* I think it's important to promote that there are different perspectives. I got elected, and I'm hearing prime farmland protection is key. Not everyone who spoke was a lawyer. We also heard young people and other community members. When we look at that 900 acres, we're not going to sell that immediately. You negotiate. We would negotiate like bulldogs. If you develop in any direction, you would be negotiating with developers.
 - *Enrique Fernandez:* I agree with you. This is a diligent Council. But I think there needs to be a distinction made between preserving prime ag land within the ULL and outside of it.
 - *Skip Davies:* That's incorrect. The ULL doesn't prohibit development outside of it forever.
- o The growth proposed should have the community's best interests in mind. Voters approved the ULL in 2006.
- o Growth should be contingent on complete buildout of Spring Lake. I'd be sad to see if we consider growth in either direction before Spring Lake is built out. We [Spring Lake] have been promised commercial development in the last General Plan, and to date, we haven't seen this.
- o I'm not a fan of in-lieu fees. We need to balance out affordable housing in the east. I've heard infill is more expensive, so we need to figure out where new affordable units will be built.
- o South Alternative – The research and development park needs to be built. We need some buildout of that first before housing is built. I don't want the same thing that happened to Spring Lake to happen there.

- o East Alternative – We need a flood solution in place if we decide to build in that direction and an alternate location for the PCP sprayfield. The City needs to enforce the buffer between SP-2 and the wastewater treatment plant. I think we need to have a buffer if we build out there.
- o Most of the emails I’ve gotten have shown support for jobs, even over farmland. Also to focus on buildout of Spring Lake and to not build elsewhere until that is done.
- *Tom Stallard*
 - o I think money is talking here and has been talking all along. This bogus campaign is trying to lead people astray.
 - o Prime farmland has always been a concern.
 - o I don’t know if our current General Plan is as good as the 1996 General Plan, because it doesn’t provide enough direction about growth.
 - o A lot of infrastructure has been put in place to develop in the south. The Council would be turning its back on 40 years of the City’s planning efforts to reject the southern strategy. And for what? To build behind Costco? I’ve never said to never build there, but it doesn’t make sense to build out there now. It doesn’t make sense to any planner that I know.
 - o We shouldn’t talk about all of these extra fire stations, police beats, etc.
 - o Prime farmland – I have championed easements and the buffer between Davis and Woodland.
 - o There are 21 cities in the Sacramento region. Only Woodland has a voter approved ULL. It would take a vote to change it, and given all of the talk about protection of farmland, I think that would be hard to do.
 - o I question the ethics of the people who have been sending out mailers and corrupting the process.
 - o I agree with Xochitl that we have to be careful about phasing. We need to see the research park before housing in SP-1A. I’ve been disappointed in other instances when things that have been promised that haven’t been built.
 - o I think none of this has anything to do with what is shown on that [farmland] map. We should just say that we will update the map when new data is released. You can’t change it without the Department of Conservation, so why do it?
 - o I think the Staff recommendation makes sense regarding the “equal priority” issue with Table 3-2.
 - o The changes to the CAP [suggested by Christine Shewmaker] can be incorporated through implementation, and don’t need to be added to the document.
 - o I think we have a great opportunity in front of us. I’m excited about the research park.

- o We have weathered the recession with Spring Lake, and we are now seeing what we were promised. A beautiful neighborhood is emerging. It is coming much later than we thought, but it is coming.
- o It makes no sense to allow a Specific Plan to emerge on the 900 acres until there is a flood solution and funding. I think the original policy makes a lot of sense. It takes Staff time to analyze proposals and that could take away Staff time on other things that are important to our community. I don't know why we would develop SP-2 without flood protection.
- o At the end of the day, I hope none of us vote in regard to special interests. I defeated another member of this Council who supported development in the east.
- o We have spent four years and 2 million dollars and had tons of public meetings [during the planning process for this General Plan]. It's time to get on with it.
- *Skip Davies*
 - o I think there is consensus on going forward with SP-1A, buildout of Spring Lake, and 1:1 agriculture mitigation.
 - o We can handle the details of agricultural mitigation outside of the General Plan. I don't think requiring preserved land to be next to the ULL makes sense. If future voters want to amend the ULL, this would hinder that.
 - o I think Christine Shewmaker's comments are valid.
 - o It's okay to make SP-1C and open space or something else. But SP-1B affects the Christian school and the Sports Park. So we need a little more advice from Staff.
 - o You can't do anything without flood solution for SP-2. We know a flood solution is years and years and years away. You have to figure out funding.
 - o I value my Mayor's solution to the farmland map – pull it.
 - o We'll probably do Spring Lake, SP-1A, and then SP-1B. Then the next Council will make some decision [about where to develop next].
 - o Our Staff has given us a good plan to be cautious and strategic. We are not going east for awhile. Stallard says he's not against east it's just not the right time.
 - *Tom Stallard:* Next General Plan.
- *Xochitl Rodriguez*
 - o I'm not completely sold on the buildout of SP-1A. There are farmworkers out on CR 24. I think we need to negotiate if there is a loss of ag jobs there.
 - o I'm interested in an increase in the agriculture mitigation ratio from 1:1 to 2:1.

- o I know there is infrastructure in the south, but the community is changing, so I think we're going to see quite a battle with our negotiating.
- o We know the market will direct growth in the future.
- *Angel Barajas*
 - o I would suggest the 1:1 agricultural mitigation ratio if preservation occurs within the greenbelt space between Davis and Woodland. If not, Staff should look at developing a policy to increase the mitigation ratio to 1:1.5. The particulars of distance and space would be worked out in the future.

MOTIONS

Farmland Map (Figure 7-4)

- *Tom Stallard*: I motion to leave the farmland map in with a notation that it will be updated from time to time.
 - o *Enrique Fernandez*: Second.
 - o *Skip Davies*: Clarify for me what impact this will have. Would it be better to withdraw the map?
 - o *Ken Hiatt*: Stallard says to keep the map in the General Plan and amend it from time to time. I recommend pulling the map from the General Plan, since we'd have to update that map 10 times over the horizon of the General Plan.
 - o Tom: If that's the wish of the Planning Director, I withdraw my motion.
- *Skip Davies*: I now recommend that we pull the map.
 - o *Angel Barajas*: Second
 - o **Vote: 2-3-0; Motion fails**
- *Tom Stallard*: Again, leave the map in and include a note to say, this map may be updated as new maps are issued by the Department of Conservation."s.
 - o *Xochitl Rodriguez*: Second.
 - o **Vote:**
 - o **4 Ayes** (Davies, Stallard, Rodriguez, Fernandez)-
 - o **0 Noes-**
 - o **1 Abstain** (Barajas); **Motion carries**

SP-1A and SP-1B

- *Skip Davies*: I motion we go forward with SP-1A and SP-1B.
 - o *Tom Stallard*: Second.
 - o *Enrique Fernandez*: Can you clarify?
 - o *Skip Davies*: My intent is to go forward with SP-1A and SP-1B.

- o *Enrique Fernandez*: Does that mean changes in the plan to go forward with those and give priority?
- o *Skip Davies*: It's not to say SP-1A before SP-1B. But, we have a proposal for SP-1A, so that will go first.
- o *Enrique Fernandez*: So those two are the priority over SP-1C?
- o *Skip Davies*: Yes
- o *Paul Navazio*: So, the recommendation is to proceed with a growth plan that includes SP-1A, SP-1B, SP-1C, SP-2, and SP-3. You're suggesting SP-1A and SP-1B are included in the General Plan without regard to priority, other than prioritizing Downtown, Spring Lake and infill.
- o *Enrique Fernandez*: So those areas coupled together have priority over SP-1C and SP-2?
- o *Skip Davies*: Yes. Since the General Plan says there are no triggers, you can come forward with a Specific Plan for any SP, even on SP-3.
- o *Angel Barajas*: That removes SP-1C.
- o *Skip Davies*: SP-1C is not valuable at this point. I don't think we can stay away from SP-1A and SP-1B, but I do think we can stay away from SP-1C. SP-3 will come ahead of SP-2, but the future Council should talk about that. We shouldn't preclude that.
- o *Angel Barajas*: Let's just go one at a time through the SPs.
- o *Xochitl Rodriguez*: SP-1A and SP-1B are both on prime farmland. Davis was presented with this proposal, and it was kicked back because of the Housing Element. I look forward to voting for SP-1A.
- o *Angel Barajas*: I'm for SP-1A only and not for SP-1B.
- o *Skip Davies*: I'm not going to withdraw my motion. I want to see where we come down on this. SP-1A and SP-1B are logical. Future Councilmembers can decide what to do with SP-1B when that comes up.
- o *Skip Davies*: Accept Specific Plan areas 1A and 1B to move forward.
- o **Vote:**
 - **3 Ayes** (Stallard, Davies, Fernandez)-
 - **2 Noes** (Rodriguez, Barajas)-
 - **0 Abstain; Motion carries**

SP-1C

- *Paul Navazio*: Do we need a companion motion of what to do with SP-1C?
- *Tom Stallard*: I move that we include SP-1C.
 - o *Ken Hiatt*: Right now, it's part of SP-1. If the Council does not want to see SP-1C with the Specific Plan designation, we would need direction on a different

designation. We could also simply add text that specifies SP-1C is not to develop before 2035.

- o *Enrique Fernandez*: Second.
- o *Angel Barajas*: Staff wants to include SP-1C, but the Planning Commission doesn't?
- o *Ken Hiatt*: No, the Planning Commission does.
- o *Xochitl Rodriguez*: When will the phasing be put in place? We are approving SP-1A, SP-1B, and SP-1C. But how do we show Spring Lake has priority?
- o *Angel Barajas*: When you put these areas in play, a proposal can be brought forward before Spring Lake is built out. My concern is that this is on prime farmland. This goes against what we've heard many people say. This is why I wanted to develop SP-1A only, because the innovation center could bring agriculture related jobs. I was under the impression that is what the community wants. I will vote no on this motion.
- o *Tom Stallard*: Phasing will occur naturally.
- o *Enrique Fernandez*: I'm confused. I thought we were showing priority for SP-1A and SP-1B.
- o *Angel Barajas*: No, we were adopting them as they are shown in the General Plan.
- o *Xochitl Rodriguez*: I would expect that we would be more stringent.
- o *Skip Davies*: Phasing will occur with future Councils who will be allowed to make decisions about phasing.
- o *Angel Barajas*: My priority is preservation of prime ag land. Future Councils can negotiate the terms of development. Once you grow on prime ag land, you can't take that back. Not growing would be the most conservative approach. That would ensure you focus on infill and Spring Lake.
- o *Enrique Fernandez*: I need clarification on not approving that motion. Would we reclassify as Urban Reserve?
- o *Ken Hiatt*: Right now, there is no Urban Reserve designation. We'd have to put that back in if the Council desires. We could also add text specifying that development is not allowed to occur within SP-1C within the horizon.
- o *Skip Davies*: I don't think that's a good idea because we don't know what's going to happen over the next 20 to 30 years. Future Councils can make that decision.
- o *Xochitl Rodriguez*: Can we open it up later?
- o *Enrique Fernandez*: We'd have to make a General Plan amendment.
- o *Paul Navazio*: You could also say that SP-1C could only develop after SP-1A and SP-1B.

- o *Skip Davies*: And forget about SP-3?
 - o *Paul Navazio*: Not in relation to any other areas.
 - o *Skip Davies*: My concern is with prime ag land. Which is why I didn't include it in my motion.
 - o *Tom Stallard*: If this motion fails, we are directing Staff not to include SP-1C in the next 20 years?
 - o *Enrique Fernandez*: I rescind my second.
- *Kara Ueda*: I think it would be helpful for Staff to have direction [on SP-1C].
- *Skip Davies*: I move to remove SP-1C.
 - o *Xochitl Rodriguez*: Second.
 - o **Vote:**
 - **3 Ayes** (Rodriguez, Barajas, Davies)-
 - **1 No** (Stallard)-
 - **1 Abstain** (Fernandez); **Motion carries**
- *Ken Hiatt*: Is there a new land use designation or a clarification in the Plan? We can redesignate as Urban Reserve. Or it can remain designated as Specific Plan, but with modified text to clearly indicate that SP-1C is not to be considered for development over the planning horizon.
- *Angel Barajas*: If we decide to go with Urban Reserve, what would the impacts be?
- *Paul Navazio*: It would also impact Table B-1, where we would remove growth units from that table.
- *Angel Barajas*: Motion to assign Specific Plan Area SP-1C to be Urban Reserve to be designated as no growth within the life of the General Plan.
 - o *Xochitl Rodriguez*: Second
 - o **Vote:**
 - **3 Ayes** (Davies, Barajas, Rodriguez) -
 - **2 Noes** (Stallard, Fernandez)-
 - **0 Abstain; Motion carries**

Farmland Mitigation (Policy 2.A.3)

- *Skip Davies*: Mitigation policy - It doesn't have to be part of the General Plan at this point.
- *Ken Hiatt*: Leaving the current recommended policy language in place, and possibly modifying the "as close to the ULL."

- *Angel Barajas*: Direct motion to come back to the ag mitigation policy in the next four months with the intent to create a greenbelt swath between Davis and Woodland. Those details would be worked out by Staff and would be brought back to the Council in the next four months.
 - o *Skip Davies*: Second
 - o *Tom Stallard*: This is in addition to the greenbelt that is already in place. So we are deferring this discussion beyond the General Plan.
 - o *Skip Davies*: That we keep the language in the Plan and expand on it later.
 - o *Tom Stallard*: You want affordable housing, parks, etc. Laying more on the developer makes this difficult.
 - o *Angel Barajas*: The intent of my motion is to create a buffer zone between Woodland and Davis. If a developer wants to mitigate outside of that area, then they would have to meet a higher ratio. We would have to explore the impacts of this.
 - o *Skip Davies*: Remove “as close to ULL as possible.”
 - o *Angel Barajas*: If you leave it as a recommendation, we can come back and discuss that.
 - o *Skip Davies*: I have no idea what “as close as possible” means.
 - o *Tom Stallard*: I agree with Skip. Mitigation placement decisions are complicated. You have to make choices. When done through the Yolo Land Trust, they try to locate preserved land along riparian corridors and other areas that we want to protect.
 - o *Paul Navazio*: At a General Plan policy level, we would maintain a 1:1 ratio, but a future policy would get into specifics regarding mitigation and location.
 - o *Angel Barajas*: Lever the current Agricultural Mitigation policy language in place and direct staff to return with an Agricultural Mitigation Ordinance within four months and shall consider ratios and locations with the intent to create a greenbelt swath between Davis and Woodland
 - o **Vote:**
 - **3 Ayes** (Barajas, Davies, Rodriguez)-
 - **2 Noes** (Fernandez, Stallard)-
 - **0 Abstain; Motion carries**

Agriculture Buffer (Policy 7.C.5)

- *Enrique Fernandez*: I move that we reject the requested reduction to a 150 foot agriculture buffer, and revert back to 300 feet.

- o *Paul Navazio*: This was not in the original [Public Review] Draft. We received comments that recommended a 300 foot buffer. The Planning Commission recommended 150 feet. Staff is comfortable with that. We are looking for City Council direction.
- o *Xochitl Rodriguez*: Second.
- o *Tom Stallard*: What happens in that buffer land? Who owns it?
- o *Skip Davies*: That's land in the ULL that people thought they would be able to develop. The Planning Commission said Davis and other cities are at 150 feet.
- o *Tom Stallard*: Do we have a right to farm ordinance?
- o *Ken Hiatt*: Yes.
- o *Tom Stallard*: We have farmland next to housing now, and we seem to be getting along just fine. I see practical issues here.
- o **Vote: 2-3-0; Motion fails**
- *Skip Davies*: Motion to sustain the Planning Commission recommendation for a 150 foot agriculture buffer.
 - o Second (Stallard)
 - o **Vote:**
 - **3 Ayes** (Davies, Stallard, Barajas)-
 - **1 No** (Fernandez)-
 - **1 Abstain** (Rodriguez); **Motion carries**

Equal Priority (Table 3-2)

- *Tom Stallard*: I recommend we adopt the Staff recommendation regarding equal priority.
 - o *Enrique Fernandez*: Second.
 - o **Vote:**
 - **4 Ayes** (Stallard, Fernandez, Davies, Barajas)-
 - **0 Noes**-
 - **1 Abstain** (Rodriguez); **Motion carries**

Development in the Floodplain

- *Enrique Fernandez*: I move that we reject policy language in Policy 2.B.2 to allow advance planning in a flood zone.
 - o *Tom Stallard*: Second.

- o *Skip Davies:* Why? It's not costing the City anything.
- o *Enrique Fernandez:* It will cost Staff time away from other healthy projects, like Spring Lake. I'd rather have Staff working on a flood solution, rather than promulgating development before a solution is in place.
- o **Vote: 2-3-0; Motion fails**

360 Degree Design

- *Ken Hiatt:* May we have direction on the urban form errata?
- *Tom Stallard:* I motion we make the amendment to promote 360 degree design on publicly visible parts of a building.
 - o *Enrique Fernandez:* Second.
 - o *Skip Davies:* Ken, are we concerned about sight lines?
 - o *Ken Hiatt:* We are suggesting limiting architectural treatment to sides that are publicly visible.
 - o *Tom Stallard:* This makes it narrower what would need architectural treatment.
 - o **Vote: 5-0-0; Motion carries**

SP-2

- *Enrique Fernandez:* I thought we would vote on each of the SP areas. We have left out two – SP-2 and SP-3.
- *Skip Davies:* The language we have approved has not prioritized them.
- *Tom Stallard:* I move that we exclude the eastern option.
 - o *Enrique Fernandez:* Second.
 - o **Vote: 2-3-0; Motion fails**

Intent Motion

- *Ken Hiatt:* We need to know your intention to certify the EIR and adopt the General Plan and CAP.
- *Heidi Tshudin:* [Recaps motions]
- *Skip Davies:* Motion to certify the EIR and approve the General Plan and CAP.
 - o *Tom Stallard:* Second.
 - o **Vote:**
 - **4 Ayes** (Barajas, Stallard, Rodriguez, Davies)-
 - **1 No** (Fernandez)-
 - **0 Abstain; Motion carries**

March 30, 2017

Re: Requested additions/changes to the Climate Action Plan when it comes before the Woodland City Council in April, 2017

Dear Council Member Davies:

When the draft of the 2020/2035 Climate Action Plan (CAP) came out in fall of 2016, I submitted some comments (October 2016). The city responded to those comments in March 2017 in conjunction with Planning Commission meetings on the CAP, EIR and General Plan. Those responses are attached. They did not do comments 1, 5, 6 and 8. My request is that you and the council consider doing two of these, comments 5 and 6, when you review the CAP this April. These two relate to identifying council agenda items that impact the CAP and changing the renewable energy goal for the municipal electricity in 2035 to 100% renewables. Specifics are below

- Implementation and Monitoring – Comment 5. This was a request to have staff identify items on the council agenda that could impact the CAP goals / GHG emissions. The reason stated by city for not doing this was

“Response: This recommendation was not included in the proposed revisions to the Draft CAP, but can be pursued separately by the City in the future, as appropriate.”

My request is that council add a requirement for identifying items that could impact the CAP to the CAP now. If the CAP, along with the EIR and General Plan, are passed in April, it will begin a new phase in planning in Woodland. This is a time to highlight many important changes, climate change being one of these. Highlighting the items will bring the city’s effort to address climate change and greenhouse gas emissions to the forefront in council discussions. It will also be visible to the citizens as a whole that lowering GHG emissions is something the city values.

- 100% Renewable energy for electricity from city (municipal) by 2035 – be a role model – Comment 6

As written now the CAP calls for 80% reduction in emissions from electricity from municipal operations by 2020 and 2035. My request is to make the 2035 goal – 100% renewable! The reason stated by city for not doing this was

“Response: The staff is proposing to retain the goal, as written. The City would achieve a greenhouse gas (GHG) emissions rate that is consistent with what the State of California would need to achieve goals for the State government under AB 32, Executive Order B-30-15, SB 32, and Executive Order S-3-05.”

There are definitely other cities that are addressing this and not waiting for regulations. Two that I found that are addressing the municipal electricity and have gone 100% for municipal are Santa Monica and Las Vegas. There are at least 25 cities to date that have already done or committed to 100% renewables for all their cities electricity. In CA these are San Diego, San Francisco, San Jose, Palo Alto, Del Mar and Lancaster – city size from 1.3 million (SD) to 4400 (Del Mar). And a mix nationwide including Greensburg Kansas, Grand Rapids MI, Kodiak Island, Burlington VT, Madison WI, Moab UT and Abita Springs LA.

So I ask that the city itself – municipal – be a role model and aim for 100% by 2035.

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At the Planning Commission meetings on 3/2/17 and 3/16/17 I addressed both of these items in public comment.

In summary I would ask that you request these two changes be made to the CAP when the council reviews the CAP, EIR and General Plan. On line I can see that the first of these meetings is scheduled for this Tuesday, April 4th. Both of these requests would make a visible statement from the city about the importance of lowering greenhouse gas emissions and additionally, identifying CAP relevant items in the council agenda also would leave a longer term legacy for this and future councils.

Thank-you in advance,

Christine Shewmaker, Ph.D.

Woodland Resident

Plant Biologist, Retired

COMMENTS AND RESPONSES TO COMMENTS ON THE CLIMATE ACTION PLAN

Brief responses to comments received on the Climate Action Plan (CAP) follow.

COMMENTS AND RESPONSES TO COMMENTS

Comment 1 Presentation of Data - Reaching a broad audience. As a numbers type person, I find the presentation of the plan in the Executive Summary and Chapter 4 very hard to process. The leaves to me are not useful – but percentages are. I have no problem with the leaves remaining, I just think the document and particularly these two chapters should be useful to those that think in numbers as well as those that think in graphics. My example is the Yolo County elections website use of bars, percentages and actual numbers for election outcomes– so good for everyone. Before I could read and process this I needed to put it in a framework. That led me to make tables of the percentages. Examples are at attached. There are two versions – one for the overall goals and one that breaks it down into subsets. At a minimum I hope that the overall goals table could be an Appendix. In the GPU they had Appendix B that broke down the growth numbers – it was very useful.

Response: The staff is proposing to keep the information in the Executive Summary, Chapter 4, Appendix B, and Appendix D. The leaf symbol, developed to help the reader understand at a glance the relative contributions from each reduction strategy, was a part of the preliminary 2020 CAP. The staff is proposing to retain this tool as a part of the final CAP. Reductions, in both absolute and percentage terms, are presented for each sector in the Executive Summary. Regarding Appendix D, the purpose of Appendix D is to state the assumptions regarding the reduction estimates, not to replicate information already included in the CAP

Comment 2 Renewable energy – specifics relating to the change of percent, etc. In putting together the table of the percentages as described above, I noticed that for renewable energy the percent of the target for 2020 was now 16% for 2020 vs 35% in the preliminary 2020 CAP. The percent for 2035 is now 13%. Whoa! In reading I did note on page 2-3 in the draft CAP a very short statement that efficiencies/output of PVs had been revised. My first reaction to the substantial decrease in percent was why was Woodland aiming for less solar/ renewables? I did go then and look at the Preliminary 2020 CAP estimated installations and compared those to ones in the new Draft CAP. In looking at that, I can see for residential that we are actually increasing the MWs for renewables from ~ 13.5 to ~ 25MW for 2020– at least that is my impression. My recommendation is that you are more specific in the document about the changes in the estimates and highlight the fact (what I assume is the fact) –that we will actually aim for more renewables in terms of MW in homes. The same is true for businesses. Again if it is actually more MW for business sector, highlight the fact. The preliminary CAP was approved by the city council and is on line and the present MW goals are online on the Sustainability Dashboard. As the City of Woodland explores joining a CCE, the renewable energy goals in the CAP should be an integral part of the discussion. This is another reason to make sure to be specific that we are increasing the MW of our renewable energy goals.

Response: Clarifying language has been proposed by staff. The staff is proposing additional detail related to the calculation changes to 2020 estimates of the solar photovoltaic strategy. The language has been proposed:

AECOM calculated total solar electricity generation potential based on factors from the National Renewable Energy Laboratory and the RPS-compliant electricity emissions factor to avoid double counting reduction estimates from the statewide programs. To maintain a similar amount of GHG reductions in 2020, AECOM also increased the goal for total PV installations in 2020 as well.

Comment 3

The number you use for global warming potential (GWP) of methane varies between the CAP and the DEIR. In the CAP on page 3-1 you list it as 25, however on page 4.5-2 in the DEIR you say 28. In general it seems to me that researchers are moving towards the higher numbers. While in one spot the EPA says methane is more than 25 times greater than CO2 <https://www.epa.gov/ghgemissions/overview-greenhouse-gases#methane> in another spot the EPA says 28 to 36 <https://www.epa.gov/ghgemissions/understanding-global-warming-potentials> The IPCC now says 34 <https://cleantechnica.com/2013/10/04/ipcc-warns-methane-traps-much-heat-thought/> My feeling is the higher numbers are likely correct and I would like you to use 34 in your calculations, however, whichever you use, do be consistent between the DEIR and the CAP.

Response: The staff has proposed revisions to the CAP. The reference to methane GWP value was changed from 25 to 28 in the second paragraph under the heading, “Greenhouse Gas Emissions Inventories.” At the time the draft CAP was prepared, 25 was correct. The revised value of 28 reflects current state of the science per Intergovernmental Panel on Climate Change Fifth Assessment Report.

Comment 4

Comparing 2020 and 2035 goals. The 2020 total reduction goal is given in percent of 2005 emissions (15%), but the 2035 goal is given in MT CO₂e/SP (2.25). The two are not directly comparable. So that the community can see the progress being proposed for 2020 to 2035 you need at some point to let folks know what the 2020 goal of 15% below 2005 would be in MT CO₂e/SP. I would include it probably in Chapter 3 – where you talk about the targets – just let folks know the degree of difference that is needed between 2020 and 2035 by converting our 2020 goal of 15% below 2005 to an MT CO₂e/sp. (And there is a table on page C-30 – but I think that 2020 number is a back calculation and does not equate to our 2020 goal of 15% below 2035). I would also include in Chapter 3 that our long term goal for 2050 is 0.83 MT CO₂/sp (now in a table on C-30). (Although personally I think it should be zero). That way they can see that we will still need to tighten down further as we go towards 2050.

Response: The staff has proposed additional information that converts the 2035 efficiency target to a mass emissions target for easier comparison in the first paragraph under the heading, “2035 Emissions Target,” on page 3-7 of the CAP, as shown below.

The City’s longer-term 2035 target was developed to achieve an emissions efficiency level of 2.25 MT CO₂e/service population. An efficiency threshold sets a target level of emissions per population or per service population. Service population [SP] = population + local jobs. Efficiency thresholds reflect a community’s ability to grow population and employment, while emissions shrink on a per

unit basis; in effect, a community could be growing more efficiently from an emissions standpoint. Thus, total emissions within a community may increase while still achieving an efficiency target, as long as the service population is growing faster than emissions. For comparison to the 2020 target, the 2035 efficiency target equates to emissions reductions of approximately 53% below 2005 levels.

Regarding a 2050 goal, this is described in Chapter 2, in the first paragraph of page 2-1. As noted, the GHG reduction targets described in the CAP were selected to help establish local emissions reductions on a long-term trajectory that is consistent with the State's own GHG emissions reduction goal for 2050 (i.e., 80% below 1990 levels).

Comment 5 Implementation and Monitoring. Identify council agenda items with CAP impact – large projects or individual actions. I like chapter 5 which covers this. It is new since the Preliminary CAP and a good addition. The CAP coordinator and individual responsible for each area are appropriate. My suggestion is that you add a requirement that someone identify for the council all agenda items with CAP impact. For some such as housing developments, it is obvious. For others, highlighting it would be good. My example is purchase of new fleet vehicles. These items routinely come before the council with no info on mpg, GHG emissions or how they fit into the policy to green the fleet. If the fleet item or any other relevant agenda item were flagged as CAP relevant, then there would need to be some discussion of what the CAP effect was and how it was being addressed.

Response: This recommendation was not included in the proposed revisions to the Draft CAP, but can be pursued separately by the City in the future, as appropriate.

Comment 6 100% Renewable from city by 2035 – be a role model. The city lists a goal of 80% reduction of emissions from electricity for both 2020 and 2035 (page 4F-3). The city should be a leader and a role model here, its goal for 2035 should be 100% renewable for electricity by 2035 – if not before.

Response: The staff is proposing to retain the goal, as written. The City would achieve a greenhouse gas (GHG) emissions rate that is consistent with what the State of California would need to achieve goals for the State government under AB 32, Executive Order B-30-15, SB 32, and Executive Order S-3-05.

Comment 7 Included SB-32 more throughout the document. SB-32 (recently passed) should I think be mentioned more throughout the document, although the actual implementation is in some cases still to be decided. Places in should be included are Page 1-1 in purpose and need section and Page 2-2 under list of bills, etc. for policy.

Response: The staff has proposed revisions to the CAP to include references to the new legislation.

Comment 8 ZNE (Zero Net Energy) – just go for it. Some places say ZNE – other places list steps to it – just say ZNE is the goal for 2020 and work with that in mind. One example of this is on page 4G-2 – you say consider in 2025 if not meeting goals. Again on 4A-2, 4A-4 and 4A-6 it would seem easier to say going for ZNE on new residences than listing all options/actions. To me it

seems it would be less work if we say starting in 2017 we will strive for it (ZNE) with a goal to have it fully implemented by 2020.

Response: The staff has proposed to retain this language. As noted in Section 4G, the City will review the menu of potential actions to implement if there is insufficient progress on the GHG-reduction target. As proposed to be implemented, the City would achieve a greenhouse gas (GHG) emissions rate under the CAP that is consistent with what the State of California would need to achieve goals for the State government under AB 32, Executive Order B-30-15, SB 32, and Executive Order S-3-05.

Comment 9

Tomato – Wastewater Reuse Sector. It is important to indicate that the wastewater reuse comes from tomato processing. This applies both to page 3-2 and C-7. You indicate the assumptions change with nitrogen use (C-7), and they most certainly would change I think if from a different crop. Best just to say tomato and from PCP. On page C-9 you explain that solid waste is now included in Woodland's GHG inventory because it is now practice to include waste generated within the city (indirect?). As you have the GHG emissions the same for wastewater reuse for both East and South (page C-8), my take is that you are also assuming that irrespective of where the tomato waste is placed – the emissions will stay on the city of Woodland's books. It is best if you state that assumption.

Response: The 2035 GHG analysis does not attempt to estimate the future location of wastewater reuse within the community. The 2035 GHG forecasts from this source are based on a scenario in which the rate of emissions generation per unit of activity (e.g., population, employment, service population) remains constant. In particular, the wastewater reuse emissions for 2035 were calculated based on the same equation used to estimate that sector's emissions in 2020.

The staff has proposed adding a reference to tomato processing at Pacific Coast Producers as a source of wastewater reuse emissions in the first paragraph on page 3-2 of the CAP.

If in the future, there were no agricultural reuse of wastewater, the City may choose to update this portion of the GHG inventory. However, the City currently has no evidence that would suggest agricultural wastewater reuse would cease. Alternative assumptions regarding this issue would be speculative at this time. For the purposes of the analysis, the GHG emissions associated with the tomato cannery effluent are retained as part of the City's emissions inventory. This would present a conservative analysis of GHG emissions if this practice were to cease in the future.

Even if this practice were to cease, this would have a minor effect on GHG emissions estimates. GHG emissions associated with wastewater reuse in the agricultural industry represent less than 1% of total community-wide emissions in the 2005 base year inventory and approximately 1% of the total community-wide emissions in the adjusted 2035 business as usual scenario. CAP reduction strategies were not developed specifically to address this sector because greater reduction opportunity is available in other sectors (e.g., energy, solid waste).

Regarding solid waste, additional clarifying information has been added to page C-9 in the

second paragraph under the heading “Solid Waste Emissions Estimates,” as shown below.

AECOM applied equations 8.1, 8.3, and 8.4 from the GPC for each of the land use alternatives considered (i.e., East and South Alternatives). The calculations assumed a baseline methane capture factor at the Yolo County Landfill of 75%, which corresponds to the frec value in equation 8.3. The Yolo County CAP identified a 75% methane capture rate in the landfill as part of the inventory baseline conditions, as well as a goal of 90% capture for 2030. AECOM prepared the same analysis using the estimated waste disposals values for the 2020 target year to estimate strategy reductions in that target year, as well. The 2035 solid waste emissions estimates are based on the same per service population disposal rate for the South and East Alternatives, as described later in this section. Therefore, the estimates are not based on assumptions of different land uses that could occur under each alternative, which might result in a different solid waste disposal rate. Future GHG inventory updates are the best method for monitoring actual solid waste emissions in the community.

Comment 10

Small items – such as typos, etc. - but still important. On page 2-1 under climate science – for effects also include ocean warming and ocean acidification. One of the goals you list on page 4A-6 is to convert 100 electric heaters to gas? NO! We need to make electricity cleaner and electrify the whole system – transportation and buildings. Take that sentence out please. On 4B-6 place more emphasis on class I bikeways. On 4B-8 add goals for numbers of EV stations.

These last two below have previously been communicated to Roberta Childers but I include them here for completeness sake. On page 4A-8 - I assume the top goal on the left hand side applies to residential renewable energy - the word residential is just missing. In Appendix D - under E-6 - it lists 8.5 MW for both residential and non-residential PV installed since 2005. Are they really the same - they could be - on line at the dashboard in has 14.6 total with 8.5 for residential. I don't know the most recent numbers and the municipal install might not be in the 14.6 - so just checking if they are both the same at the moment. If they are - then going to 38+ by 2035 is tripling plus and going to 48.7 is more than tripling - more like quadrupling plus. So just checking on those numbers.

Response: Reference to ocean acidification has been proposed. The staff has proposed to delete reference to electric-to-gas heating unit conversion as a goal. Minor language changes and references to bicycle lanes and paths have been proposed under the seventh action as shown below.

Support and promote efforts to increase ~~bicycle use~~ bicycling through the provision of free or low-cost helmets and renovated bicycles to low-income residents, bicycle repair and safety clinics, bicycle lanes and paths, and information on safe bicycle routes.

Regarding a goal for EV charging stations, Strategy T/LU-7 encourages EV charging infrastructure in new residential developments. Opportunity for ease of at-home charging is a main factor in EV use and adoption, and the staff proposes that this goal be a focus for the 2035 CAP.

On page 4A-8, proposed edits to the goal include adding the word “residential” for clarity. The action is also proposed to be clarified to read “Encourage initial residential sizing of solar installations at 3kW or larger...”

Regarding estimates for PV installations, the values shown in Appendix D are million kWh generated from the PV systems, not total MW installed, so the references to tripling are correct as currently written.

WOODLAND CHAMBER OF COMMERCE

"WORKING FOR YOU!"

March 31, 2017

Woodland City Council
300 First Street
Woodland, CA 95695

Re: Woodland Research and Technology Park

Dear Mayor Barajas and Councilmembers,

The Board of the Woodland Chamber of Commerce has recently heard a presentation from John Hodgson and Melanie Mathews on a proposed new development called the Woodland Research and Technology Park which at County Road 25 and Highway 113 (Specific Plan Area 1A in the General Plan document).

The current development concept of combining a high technology campus with residential/neighborhood retail mixed use, has the potential to meet the needs of the City and be consistent with the draft General Plan policy 2.D.1 on the jobs/housing relationship and the Chamber's mission of fostering an economic climate in which business, industry, and agriculture flourish. The types of jobs envisioned for this space would be higher-wage and tech-focused for the agriculture, biomedical, and energy efficiency sectors. As this research and technology park is a critical element of this development, we recommend that the research and technology component be built ahead of, or concurrent with, any housing.

The planned location for this project as the Southern Gateway to the City seems ideal for its proximity to UC Davis, Woodland Community College, the industrial area, and other companies in the region, as well as the proximity to Downtown, would be a great asset to our community.

We recognize that this parcel will be developed because it is in the Urban Limit Line approved by Woodland voters in 2006. Yet Woodland's agriculture heritage and the fact that prime farm land will forever be taken out of production, we encourage the City work to insure that any project that results from this concept builds and strengthens on the agriculture industry important to our local economy and that also embraces open space retention, in conjunction with the ecological functions of groundwater recharge, wildlife habitat, carbon sequestration, water quality protection, flood control, and energy conservation.

To ensure the City does not miss out on this opportunity, the Chamber of Commerce encourages you to work with City staff and the developers to bring this concept to fruition as soon as possible.

We thank you for your consideration on this project.

Sincerely,



Kevin Cowan, President

cc: Jim Hilliard and Jim Gillette, Co-Chairs of Public Policy Committee





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April 4, 2017

Via Email

City of Woodland City Council
300 1st Street
Woodland, CA 95695

Re: Public Hearing Agenda Item No. 17-0367

Dear Mayor Barajas and Members of the City Council:

Eastland Ventures, LLC submits the following letter to reiterate certain comments submitted during the public review comment periods for both the 2035 General Plan (hereinafter "General Plan") and the 2035 General Plan and Climate Action Plan Public Review Draft Environmental Impact Report (hereinafter "EIR") and to express our support for the Planning Commission's recommendation, based on the substantial evidence in the record, to re-classify the 900-acre spray field within SP-2 (hereinafter "Spray Field") as "Other Land" for purposes of the General Plan and EIR. Additionally, we write to address the staff report's flawed "reasoning" in support of ignoring the Planning Commission's recommendation.

At present, both the General Plan and EIR incorrectly classify the Spray Field as being comprised primarily of Farmland of Statewide Importance and Unique Farmland in reliance on the California Department of Conservation's (hereinafter "DOC") Farmland Mapping and Monitoring Program. Problematically, these classifications do not take into account the high degree of salts present in the Spray Field soils, which make it nearly impossible to grow a crop that will produce a reasonable economic return. Based on actual soil conditions, the agriculture suitability analysis attached hereto as Exhibit 1 concludes the Spray Field is more accurately classified as Other Land, not as Farmland of Statewide Importance and/or Unique Farmland. The publicly available data on which this analysis relies is attached hereto as Exhibit 2, and a statement of qualifications is attached hereto as Exhibit 3. Because of the inaccurate soil classifications, the General Plan and EIR similarly attribute incorrect habitat values to the Spray Field.

In addition to the foregoing documents, there has been significant oral and written testimony regarding the use of the Spray Field by City staff, Pacific Coast Producers (hereinafter "PCP"), and members of the public. Most recently, PCP submitted a letter attached hereto as Exhibit 4 acknowledging that even the better soils on the Spray Field produce only Bermuda grass. City staff has even tacitly acknowledged the inaccuracy of the map on which the General Plan and EIR rely with respect to the Spray Field, proposing to add a footnote stating "[d]ue to the use of the land for the PCP waste water spray fields, the State farmland maps may not reflect current conditions."

Notwithstanding the extensive and substantial evidence in the record, City staff insists on using the DOC map because, generally speaking, it is appropriate to rely on for purposes of California

Environmental Quality Act ("CEQA") analysis. While we agree with this proposition on its face, it is inappropriate where, as here, it is clear the DOC map is incorrect with respect to the Spray Field. CEQA Guidelines Section 15151 sets forth the standards for an adequate EIR, which require lead agencies to adopt a reasonable methodology to estimate impacts and make reasonable assumptions using the best information reasonably available. At present, the General Plan and EIR do not use or provide the best information reasonably available, as each fails to use information reflecting the actual soil conditions on the Spray Field.

Additionally, the staff report ignores the fact that the DOC map relies on technical soil ratings and current land use information from landowners. In other words, the accuracy of the DOC's map is dependent upon Landowners reporting changes in land use and/or management practices that may affect the technical soil ratings. Since 2002, the City has owned the Spray Field, subject to certain deed restrictions, and has leased it to PCP as a spray field for discharged water. In the intervening 15 years, as far as we are aware, the City has never provided the DOC with current land use information. Although it is not required by law, the City could have hired an agronomist, including Broadleaf, to prepare an agriculture suitability analysis like the one attached hereto as Exhibit 1, using the same publicly available groundwater monitoring data as is attached hereto as Exhibit 2, and provided it to the DOC in order to update its map, but this never happened. As a result, the DOC map does not reflect the current conditions on the Spray Field, and is now being used as a basis for denying decision-makers and the public of the best available information. Given the importance of the General Plan and EIR, two documents intended to serve the City until 2035, we disagree with this approach, and so too did the Planning Commission.

The staff report further argues that re-classifying the Spray Field will cause delay and increase costs, and possibly require recirculation of the EIR. Simply put, the staff report is wrong in this regard and ignores well-established legal precedent. As set forth in *Environmental Council v. Board of Supervisors* (1982) 135 Cal. App. 3d 428, 437-438 (internal citations omitted):

"As ultimate decision-maker, the Board had the power to change the findings in the EIR prepared by its staff. The preparation of an EIR is a CEQA responsibility which may but does not have to be delegated to staff. Only when the decision-making body of a public agency certifies as adequate and complete an EIR prepared by staff does it adopt the findings of the preparers.

...

That the Board reached an environmental conclusion different from that of its staff did not vitiate the process of review, public comment, and consultation required under CEQA. The draft EIR prepared by staff on the general plan amendment was circulated, comments were received, and final and supplemental EIR's were prepared and circulated. The public...were never denied an opportunity to provide relevant evidence and information. The hearings of the Board on June 21 and October 25, 1979, were noticed and open to the public. No new evidence which could have affected the substance of the final or supplemental EIR's was presented at the October 25 hearing. The only change at the time was in

the Board's ultimate conclusion, which, as we have indicated, was within its power to effect.”

This passage from *Environmental Council v. Board of Supervisors* makes clear that the City Council, the ultimate decision-maker, has the power to revise portions of the General Plan and EIR where, as here, such revisions are supported by extensive and substantial evidence in the record.

Finally, the staff report is also wrong with respect to recirculation, and again ignores well-established legal precedent. Pursuant to CEQA Guidelines Section 15088.5, “[a] lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification.” As established by the seminal California Supreme Court case on recirculation, *Laurel Heights Improvement Association v. Regents of University of California* (1993) 6 Cal. 4th 1112, 1129-1130 (italics in original):

[T]he addition of new information to an EIR is not ‘significant’ unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a *substantial* environmental effect of the project or a feasible way to mitigate or to avoid such an effect...[R]ecirculation is not required where the new information added to the EIR ‘merely clarifies or amplifies...or makes insignificant modifications in...an adequate EIR.

The court then provided four examples of how the above-stated principles should be applied in practice:

[R]ecirculation is required, for example, where the new information added to an EIR discloses:

- A new substantial environmental impact resulting from the project or from a new mitigation measure proposed to be implemented;
- A substantial increase in the severity of an environmental impact unless mitigation measures are adopted that reduce the impact to a level of significance;
- A feasible project alternative or mitigation measure that clearly would lessen the environmental impacts of the project, but which the project’s proponents decline to adopt; or
- That the draft EIR was so fundamentally and basically inadequate and conclusory in nature that public comment on the draft was in effect meaningless.

Id. at p. 1130 (citations omitted); CEQA Guidelines Section 15088.5(a).

Clearly, re-classifying the Spray Field would not fit within any of these examples of “significant” new information. Rather, correctly classifying the Spray Field would actually lessen the impacts analyzed in the EIR. Therefore, the public would not be deprived of a meaningful opportunity to comment on a substantial adverse environmental effect in the absence of recirculation because here, the public already

Mayor Barajas and Members of the City Council
April 4, 2017
Page 4

had an opportunity to comment when such effects were in fact overstated. Accordingly, recirculation is not necessary, as the new information reveals only reduced impacts.

Accordingly, consistent with the Planning Commission's recommendation, Eastland Ventures, LLC respectfully requests the City Council direct City staff, based on the substantial evidence in the record, to re-classify the Spray Field as "Other Land" for purposes of the General Plan and EIR.

Should you have any questions, please do not hesitate to contact me at the telephone number and/or email provided above.

Very truly yours,

HEFNER, STARK & MAROIS, LLP

By



Chad E. Roberts

CER
Enclosures

Exhibit 1

Agriculture Suitability Analysis for Eastland Ventures, LLC.

The objective of this study is to determine the cropping potential of land that is classified as Farmland of Statewide Importance and Unique Farmland under the Important Farmlands Inventory used by the Department of Conservation. Since 2002, Pacific Coast Producers has utilized this land as a spray field for discharged water. For the purpose of this study, all data contained in Section 6 of the 2015 Annual Monitoring and Groundwater Assessment Report will be the sole means of analysis. It is imperative to interpret this data in order to obtain a more comprehensive understanding of agriculture suitability.

Soil Chemistry Analysis

Soil pH Parameters

The pH is the relative measure of soil acidity, with a value of pH 7.0 being neutral. A pH below 7.0 is acidic while a pH above 7.0 is alkaline. Soil pH below 5.5 or exceeding 7.8 can have detrimental effects for the majority of crops. Most crops grow best when soil pH is between 6 and 7.5 because this range maximizes nutrient availability.

Phosphorous availability becomes increasing bound or plant-unavailable as the pH drops below 5.5. As the pH increases above 7.5, micronutrients such as iron, manganese, zinc, and copper become unavailable to the plant. Micronutrients are essential for plant growth.

The classification range of soil pH is as follows:

Slightly Alkaline	7.4 - 7.8
Moderately Alkaline	7.9 - 8.4
Strongly Alkaline	8.5 – 9.0
Very strong Alkaline	>9.0

Soil pH Analysis

For the soils in question, the average pH of surface and subsurface soils are as follows:

0-1'	8.6
2.5 – 3.5'	8.7
5.5 – 6.5'	8.6

The soils in question are classified as strongly alkaline. This soil condition would cause the availability of essential micronutrients to become virtually unavailable for plant uptake. This results in chlorotic and stunted plants. Often times if alkaline soil conditions exist only in the top 1' of soil, applications of amendments can begin to remedy the problem. However as agronomists, our efforts of amending soil pH below 1' are rendered ineffective due to bulk density constraints.

Electronic Conductivity (EC) Parameters

Electronic Conductivity of the soil indicates the concentration of all soluble salts within the soil. Elevated levels of EC point to high salts in the irrigation water and/or inadequate drainage. The range of ideal EC levels are from 200 – 1,200 umhos/cm. EC levels above 1,200 indicate a salinity problem due to outside contributions of salt and/or inadequate drainage.

Electronic Conductivity (EC) Analysis

The average EC level across each site are high at each depth in the soil profile:

0-1'	2,499
2.5 – 3.5'	2,782
5.5 – 6.5'	2,901

The EC levels are classified as high and undesirable. Plant toxicity is likely and nutrient availability is severely diminished at these levels.

Cation Exchange Capacity (CEC) Parameters

Cations are positively charged ions that are attracted to negatively charged soil surfaces. The cations of most importance are Na, Mg, Ca, and K. The CEC or base saturation is the total of these negatively charged sites per volume of soil. In essence, the CEC represents the nutrient holding capacity of the soil. CEC is an important measure of the fertility and potential productivity of a soil. The cations that make up the CEC can be indexed into ratios or percentages in order to determine their balance relative to one another. An unbalance can indicate the likelihood for deficiencies in these nutrients or highlight a problem with secondary nutrient tie up.

The ideal percentages for well-balanced fertile soil are as follows:

Ca:	50 - 80%
Na:	<10%
Mg:	10 - 20%
K:	3 – 7 %

Cation Exchange Capacity (CEC) Analysis

The CEC or base saturation % at each soil depth sampled is listed below:

0 – 1'	Ca: 36%	Na: 23%	Mg: 25%	K: 16%
2.5 – 3.5'	Ca: 35%	Na: 28%	Mg: 31%	K: 6%
5.5 – 6.5'	Ca: 36%	Na: 34%	Mg: 34%	K: 4%

The soils in question are not in balance, which will result in limited nutrient availability and poor plant growth. The low Ca and high Mg levels will reduce water absorption and infiltration. This relationship between Ca and Mg also makes K highly unavailable to the plant. Na levels are significantly beyond the threshold of 10%. The high level of Na will reduce water infiltration, reduce nutrient availability, and can cause plant toxicity.

Summary of Soil Chemistry Analysis

Proper nutrient balance in the soil profile is necessary for optimal plant growth. An excess in one nutrient can induce a deficiency in another nutrient. For example, the excess Na and Mg in these soils will inhibit K uptake by the plant. The overarching theme to these soils is an alkaline or high soil pH. When one uncovers the underlying components leading to a high pH, there is strong evidence indicating that high sodium levels in the soil are the culprit. EC and CEC components were the two methods utilized in confirming elevated Na levels. High levels of Na cause disintegration of soil aggregates, which reduces large pore space. This makes leaching of salts difficult, since the soil becomes nearly impervious to water. In certain cases sodium can be leached through the soil profile if two factors are present: pure irrigation water, and well-drained soils. If Pacific Coast Producers had the option to begin utilizing a pure water source to leach out salts, it would be difficult to achieve the necessary degree of water

infiltration and subsequent leaching of salts. Beginning in 2005, Pacific Coast Producers moved away from a Na based water source to a Potassium based source. The act of switching away from a Na based water source to a Potassium (K) based water source will not remedy the problem. K is a single charge cation and is less effective at displacing Na from soil particles. The addition of K may prevent the Na problem from worsening, but it will not effectively leach the salts that are already present. The soil chemistry dynamics that exist in these soils will not facilitate the leaching capabilities required to remove salts from the profile.

Recommendation Based on Soil Chemistry Analysis

The high degree of salts present in these soils makes it nearly impossible to grow a crop that will produce a reasonable economic return. The undesirable soil characteristics negate any attempts of a remediation strategy. A low-value forage crop such as Sudan grass with some known salt tolerances, may be the only crop to have a chance of surviving in these soil conditions. However, although Sudan may tolerate the high salt environment, it will surely not thrive, nor reach full yield potential. Based on the various factors of soil characteristics and economic considerations, it's my view that this property should not be classified as Farmland of Statewide Importance and Unique Farmland under the Important Farmlands Inventory used by the Department of Conservation. Rather, this property should be classified as a non-ag designation, such as commercial or industrial.

Brandon Rebiero
PCA Lic: #073825
CCA Lic: #332739

Disclaimer

The conclusions and/or recommendations included in this report are based upon the data and information available to Broadleaf Trading, Inc. at the time this report was prepared. As a result, all conclusions and recommendations are time and site specific and are directed to the specific and stated need of the addressed client only. Broadleaf Trading, Inc. assumes no liability for the use of this data or recommendation by another party. While all laboratory analyses are believed to be reliable, they are not guaranteed by Broadleaf Trading, Inc.

Exhibit 2

2015
Annual Monitoring and
Groundwater Assessment Report

Prepared for
Pacific Coast Producers
Woodland, CA
February 2016

2015 Annual Monitoring and Groundwater Assessment Report

Prepared for
Pacific Coast Producers
Woodland, CA
February 2016



Brown and Caldwell
Project No. 148019



1590 Drew Avenue Suite 210
Davis, California 95618

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Section 1

Introduction

The purpose of this document is to present the 2015 Annual Monitoring and Groundwater Assessment Report for Pacific Coast Producers Cannery and the industrial wastewater reuse site operated by Pacific Coast Producers (PCP) and owned by the City of Woodland (City). This report is presented in accordance with provision E.15 of the Waste Discharge Requirements and section C of the Monitoring and Reporting Program for order number R5-2002-0122 dated June 7, 2002. Excerpts from the relevant reporting requirements are shown in italics at the beginning of each data or discussion section in this report. Reporting requirements for Provision E.15 are also indicated distinctly from the annual reporting requirements by “(*Groundwater Report*)” shown after the requirement text.

1.1 Background

Wastewater is generated at the cannery as a result of tomato washing, processing, and canning operations. Some wastewater is also generated in evaporation/condensation systems, can cooling, and boiler blowdown. In general, water recycling is practiced to the extent practicable until the quality of water in a given process loop becomes unsuitable for further use and is then discharged.

The Background Quality Report (Brown and Caldwell, 2005a) and the Water Quality Protection Standard report (Brown and Caldwell, 2005b) were completed in late 2005. Some standards developed in those reports are used for comparison purposes in this report in addition to limits specified in the original Waste Discharge Requirements.

Section 2

2015 Operations Results and Loading Rates

Tabular and graphical summaries of all monitoring analytical data obtained during the previous four quarterly reporting periods, presented in tabular form to confirm compliance with the waste discharge requirements (WDRs).

Tabular and graphical summaries of historical monthly total loading rates for water (hydraulic loading in gallons and inches), biochemical oxygen demand (BOD₅), total nitrogen, and total dissolved solids (TDS).

A mass balance relative to constituents of concern and hydraulic loading along with supporting data and calculations. The report shall describe the types of crops planted and dates of planting and harvesting for each crop.

2.1 Crop Planting and Harvesting

Improved giant bermudagrass was originally planted in most fields during 2003. Giant bermudagrass is a coastal bermudagrass hybrid, selected for its high nitrogen uptake, hardiness, and adaptability to alkaline soils. It is a popular grass hay crop in Texas. Annual nitrogen uptake of coastal bermudagrass is approximately 350 to 600 pounds per acre per year (lbs/ac/yr), according to reference sources.

Fields B, C, D, E, and G remained in bermudagrass in 2015. Fields B and E were also overseeded with a beardless wheat, beardless barley, and oats mixture for the winter 2014-2015. Field A remained in a perennial ryegrass mix and was also overseeded in winter with the same mix.

Approximately 4 acres of Field F were used for experimental crops such as NyPa salt grass and wheat grass. The remainder of Field F had established bermudagrass. Field H was left fallow for the 2015 season and designated for overflow and peeler solid (a.k.a wet waste) disposal.

The planted portions of Fields A through D and G were harvested three times in 2015. Fields E, F, and G were harvested two times in 2015. The annual yields were slightly higher than 2014, ranging from about 0.5 to 6.7 tons per acre, with an average yield of 2.7 tons per acre for the fields harvested.

Crop tissue analyses were performed on the first harvest of crops in 2015 for animal feed quality parameters and percent nitrogen. The average nitrogen percentage was estimated at 1.7 percent. Calculated nitrogen in harvested crops averaged 97 lbs/ac, with the highest uptake in field D estimated at 289 lbs/ac. The crop tissue analysis results are included in Appendix A.

2.2 Loading Rates

The wastewater was applied using sprinkler irrigation to all fields except Field H and the far eastern portion of Field A in 2015. PCP did not apply wastewater through surface irrigation in 2015. The area receiving wastewater in 2015 totaled 658 net acres. A summary of average loading rates and comparison to permit limits or specifications is shown in Table 2-1. Summary tables of quarterly analytical data, as required in the Monitoring and Reporting Program, are contained in Appendix B. Constituent loading rate tables for each field are contained in Appendix C. A detailed discussion of permit compliance and corrective actions is contained in Section 4.

Trend graphs showing average daily wastewater flows, and monthly total ranch loading rates for water, BOD, total nitrogen, and TDS/FDS are shown in Figures 2-1 through 2-4. The results only include fields receiving significant amounts of wastewater irrigation during the canning season (for N and TDS/FDS) or during the month (for BOD). BOD loading rates for each month on only fields irrigated during that month are shown in Figure 2-5.

2.3 Mass Balances for Constituents of Concern

BOD in the wastewater is from vegetable matter that is easily degradable. BOD rarely shows up in groundwater under food processing land application sites in any appreciable concentrations. Essentially all applied BOD is biodegraded into carbon dioxide, water, humic compounds, and residual minerals. Overall site BOD loading and wastewater BOD loading rates are discussed in detail in Section 4.

Overall average site nitrogen loading rates to all fields irrigated during the canning season are shown in Figure 2-3. The 2015 annual average nitrogen loading rate of 174 lbs/ac was comprised almost entirely of total Kjeldahl nitrogen (TKN). This is far below the 950 lbs/ac/yr maximum loading rate in the Water Quality Protection Standard Report (Brown and Caldwell, 2005b). Comparison of estimated crop-available nitrogen with the published needs indicates an overall nitrogen deficiency on the site, which would limit the crop growth. The total mass of nitrogen removed from the site through three harvests was estimated to be approximately 59,000 pounds, or 97 lbs/ac. Detailed harvest data is contained in Appendix A. More detailed discussions of nitrogen loading rates and soil nitrate levels are contained in Sections 4 and 6, respectively.

The mass loadings for TDS are shown in Figure 2-4. TDS includes organic dissolved solids, which are biodegraded at the surface and in the upper soil profile. Inorganic dissolved solids (IDS) loadings provide a better measure to address salinity concerns. The mass loading for IDS in the applied wastewater averaged 2,009 lbs/ac over the irrigated fields during the canning season. This was a substantial increase from the 1,214 lbs/ac reported for 2014, mostly due to increased discharge of peeler waste to the wastewater stream. The seasonal IDS loading is still far below the 8,000 lbs/ac/yr loading rate standard in the Water Quality Protection Standard Report (Brown and Caldwell, 2005b). Soil sampling results are discussed in Section 6. A more detailed discussion of salinity loading rates is also contained in Section 4.

Table 2-1. Wastewater Reuse Site Loading and Compliance Summary – 2015 Season Limit

Constituent	Units	Limit	Average	Range	Comparison and Comments	Corrective Actions (d)
Objectionable Odors	--	none @ boundary	n/a	None	OK	
Tailwater Ponds DO	mg/L	>1.0	n/a	n/a	Tailwater ponds not used	
Field Ponding	Hrs	<24 hrs. after irr.	0	0	No significant ponding during the season	
Effluent Average Daily Flows by Month	Mgd	<4.0	1.51	1.24 – 1.63	OK	
Effluent Daily Flow (a)	Mgd	<5.0	1.54	0.39 – 1.88	OK	
Depth to Groundwater	Ft	>5.0	9.7	3.4 – 18.5	Lower water levels due to ongoing drought	
Peak BOD Loading (by field) (b) (c)	lb/acre/day	<300	41.8	2.1 – 102.7	OK	
Month Average BOD Loading (entire site) (b)	lb/acre/day	<100	21.4 (July – Sept)	11.9 – 49.4	OK	
Irrigation Cycle BOD Loading (by field)	lb/acre/day	<100	26.7	3.5 – 51.3	OK – calculations not as relevant with new sprinkler system	
Gross Cumulative Total N Loading (WW)	lb/acre/yr	<950 lbs/acre/yr	174	113 – 219	OK	
Gross Cumulative Total N Loading (Solids)	lb/acre/yr	<950 lbs/acre/yr	260	145 – 362	Exceeded for raw data, but not when outliers were removed. Several data points were 20x historical averages, assumed lab error	Several raw values and methods likely wrong – returning to previous lab for 2016
Effluent TDS (mo. averages)	mg/L	<2,700 avg.	2,843	462 – 4,537	Exceeded	Peeler waste with high potassium was sometimes added to wastewater stream – will reduce that for 2016
Effluent FDS (TFDS, mo. averages)	mg/L	n/a	1,452	603 – 2,304	OK, Better representation of mineral salts	Same action as for TDS
Effluent FDS Loading Rate (per field)	lbs/acre/yr	8,000	2,347	1,589 – 2,850	OK (Limit from Water Quality Protection Standard report)	
Solids Application Rate	wet tons/acre/mo	n/a	81	13 – 210	OK	
Mosquito/Vector Breeding Conditions	--	none	OK	None	OK	
Equalization Pond Freeboard	Ft	>2.0	3.5	2 – 4.5	OK	

Notes:

- Effluent average daily flows by month are averaged over the number of days with flow greater than zero.
- BOD loading rates for each event calculated using average BOD concentrations for 7 days prior and 7 days after wastewater application.
- For max BOD loading rates shown above, the field corresponding to the highest loading rate is shown in parentheses.
- Corrective actions correspond to designated improvements listed in Table 4-1.

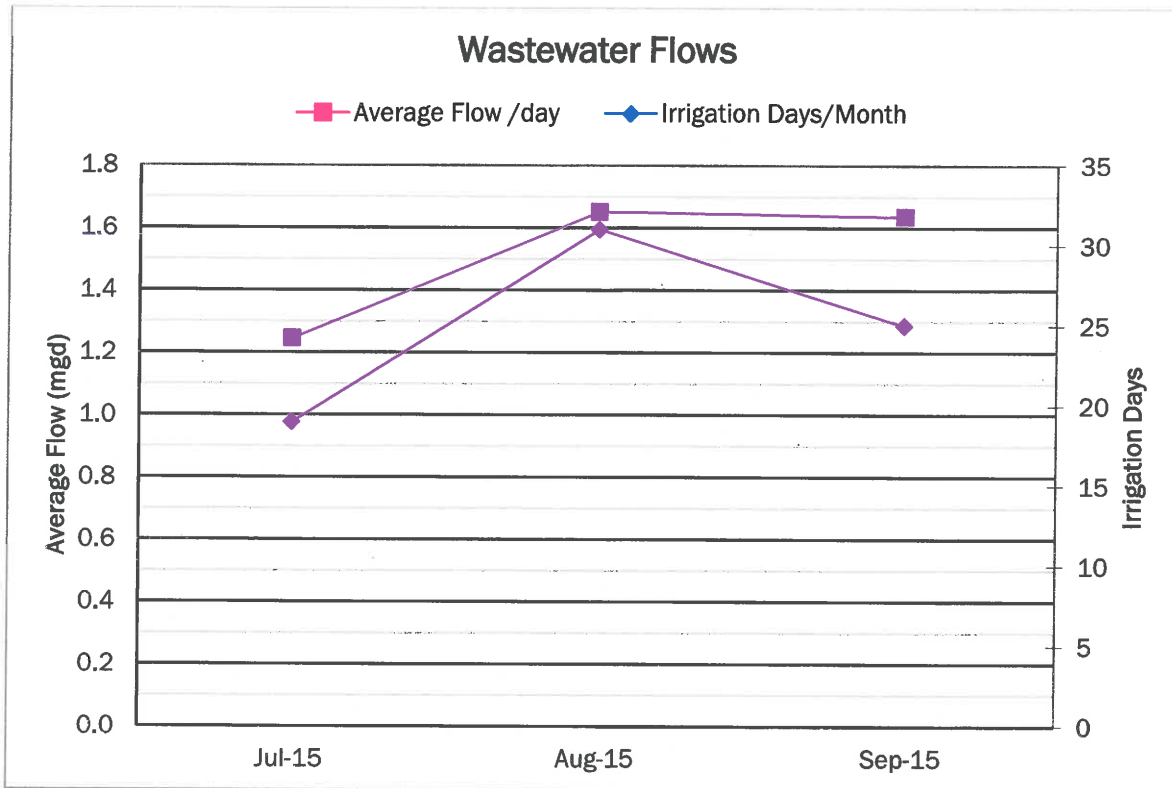


Figure 2-1. 2015 Average Daily Wastewater Flows

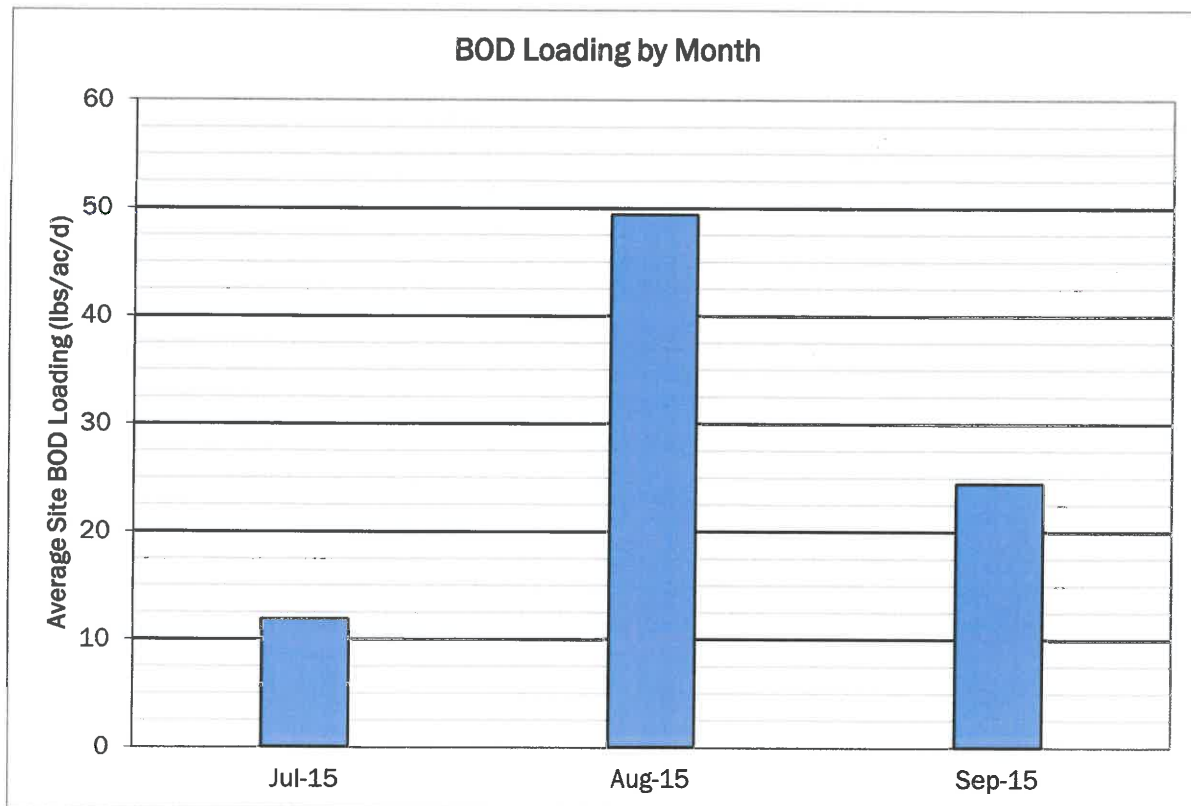


Figure 2-2. 2015 Average Ranch Monthly BOD Loading Rates

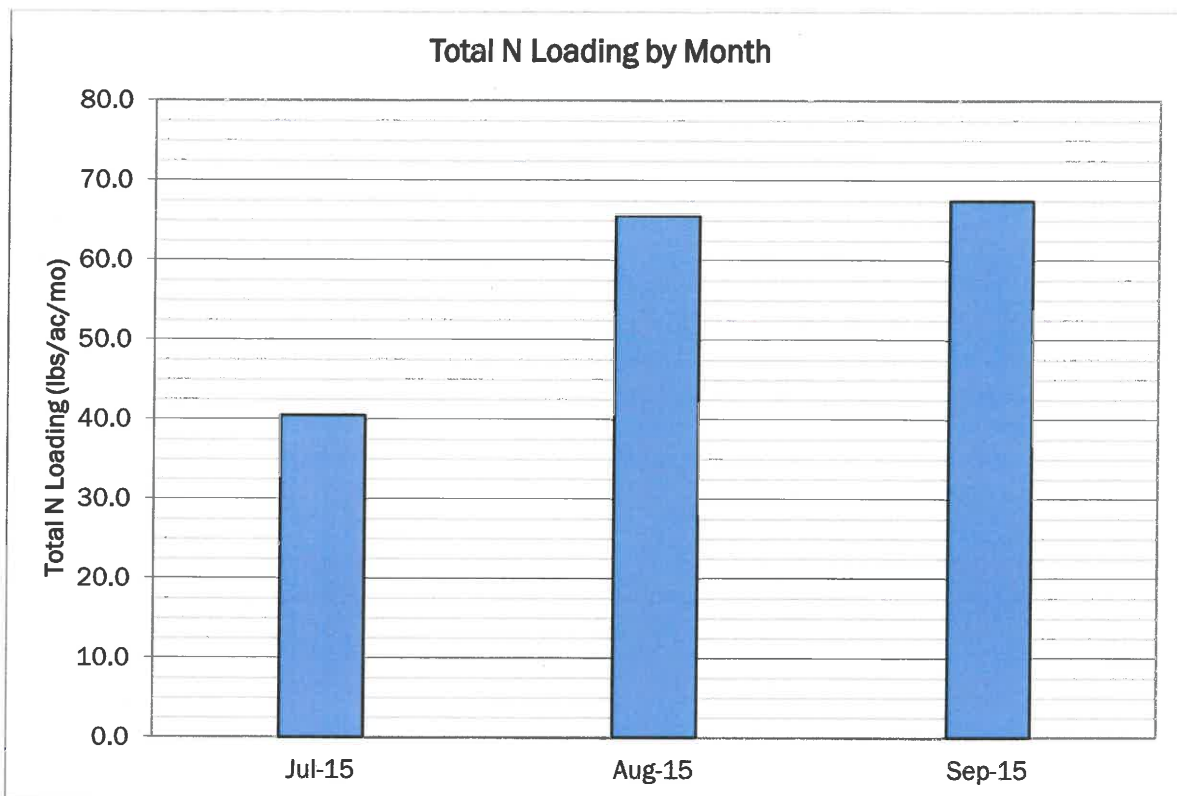


Figure 2-3. 2015 Average Ranch Monthly Nitrogen Loading Rates

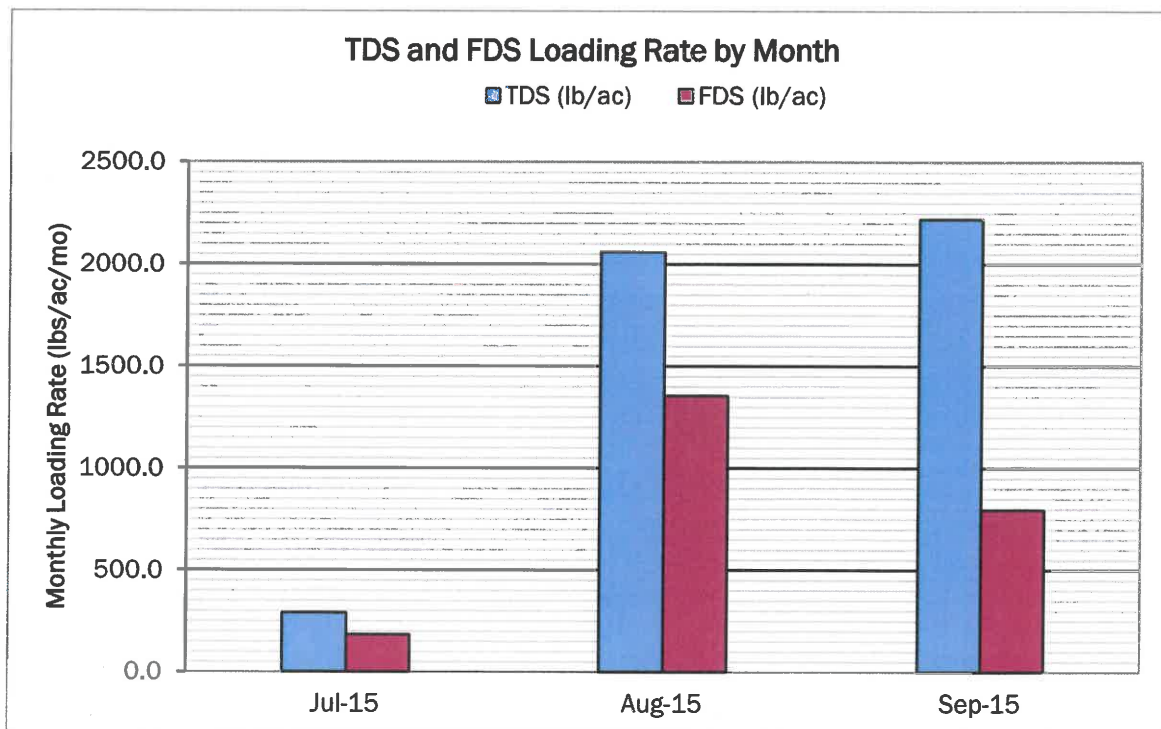


Figure 2-4. 2015 Average Ranch Monthly TDS and FDS Loading Rates

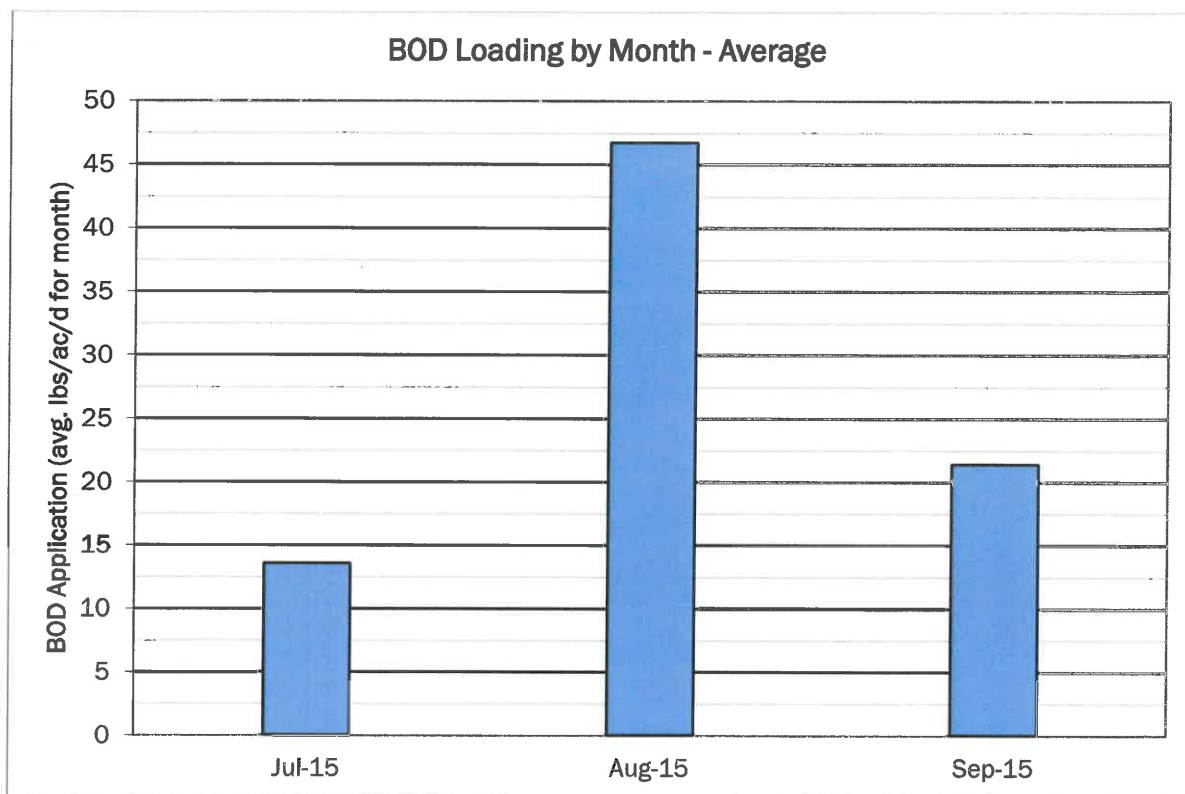


Figure 2-5. 2015 Average Monthly BOD Loading Rates for Fields Irrigated

Section 3

Pretreatment Results

An evaluation of the performance of the pretreatment system and disposal site and estimated flows for next calendar year.

The rotary screens and elevator conveyor continued to perform well during 2015. Except for one early load, screenings and pomace were successfully reused offsite as cattle feed. Most peeler waste was trucked from the factory and applied directly to field H as a solid byproduct. Some peeler waste was added to the wastewater stream in 2015.

The mud hopper bins as modified in 2014 continued to perform reasonably well. Only one bulk dump (#1) does not have the improved mud settling components at this time.

The suspended air flotation unit (SAF) continued to remove a substantial amount of solids at the factory, which were trucked and land applied directly to field H.

Flows were essentially flat in 2015 compared to 2014 (1.54 vs. 1.53 Mgd, respectively), and are roughly half of what they were a decade ago. Whenever possible, condensate water from paste evaporation is now reused in the factory. 2016 flows are expected to be similar to 2015.

Section 4

Wastewater Reuse Results and Compliance Discussions

A comprehensive evaluation of the effectiveness of the past year's wastewater application operation in terms of odor control and groundwater protection, including consideration of application management practices (e.g. waste constituent and hydraulic loadings, application cycles, drying times, and cropping practices), soil profile monitoring data and groundwater monitoring data.

A comprehensive discussion of the compliance record, and the result of any corrective actions taken or planned that may be needed to bring the discharger into full compliance with the waste discharge requirements.

Loading rates and a comparison to permit specifications were summarized in Section 2. A more detailed discussion of compliance issues and planned corrective actions related to the wastewater reuse site is given in this section. Groundwater monitoring and protection is discussed in Section 5.

Ongoing improvements and water reuse in the factory continued to result in relatively low wastewater flows and seasonal hydraulic loading rates.

The Yolo/Solano Air Quality Management District (YSAQMD) did not receive odor complaints attributable to PCP in 2015. The land application site was continuously monitored for odors through the production season with an Electronic Nose (E-Nose) connected to the City of Woodland WPCF's Odotech system. E-Nose calibration seemed to be inconsistent as differences in odor magnitudes between production and non-production periods were not significant, indicating that any odors specific to cannery wastewater irrigation were not distinguishable. Additional calibration effort may be warranted.

Average seasonal BOD loading rates were slightly higher than 2014, with the peak monthly BOD loading rates on the entire ranch at 49 pounds per acre per day (lbs/ac/d) in August. The peak loading rate on any given field was 60 lbs/ac/d for Field B-M in August (see Appendix C). The average monthly BOD loading rates for the individual irrigated fields was 34 lbs/ac/d during both August and September, which was slightly less than 2014 (Figure 2-5).

Average IDS and TDS concentrations in process/rinse water were 1594 mg/L and 2942 mg/L, respectively. These values were substantially higher than 2014, due to discharge of some peeler waste to the wastewater system to help prevent slime formation in the outfall pipeline. Although the peeler waste mostly consists of potassium salts and peel organics that are not a detriment to the irrigation reuse site, these constituents raised the TDS concentration over the permit limit. Therefore segregation of almost all peeler waste will be restored to what was practiced in 2014.

Most root zone soil sample results are showing low to moderate levels of nitrate, which is probably adversely affecting yields in some fields. Soil nitrate levels are discussed further in Section 6.

4.1 Improvements

The 2015 improvements and results are listed in Table 4-1. Improvements planned for 2015 are shown in Table 4-2.

Table 4-1. 2015 Improvements and Results

Area	Improvement	Results
Factory	SAF solids pumping upgrades	Completed, moderately effective
Factory	Additional minor improvements to mud separation system	Completed
Factory	Bench scale test of anaerobic treatment for high strength stream	Completed, may have promise if energy subsidies are made available
Factory and Ranch	Factory stormwater runoff containment	Completed

Table 4-2. 2016 Planned Improvements and Schedule

Designation	Area	Improvement	Scheduled Completion
A	Factory	Continued adjustment of suspended air floatation system to improve solids removal	Ongoing
B	Factory	Flow pacing SAF chemicals	June 2016
C	Factory	New mud settling bin for bulk dump #1 (tentative)	June 2017

Mud system improvements and results were discussed previously. No additional improvements to the mud separation system are planned for 2016, but adding a mud settling bin for bulk dump #1 will be considered as a 2017 capital project.

The suspended air floatation (SAF) system continued to perform reasonably well, although still below its expected potential. Flow pacing control for flocculation chemicals is being investigated for 2016 and may be installed. Continued adjustment of the system will continue in 2016, which is anticipated to result in greater removal of suspended solids.

Calcium hypochlorite addition was continued at the ranch in 2015 to reduce tomato and vinegar odors in applied wastewater. The calcium hypochlorite was dissolved into recirculated wastewater at concentration of approximately 15 mg/L during the 2015 season. This was effective as an additional mitigating factor for odor control at the ranch.

One of the concerns with using hypochlorite in water with organic compounds is the potential for generation of chlorination byproducts such as trihalomethanes (THMs) and haloacetic acids. Trihalomethane sampling results were reported in the 2012 Annual Monitoring and Groundwater Assessment Report. The concentrations of trihalomethanes in samples from the sprinklers and water from fields were moderate to non-detect. Total THMs were below the drinking water limit for all samples. Monitoring wells IMW5 and IMW7 were sampled for haloacetic acids (HAAs) in the third quarters of 2014 and 2015; all samples were non-detect. Lysimeters were also sampled for HAAs in the second quarter of 2014 and were not detected during laboratory analysis.

4.2 Flow Rates and Hydraulic Loading

Full cannery operation began in July and ended in September. The final day of wastewater application to the fields was September 25. Average flow during the season was 1.54 mgd in comparison with the permit limit of 4.0 mgd. Peak day flow (1.88 mgd) remained below the 5.0 mgd specification for the entire season.

4.3 General Irrigation Water Distribution

The sprinkler irrigation system continued to perform well, distributing wastewater and suspended solids uniformly across the fields. There was no ponding in 2015.

4.4 BOD Concentrations and Loading

Monthly average BOD concentrations and loadings to the ranch were slightly greater than in 2014, especially in August. The average BOD loading over the ranch during August and September was approximately 34 lbs/ac/d, with a peak monthly loading on all irrigated fields of approximately 49 lbs/ac/d during August. Cycle loading rates did not exceed permit specifications for 2015 (Table 2-1). Irrigation cycle calculations are no longer as meaningful as they were for surface irrigation given the operation of sprinklers on at least part of each field almost every day. Because of this, monthly BOD loading rates are now considered to be more representative of loading conditions than cycle average BOD loading rates. Sprinklers also provide increased capacity for BOD loading (CLFP, 2007) and a study of the land application of wastewater from PCP's Lodi plant showed no significant adverse effects at loading rates of 200 lbs/ac/d (West Yost Associates, 2009).

4.5 Odors

As mentioned previously, there were no odor concerns in eastern Woodland attributable to PCP activities in 2015.

YSAQMD and PCP performed on-site odor monitoring at and surrounding the PCP ranch. While the sprinkler system continues to operate well as intended, there are characteristic tomato odors from the ranch that are difficult to avoid as part of normal operation because of the natural tomato character of fresh wastewater. The calcium hypochlorite at the equalization pond continues to mitigate adverse conditions.

4.6 Nitrogen

Gross wastewater nitrogen loading rates for the season averaged 174 lbs/ac, with field D-E receiving the highest loading rate at 219 lbs/ac. The raw loading rates were far below the water quality protection standard for improved bermudagrass (950 lbs/ac) (Brown and Caldwell, 2005b), and were slightly higher than recent years (Figure 4-1). Crop available nitrogen appears to be deficient in many fields. Soil nitrogen monitoring results are discussed in Section 6.

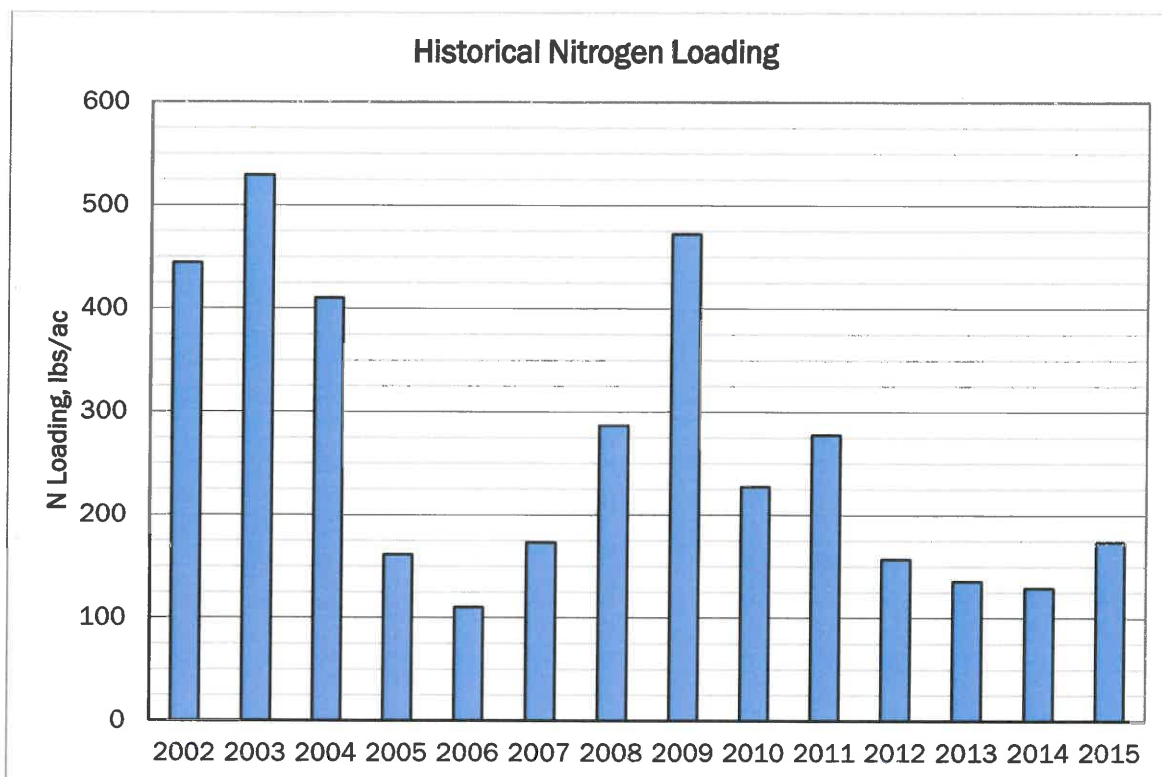


Figure 4-1. Historical Gross Process/Rinse Water Nitrogen Loading Rates to Reuse Site

4.7 Salinity and pH

The average TDS concentration for all the samples during the 2015 season was 2,942 mg/L, which is above the 2,700 mg/L specification. Much of the TDS was organic in nature based on the average IDS of 1594 mg/L over the entire year (and during the canning season). The salinity concentrations (as IDS) were significantly above levels in 2014 due to more peeler waste discharge to the wastewater system. Although not measured, most of the increase is likely due to potassium, which is beneficial to the crops. Discharge of peeler waste to the wastewater stream will be reduced in 2016 to reduce IDS. Wastewater will also be analyzed for potassium in 2016. Soil and groundwater monitoring show long term flat to slightly declining TDS trends as discussed in Sections 5 and 6.

The continued segregation of peeler waste from the process/rinse water resulted in acidic pH values for the process/rinse water stream, consistent with the natural tomato products. Average wastewater pH was 5.29, slightly higher than the 2014 average of 4.97. Slightly acidic wastewater is beneficial for the highly alkaline soils at the wastewater reuse site.

4.8 Solids Disposal/Reuse

A narrative description of the solids disposal practices, including the name and contact information for each disposal facility and the quantity disposed.

Mud solids and a small amount of pomace were spread on the eastern portion of Field A-E from trucks with rear discharge gates. Wet peeler waste was applied to Field H using tanker trucks with rear discharge splash plates. Solids were disked into the ground within 2 hours after application.

The thin applications dried rapidly and were easier to disk into the soil. Solids loading rates per field are provided near the end of Appendix C.

4.9 Soil Profile Monitoring

Extensive soil sampling was performed at depths of 1, 3, and 6 feet over the entire site during the 2014 season. The soil profile monitoring results are discussed later in Section 6 of this report.

Section 5

Groundwater Conditions and Monitoring Results

A narrative discussion of the existing groundwater monitoring well network, disposal site hydrogeology, subsurface stratigraphy, soil infiltration characteristics, depth to groundwater, groundwater gradient, and seasonal gradient variations over the previous monitoring year. (Groundwater Report).

5.1 Local Hydrogeology

The hydrology of the wastewater reuse site was described in detail in the Background Quality Report prepared by Brown and Caldwell (2005a). Based on logs for the monitoring wells and piezometers at the site, subsurface soils consist of clay from the ground surface to 7-10 feet below ground surface (bgs); fine soil with clay from 7-15 feet bgs; and gravelly sand from 15-30 feet bgs. In some areas the fine soils extend deeper than 30 feet. Alternating clay, sand and gravel layers exist down to approximately 180 feet bgs. The deeper sand and gravel aquifers exhibit semi-confined characteristics. Geologic cross sections were presented in the Background Quality Report (Brown and Caldwell, 2005a).

Four monitoring wells were constructed in August 2003. IMW8 and IMW9 were installed to provide additional downgradient sampling points. IMW10 and IMW11 were constructed to serve as upgradient monitoring points. IMW8 was constructed deeper than the rest of the monitoring wells, with a screen beginning at 33 feet bgs. The locations of monitoring wells of interest are shown on Figure 5-1.

Reclamation District 2035 has monitoring wells north and south of the cannery wastewater reuse site. The City has seven monitoring wells (six active) in and around its wastewater ponds. The City also has monitoring wells at the old landfill site south of County Road 25. Along with previously submitted reports, well logs, geologic cross sections and historical data can also be viewed online at <http://pcoastp.facilitiesmap.com>.

5.2 Solids and Infiltration Characteristics

The primary soils at the reuse site are clay, with significant areas classified as saline-alkali affected. The predominant soils are the Willows clay and Pescadero silty clay, saline-alkali. The infiltration characteristics of the soils are shown in Table 5-1.

Table 5-1. Soils at Wastewater Irrigation Site

Soil	Topsoil Permeability Rating (in./hr)	Subsoil Permeability Rating (in./hr)
Ritz loam	0.63 - 2.00	0.63 - 2.00
Willows clay	0.20 - 0.63	0.06 - 0.20
Willows clay, alkali	0.06 - 0.20	0.06 - 0.20
Pescadero silty clay, saline-alkali	0.06 - 0.20	0.06 - 0.20

Classifications and permeability ratings based on USDA RCS Soil Survey for Yolo County.

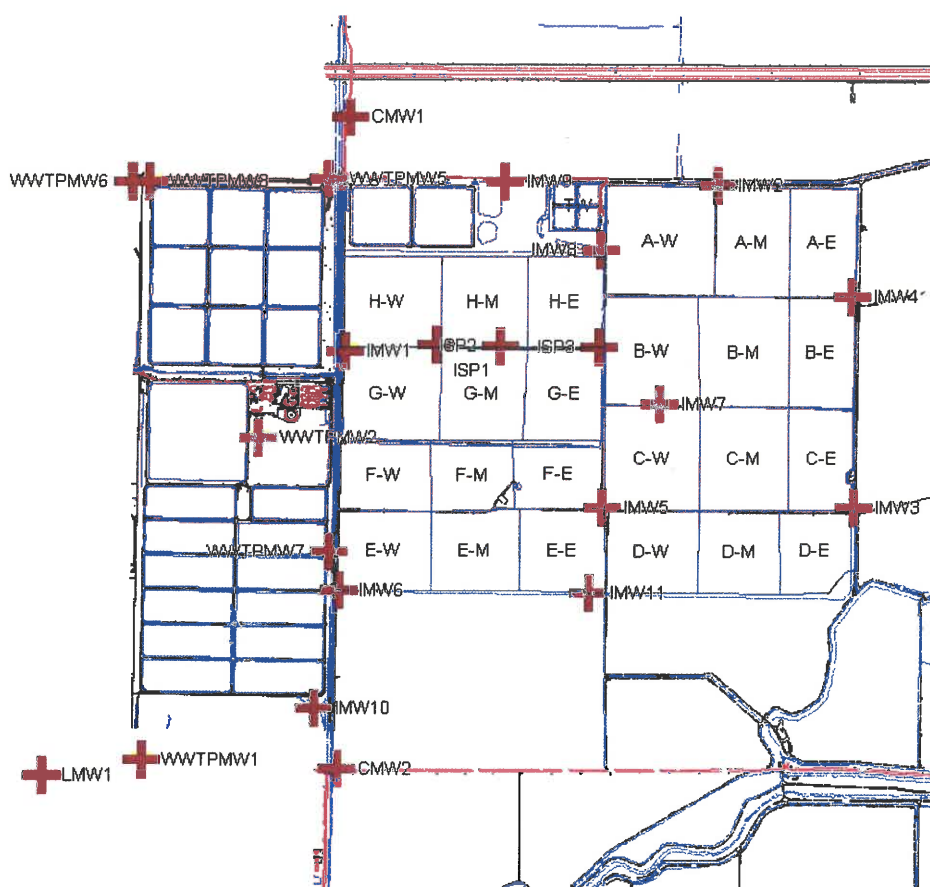


Figure 5-1. Pacific Coast Producers Monitoring Well Locations

5.3 Historical Groundwater Levels and Gradients

Depths to groundwater measured in monitoring wells at the cannery wastewater irrigation reuse site are generally shallow, with historical water levels often occurring within a few feet of the ground surface. Based on monitoring conducted by Reclamation District 2035, the shallow water table is considered to be perched.

The groundwater gradient in and around the cannery wastewater irrigation reuse site has generally been from the southwest towards the north-northeast. Shallow groundwater levels in individual monitoring wells are undoubtedly affected by drainage ditches, ponds, and other hydraulic features near the wells. Regional groundwater levels are typically highest in the late winter and early spring, and lowest in the late fall. The average groundwater elevation contours for the last six years are shown in Figure 5-2.

Average groundwater velocity of 0.0004 feet per year (ft/yr) for the shallow clay and 3.7 ft/yr for the gravelly sand was estimated based on assumed hydraulic conductivities of 0.0001 feet per day (ft/day) for the shallow clay and 10 ft/day for the gravelly sand (Brown and Caldwell, 2001). Adjusting for specific yield, estimated pore velocity would be roughly four times those values.

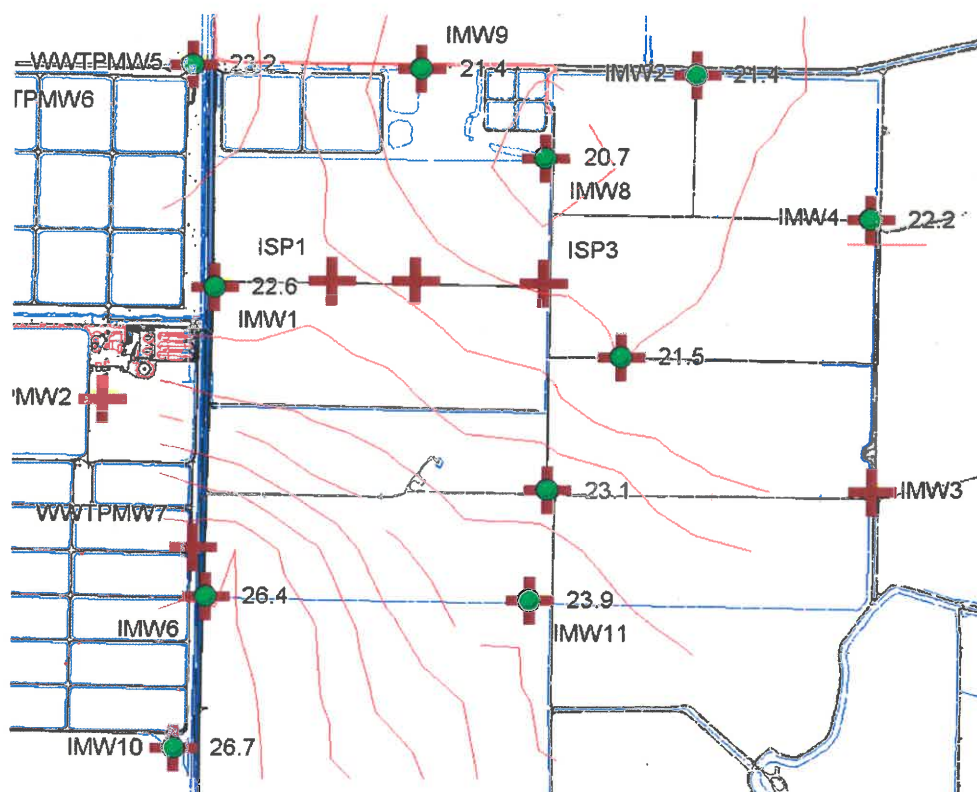


Figure 5-2. Average Groundwater Elevations Jan. 2007 - Nov. 2015

5.4 Area Groundwater Quality

An evaluation of the groundwater quality at the facility and irrigation area.

Groundwater quality at the wastewater reuse site and in the general vicinity was discussed extensively in the Final Evaluation Report for Del Monte (Brown and Caldwell, 2001), the Supplemental Report on Salinity (Beggs, 2002), and the Background Quality Report (Brown and Caldwell, 2005a).

Areas with high levels of naturally occurring salinity and saline soils can be found from Interstate 5 down to Willow Slough Bypass between County Roads 103 and 102 in Yolo County. High levels of salinity in the general area of Fields G and H existed prior to wastewater evaporation and reclamation uses of the area. Salinity was so high that Field H was not cultivated prior to the 1990s. The extensive pre-existing surface salts in the area, particularly near current Fields G and H, can be seen in the historical aerial photographs presented in previous reports.

Salinity of groundwater on the site is variable. The highest measured values of electrical conductivity (EC) (up to 60,000 $\mu\text{mhos/cm}$) have been from the now abandoned shallow piezometers in the southern portion of Field H. The highest measured value of EC from the current monitoring wells is 23,000 $\mu\text{mhos/cm}$ in IMW8. It should be noted that water from IMW8 was twice tritium dated to be more than 50 years old, indicating that elevated salinity in groundwater is naturally occurring and preexists any site wastewater uses. The lowest salinity measurements have been from monitoring well IMW6 at the southwest corner of the site. It is suspected that IMW6 is in direct hydraulic communication with the adjacent Reclamation District 2035 highline canal, which contains low salinity water predominantly from the Sacramento River. A detailed presentation and discussion of groundwater monitoring results is contained in the next subsection.

5.5 Groundwater Monitoring Results

This section contains groundwater monitoring information as required in the Groundwater Monitoring Assessment Report and the Annual Report.

A summary of groundwater monitoring in a format (both printed and electronic) selected in concurrence with Board staff, including:

- a. Hydrographs showing the groundwater elevation in each approved well for at least the previous five years or to the extent that such data are available, whichever is fewer. The hydrographs should show groundwater elevation with respect to the elevations of the top and bottom of the screened interval and be presented at a scale of values appropriate to show trends or variations in groundwater elevation. The scale for the background plots shall be the same as that used to plot downgradient elevation data.*
- b. Graphs of the laboratory analytical data for all samples taken from each approved well within at least the previous five calendar years (as data become available). Each such graph shall plot the concentration of one or more waste constituents specified below over time for a given monitoring well, at a scale appropriate to show trends or variations in water quality. The graphs shall plot each datum, rather than plotting the mean values. For any constituent, the scale for the background plots shall be the same as that used to plot downgradient data. Separate graphs shall show hydrologic equipotential gradients and equal concentration gradients for constituents specified below:*

Alkalinity, ammonia, boron, calcium, chloride, hardness, iron, magnesium, nitrate (as N), phosphate, potassium, sodium, sulfate, IDS/TDS, TKN, Total Coliform, Total Nitrogen, TOC

Groundwater elevation contour maps for each of the preceding four quarters of monitoring (Groundwater Report)

Concentration vs. time graphs for EC, TDS and nitrate-N. Each graph shall represent the results for a single constituent, and multiple wells may be plotted on a single graph (Groundwater Report)

Historical summary data tables for all monitored constituents (Groundwater Report)

5.5.1 Groundwater Elevations

Groundwater elevations and contours for the 2015 reporting period are shown in Figures 5-3 through 5-6. Hydrographs for all monitoring wells are shown in Appendix D. Groundwater levels were near historic lows because of the ongoing drought. Except at IMW-7 in February, the groundwater gradient for the wastewater irrigation reuse site throughout 2015 continued to be towards the north-northeast.

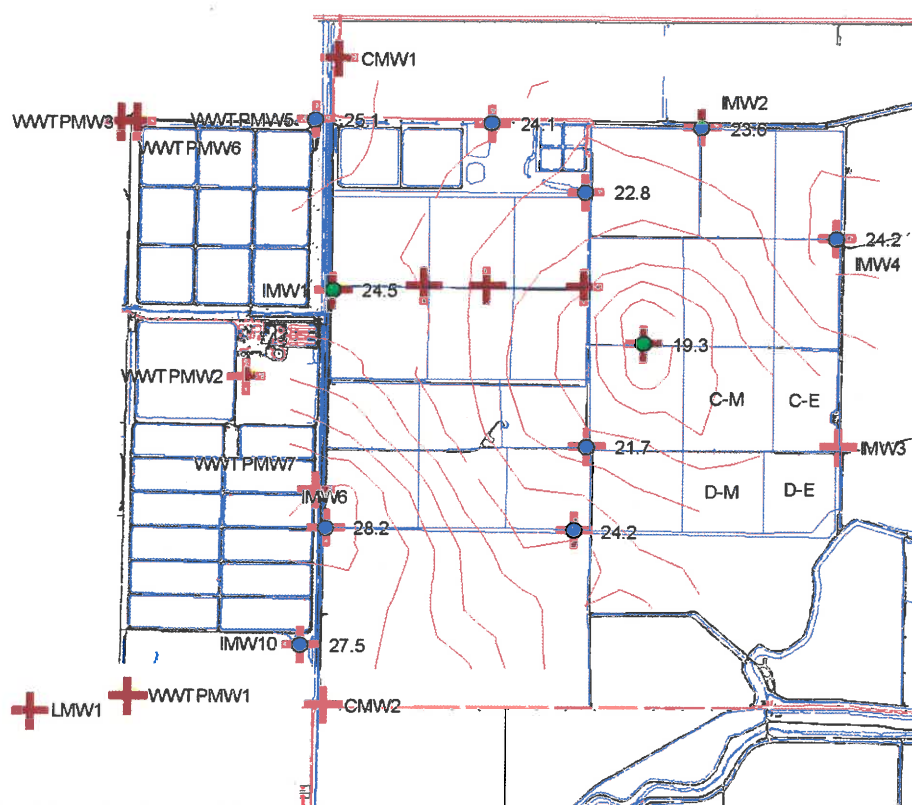


Figure 5-3. Groundwater Elevations February 2015

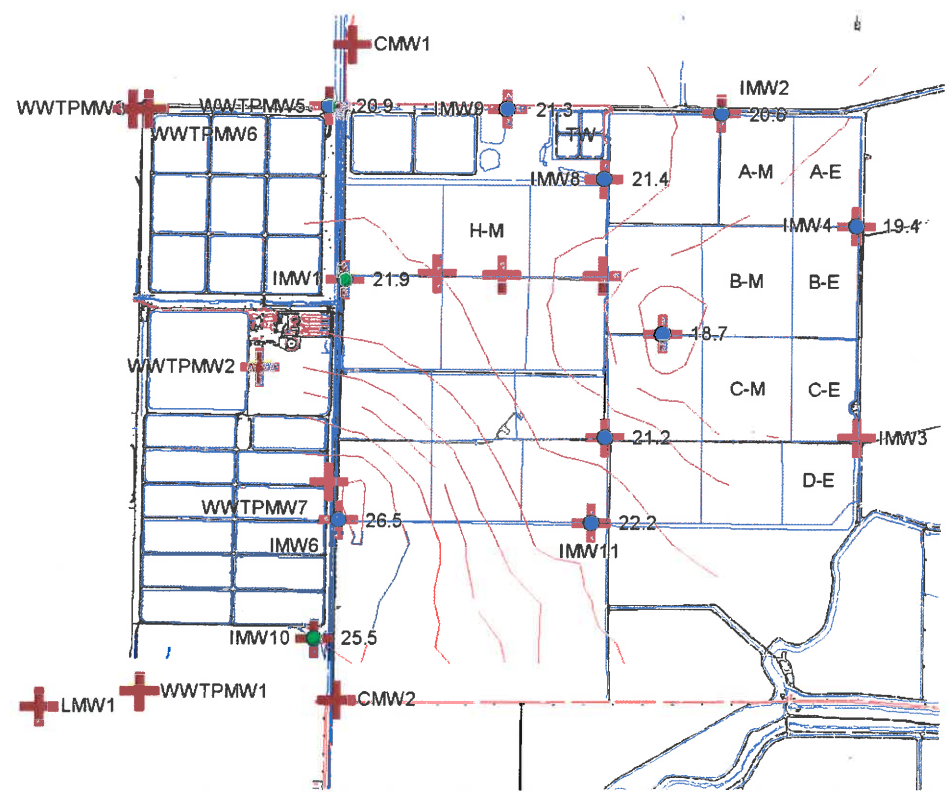


Figure 5-4. Groundwater Elevations April 2015

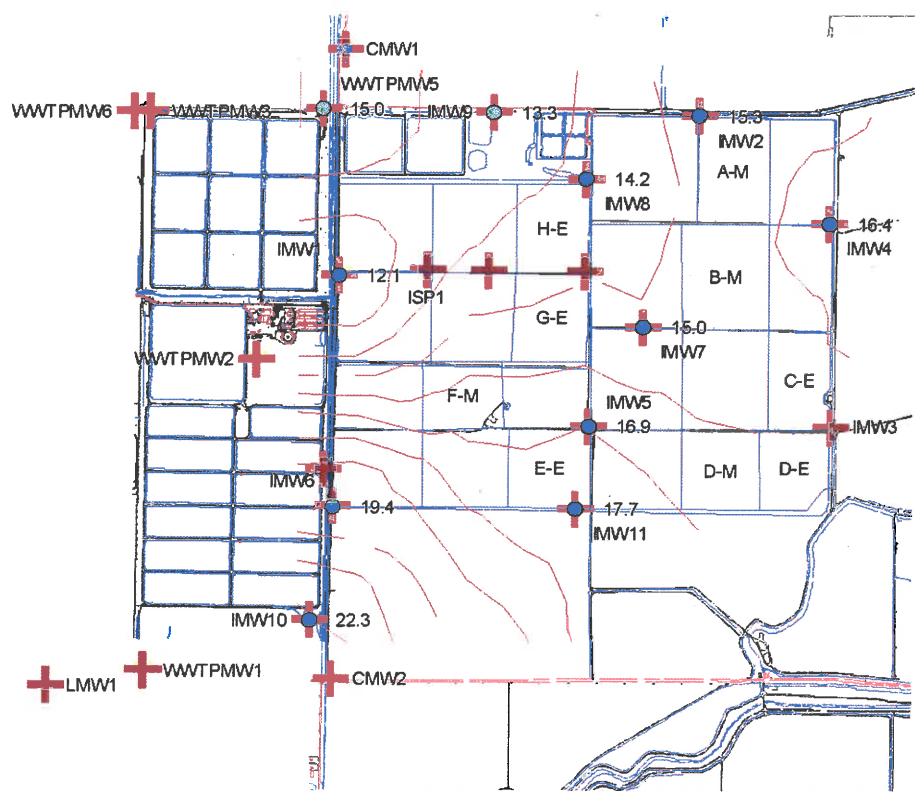


Figure 5-5. Groundwater Elevations September 2015

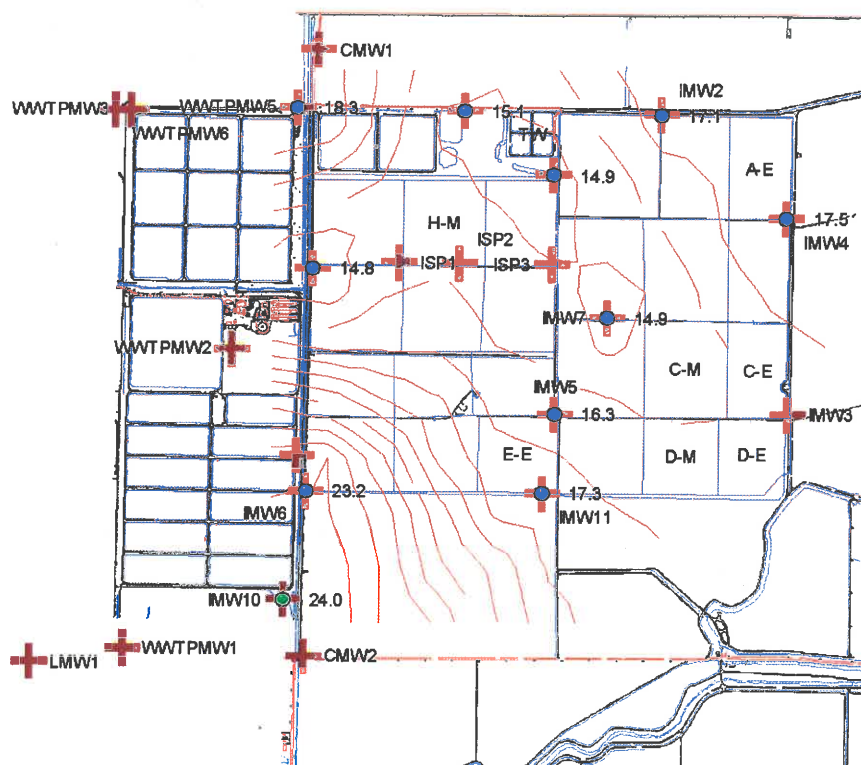


Figure 5-6. Groundwater Elevations November 2015

5.5.2 Groundwater Quality Monitoring Results

Summary tables of the 2015 groundwater quality results for the primary monitoring constituents are given in Appendix E. Analytical results for the primary measured groundwater quality parameters for the last thirteen years are shown in Appendix F. Charts showing trends of primary groundwater quality parameters are also shown in Appendix F. Charts for EC, TDS, and nitrate-N for all wells are shown in Figures 5-7 through 5-9. A summary of results for additional measured general mineral parameters is shown in Table 5-2.

The trend charts in Appendix F and Figure 5-7 show EC values as generally stable to very slightly decreasing concentrations compared to prior years. The data indicate a nearly identical trend in TDS concentrations (Figure 5-8) as well. The only exception is upgradient well IMW1, which had to be relocated about 100 feet further east in 2015. This may have placed IMW1 closer to the area of historically high salinity at the north end of Field G.

Nitrate trends with time are shown in Figure 5-9. Generally, nitrate-nitrogen concentrations slightly decreased or remained similar in all monitoring wells in 2015, with the exception of upgradient monitoring well WWTPMW5. Mid-site well IMW5 exceeded the 10 mg/L drinking water MCL in the first quarter (13 mg/L), third quarter (11 mg/L) and fourth quarter (11 mg/L) monitoring events, respectively. Monitoring well IMW1 (upgradient) also exceeded the 10 mg/L drinking water MCL throughout the year. IMW1 is located east of the City of Woodland Wastewater Treatment Plant.

Contour maps showing lines of equal concentration for the site for groundwater quality parameters listed in the Monitoring and Reporting Program are shown in Appendix G. The contours shown were generated from an average of all 2015 data points.

BOD was not detected during groundwater monitoring in 2015, with the exception of monitoring well IMW1 (2 mg/L) and IMW7 (1 mg/L) in the third quarter.

As can be seen in the summary tables and contour maps, constituent concentrations and parameters related to readily soluble mineral salts (EC, TDS, chloride, sodium, sulfate) are elevated in the northeast portion of the site near Fields A and H, consistent with historical values. Calcium, magnesium, and hardness are also high in the northeast section, but not to the same relative extreme as the more soluble monovalent ions. Fourth quarter 2015 groundwater analytical lab reporting sheets are provided in Appendices H and I.

In general, the contours shown in Appendix G are similar to the ones presented in the 2014 annual report. For 2015 groundwater monitoring, EC has generally stabilized in all wells except IMW1 for reasons discussed previously. Nitrate-N concentrations in IMW4 and IMW2 are generally low and stable, relative to historical highs, with infrequent exceptions. Significant concentrations of iron were detected in upgradient well IMW6 and deeper preexisting well IMW8.

Note: IMW8 is screened into a deeper zone considered to be preexisting (see Annual Report 2004 section 5.5.3).

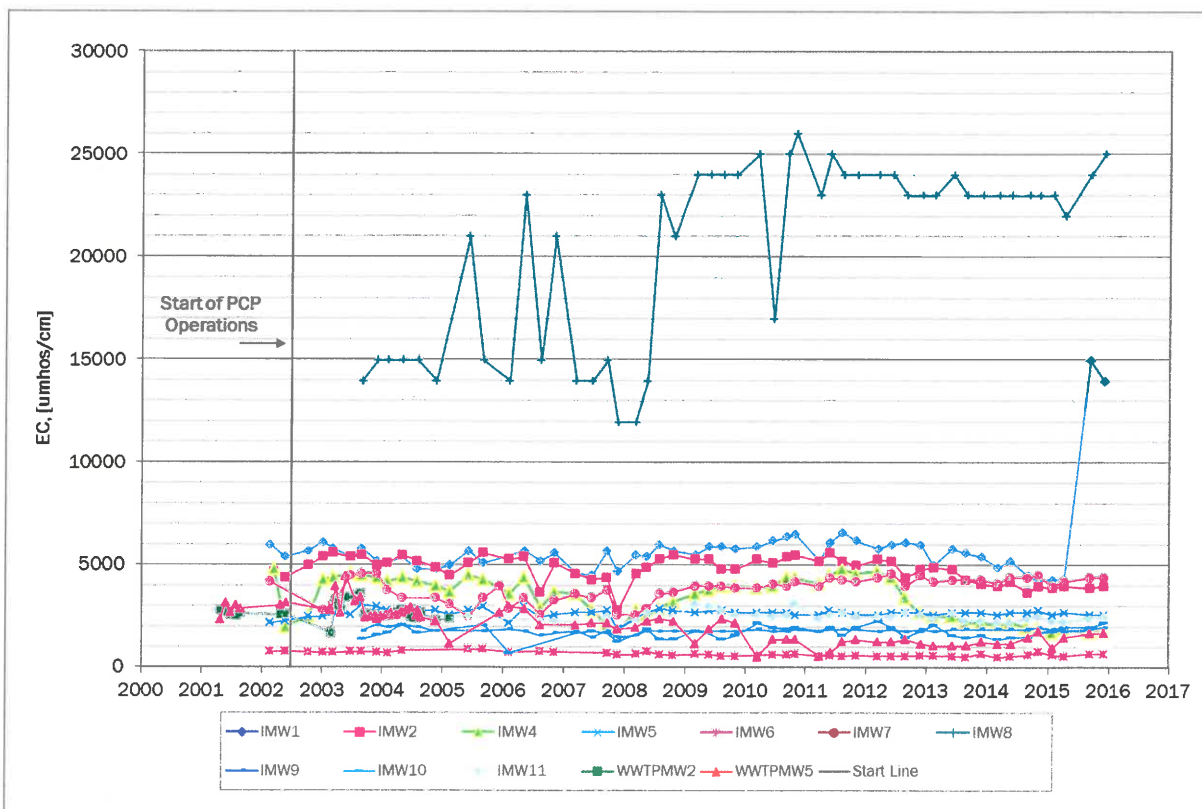


Figure 5-7. Groundwater EC Trends

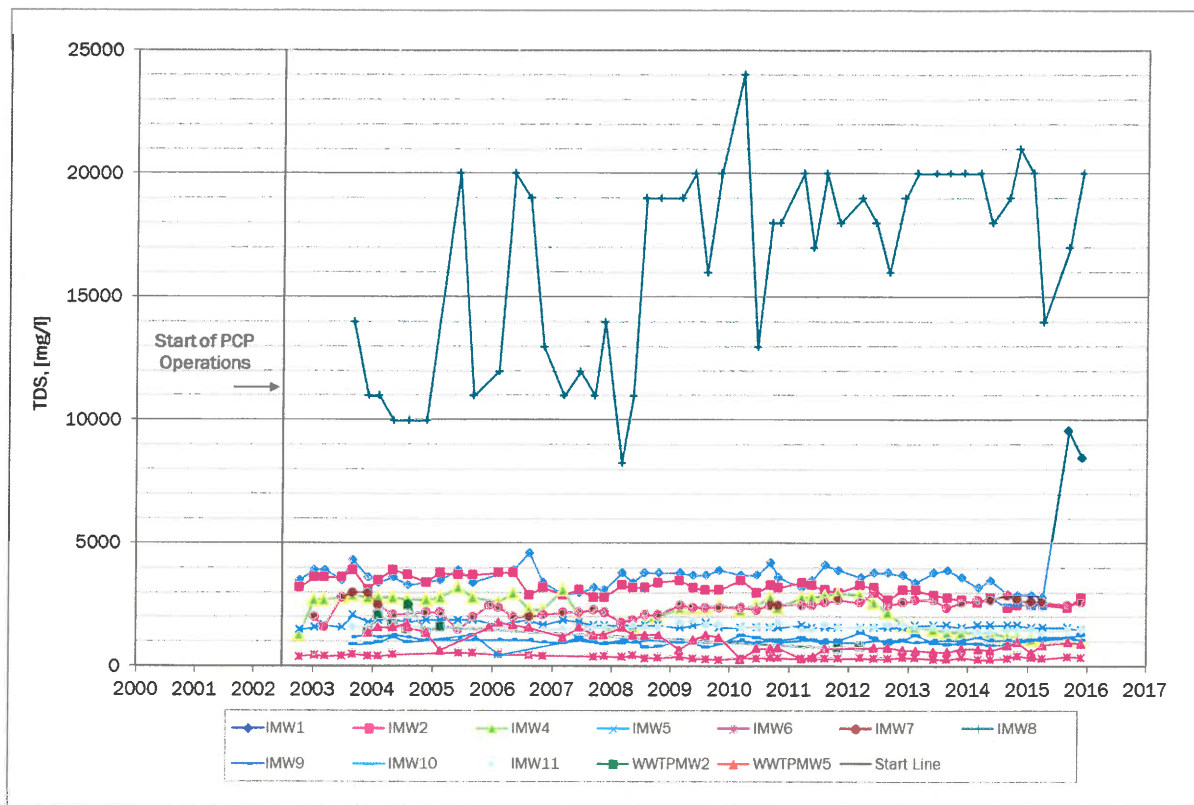


Figure 5-8. Groundwater TDS Trends

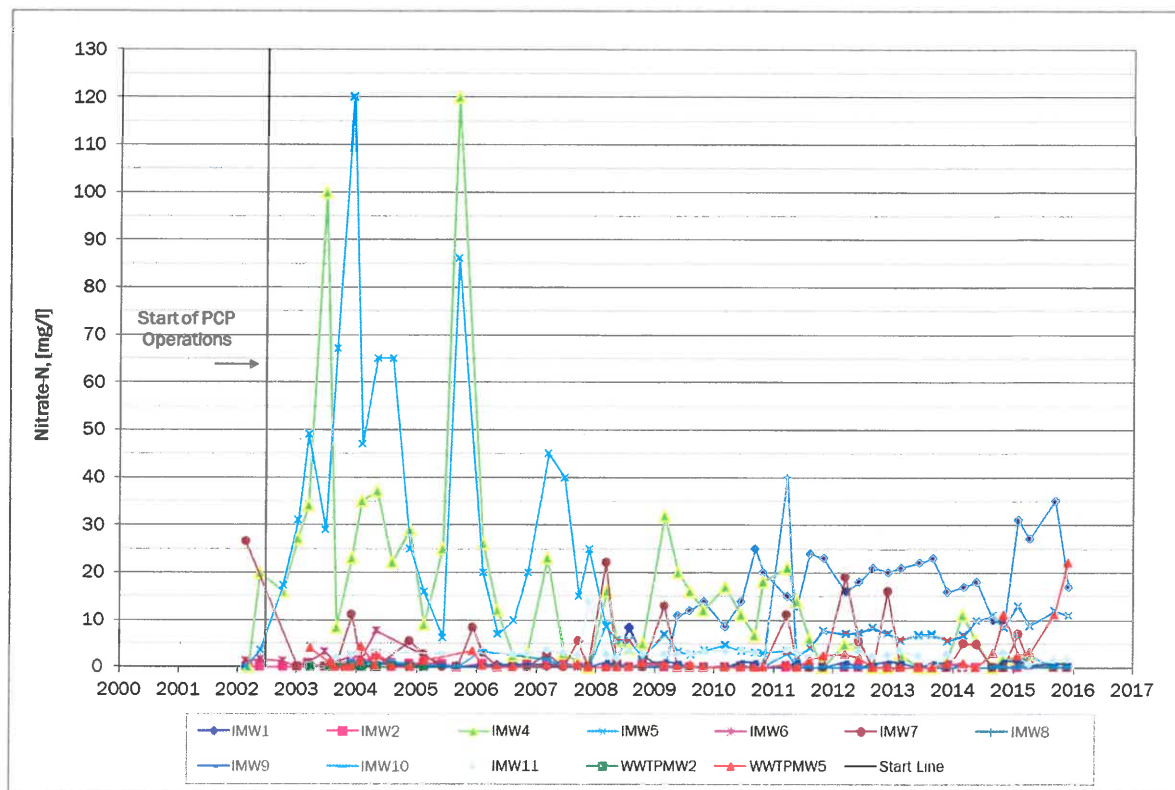


Figure 5-9. Groundwater Nitrate-N Trends

CaCO3	(mg/L CaCO3)	(mg/L CaCO3)	(mg/L CaCO3)	(mg/L)	(mg/L)	(mg/L)	(mg/L CaCO3)	(mg/L)	(mg/L CaCO3)	NA	(mg/L, NA)	(mg/L)	(mg/L)
00	1,400	0	0	4	460	0.0	160	3	NA	NA	NA	37	0.07
00	1,200	0	0	3	450	0.0	180	0	NA	NA	NA	41	0.07
00	390	350	0	86	4,300	0.5	1,200	14	NA	NA	NA	240	0.09
00	980	35	0	49	2,400	0.1	1,000	7	NA	NA	NA	220	0.14
00	400	0	0	82	920	0.0	920	3	NA	NA	NA	170	0.03
00	390	0	0	90	910	0.0	1,000	0	NA	NA	NA	190	0.03
00	400	0	0	87	770	0.0	980	0	NA	NA	NA	190	0.03
00	390	0	0	84	800	0.0	960	0	NA	NA	NA	180	0.03
00	680	0	0	13	150	0.0	230	0	NA	NA	NA	49	0.00
00	590	0	0	14	170	0.0	270	0	NA	NA	NA	57	0.00
00	570	0	0	14	140	0.0	260	0	NA	NA	NA	54	0.00
00	560	0	0	13	160	0.0	240	0	NA	NA	NA	52	0.00
00	960	0	0	83	320	0.0	740	0	NA	NA	NA	130	0.21
00	850	0	0	100	330	0.0	900	0	NA	NA	NA	160	0.35
00	820	0	0	90	280	0.0	860	0	NA	NA	NA	160	0.54
00	780	0	0	87	260	0.0	850	0	NA	NA	NA	150	0.60
00	250	0	0	35	50	0.0	250	0	NA	NA	NA	39	0.00
00	230	0	0	30	43	0.0	210	0	NA	NA	NA	33	0.00
00	250	0	0	62	60	97.0	520	6	NA	NA	NA	88	2.30
00	240	0	0	34	60	0.3	210	0	NA	NA	NA	30	0.03
00	600	0	0	66	860	0.9	990	7	NA	NA	NA	200	0.60
00	500	0	0	74	910	1.4	1,100	4	NA	NA	NA	230	0.77
00	520	0	0	76	830	1.4	1,200	5	NA	NA	NA	240	0.77
00	500	0	0	73	830	1.7	1,100	4	NA	NA	NA	230	0.78
00	360	0	0	280	7,300	0.7	8,100	6	NA	NA	NA	1,800	3.00
00	350	0	0	280	7,600	0.0	7,700	4	NA	NA	NA	1,700	2.90
0	240	0	0	270	6,900	0.0	7,800	0	NA	NA	NA	1,700	2.90

CaCO3)	(mg/L CaCO3)	(mg/L CaCO3)	(mg/L CaCO3)	(mg/L)	(mg/L)	(mg/L CaCO3)	(mg/L)	(mg/L)	NA	(mg/L, NA	(mg/L)	(mg/L)
0	460	0	0	69	340	0.0	730	0	NA	NA	140	0.06
0	430	0	0	64	330	0.0	670	0	NA	NA	120	0.04
0	440	0	0	64	320	0.0	700	0	NA	NA	130	0.05
0	440	0	0	63	340	0.0	700	0	NA	NA	130	0.06
0	550	0	0	43	220	0.0	520	0	NA	NA	100	0.08
0	490	0	0	43	260	0.0	530	0	NA	NA	100	0.08
0	490	0	0	50	260	0.0	590	0	NA	NA	110	0.10
0	500	0	0	51	290	0.0	600	0	NA	NA	110	0.11
0	620	0	0	30	210	0.0	370	0	NA	NA	70	0.00
0	640	0	0	29	200	0.0	370	0	NA	NA	72	0.00
0	540	0	0	32	270	0.0	400	0	NA	NA	76	0.00
0	500	0	0	35	310	0.0	430	0	NA	NA	82	0.00
0	340	0	0	9	110	0.0	170	0	NA	NA	36	0.00
0	490	0	0	13	160	0.0	270	0	NA	NA	58	0.03
0	480	0	0	10	220	0.0	230	0	NA	NA	50	0.00
0	380	0	0	13	240	0.0	230	0	NA	NA	48	0.00

5.5.3 Background Groundwater Quality

Definition of site-specific background concentration for each of the constituents as listed in the MRP. (Groundwater Report).

Background groundwater quality values and the methodology used in their development were presented in the Background Quality Report (Brown and Caldwell, 2005a). The background statistical limits from that report are shown below in Table 5-3. The monitoring wells used for the development of the background limits are listed in the footnotes under Table 5-4.

Table 5-3. Summary of Background Statistical Limits

Constituent	Units	Background Limit 1	Background Limit 2	Background Limit 3
Ammonia (NH ₃ N)	mg/L	1.0	1.0	1.0
Biochemical Oxygen Demand (BOD)	mg/L	5.0	5.0	5.0
Chloride (CL)	mg/L	478	1,125	4600
Chemical Oxygen Demand (COD)	mg/L	36	134	164
Electrical Conductivity (EC)	uhmos/cm	2,842	5,700	14,000
Inorganic Dissolved Solids (IDS)	mg/L	1400	4,100	12,000
Nitrate (as N)	mg/L	14	13	13
Potassium (K)	mg/L	2.0	4.0	4.0
Sodium (NA)	mg/L	629	1400	4100
Sulfate (SO ₄)	mg/L	1,144	780	2,600
Total Dissolved Solids (TDS)	mg/L	2,130	4,300	14,000
Total Kjeldahl Nitrogen (TKN)	mg/L	1.2	1.2	1.2
Total Organic Carbon (TOC)	mg/L	3.5	6.7	11

5.6 Groundwater Quality Monitoring Result Comparison to Background

An evaluation of monitoring data from background and compliance monitoring wells in an appropriate data analysis method as described in Title 27, Section 20415(e)(7-9). If any water quality protection standard have been exceeded, a specific plan for source control and a corrective action program and time schedule to assure compliance with the Discharge Specifications and Groundwater Limitations of this Order shall be submitted to the Regional Board in this Groundwater Assessment Report. (Groundwater Report).

A summary of fourth quarter groundwater quality monitoring data and a comparison to compliance and background limits are shown in Table 5-4. The detailed groundwater level and quality monitoring results were presented previously and are also contained in the Appendices D through I.

Background Limit 1 is the narrowest possible definition of background and does not reflect the true range of groundwater conditions which are either natural and/or affected by the City WWTP. Water quality from the onsite and downgradient monitoring wells is near or below Background Limit 1 values, and substantially below Background Limits 2 and 3.

EC values were generally within the same range as for conditions preexisting before PCP began operation in the summer of 2002. Monitoring well IMW8 has water with high EC, but that has been shown to be old preexisting groundwater (and was included in Background Limit 3).

Nitrate-nitrogen concentrations were below the 10 mg/L drinking water MCL in all monitoring wells in 2015, with the exception of upgradient monitoring wells IMW1, WWTPMW5, and IMW5 (third quarter). IMW1 was newly relocated about 100 feet east in 2015. IMW5 concentrations hovered right around the 10 mg/L drinking water MCL.

5.7 Groundwater Quality Related Corrective Actions

Based on comparisons with permit limits and background limits, no corrective actions are required for groundwater salinity or nitrate. IMW5 is a mid-site well that may be effected by preferential flow from the surface and preexisting deep soil nitrate as discussed in previous annual reports. Berms were constructed in early 2010 around IMW4, IMW5, and IMW7 to keep process/rinse water at least 15 feet away from the wells, although the BOD detection in IMW7 indicates that wastewater may have gotten close to the well in 2015. The sprinkler irrigation may be overshooting the protective berms and irrigating over the wells. Sprinkler shutoff valves will be investigated for end sprinklers near wells for 2016.

Best management practices are being implemented to minimize the concentrations and loading rates of wastewater related constituents. Long term average trends for salinity are flat to slightly decreasing in most wells. Long term average trends for nitrate concentration have been decreasing. It is expected that ongoing reduced loading rates will result in a continuation of the gradually decreasing trends in concentrations of constituents of concern in shallow groundwater in future years. Improved crop establishment will also utilize additional salts in the soil, thereby further reducing the potential for deep percolation of those constituents.

Table 5-4. Groundwater Sampling Results Summary and Comparison to Upgradient Wells

Constituent	Units	Permit Limit	Background Limits (e)			Current (a)		Wells Currently Exceeding Limit and Respective Values	Comparison and Comments
			1 (b)	2 (c)	3 (d)	Range	Average		
pH	-	6.0 - 8.5	n/a	n/a	n/a	7.5 - 8	7.8		
EC	µmhos/cm	not cause degr.	2350	6233	10925	1700 - 4400	2,750		
TDS	mg/L	not cause degr.	1400	3767	7825	960 - 2800	1,677		
NO3-N	mg/L	10	1	6	5	0 - 22	5.8	IMW1, WWTPMW5, IMW5 (11)	IMW1, WWTPMW5 upgradient; IMW5 in-field, historical fluctuations
Cl	mg/L	not cause degr.	300	1000	2500	160 - 830	438		
Na	mg/L	not cause degr.	345	1197	1873	160 - 570	363		
S04	mg/L	not cause degr.	320	1080	1835	71 - 540	257		
Total Coliform	MPN/100 ML	23	n/a	n/a	n/a	0 - 23	10.7	IMW10, IMW4, IMW7	IMW10 upgradient; likely sampling cross contamination

Notes:

- (a) Average and range include wells: IMW2, IMW4, IMW5, IMW7, IMW9, WWTPMW5.
- (b) Background Limit 1 includes wells upgradient of both PCP and the City of Woodland WWTP: IMW10, IMW11, PPMW, WWTPMW1, WWTPMW3.
- (c) Background Limit 2 includes wells in Background Limit 1 and wells upgradient of the WWTP: IMW10, IMW11, PPMW, WWTPMW1, WWTPMW3, IMW1, WWTPMW2.
- (d) Background Limit 3 includes wells in Background Limit 2 and wells with water more than 50 years old: IMW10, IMW11, PPMW, WWTPMW1, WWTPMW3, IMW1, WWTPMW2, IMW8.
- (e) Background Limits taken from Background Quality Report (Brown and Caldwell, August 2005).
- (f) Water from IMW8 is more than 50 years old (see second quarter 2005 sec. 4.2, tritium data).

Section 6

Vadose Zone Monitoring

A narrative description of annual vadose zone (soil and soil-pore liquid) sampling program and a map of sampling locations.

A detailed description of the vadose zone sampling program and initial monitoring results were contained in the Vadose Monitoring Plan submitted in February 2003. A revised Vadose Monitoring Plan was submitted in March 2004. Soil samples were taken twice in 2015, in accordance with the latest plan.

6.1 Vadose Water Sampling

Second quarter lysimeter sampling occurred on May 7, 2015. Lysimeters L-2, L-3, L-4, and L-5 were sampled; however, L-2 and L-4 were dry, and only L-3 had sufficient volume for sample collection. Lysimeter L-5 was inaccessible in the afternoon due to ongoing field operations, thus a sample was not collected from this location. Lysimeter analyte concentrations were generally stable in Lysimeter L-3.

The fourth quarter lysimeter sampling event occurred on December 28, 2015, however, no lysimeters were sampled due to insufficient volume for laboratory analyses and the destruction of sample tubing at lysimeter L-2. Maintenance on sample tubing and lysimeter field equipment is recommended prior to future sampling events.

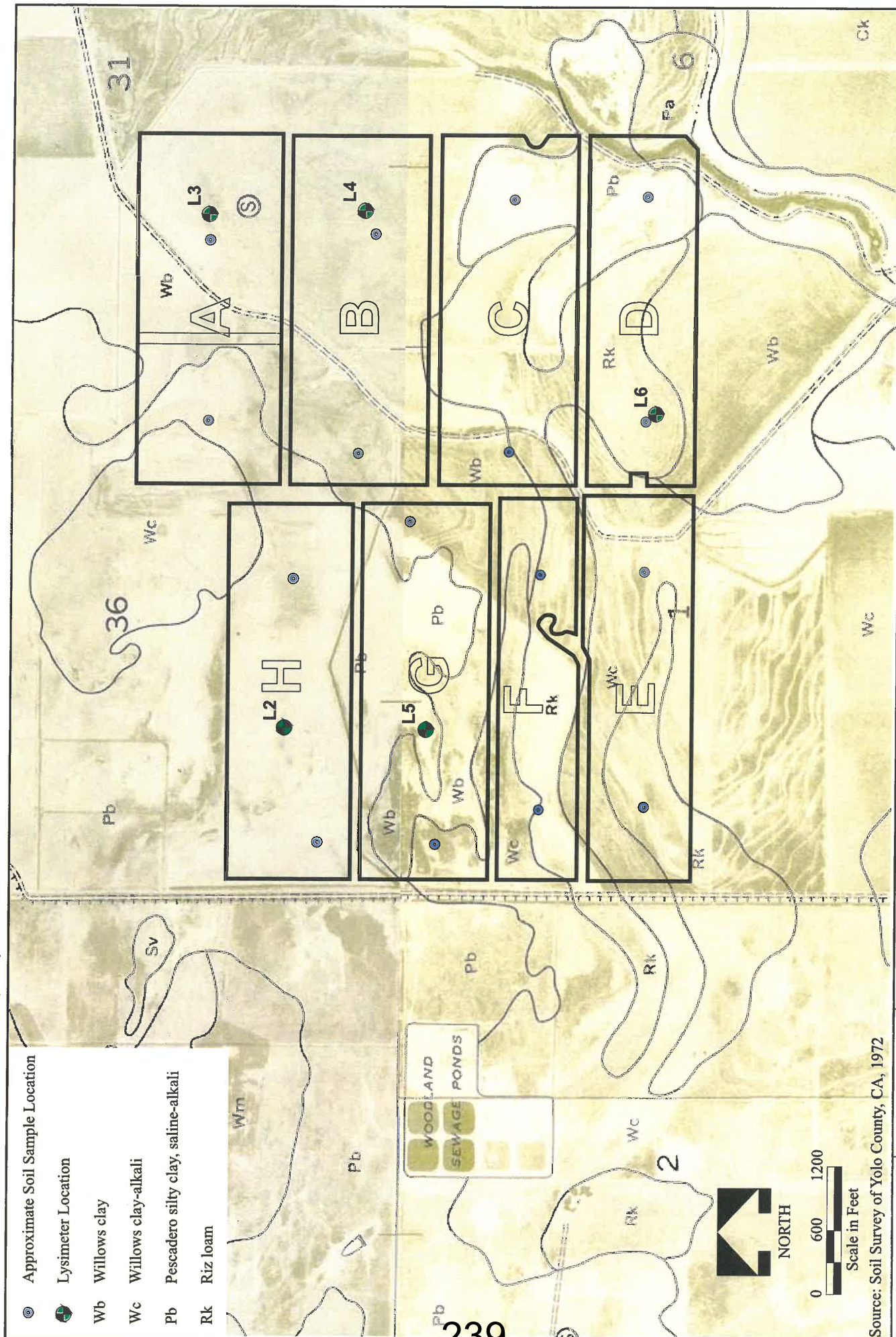
Lysimeter locations are shown in Figure 6-1 and sample yields are summarized in Table 6-1.

Table 6-1. Total Lysimeter Recovery Volumes		
Lysimeter Group	Second Quarter 2015 (mL)	Fourth Quarter 2015 (mL)
2	0	0
3	975	25
4	0	0
5	0	10

6.2 Results and Discussion

The 2015 and historical lysimeter data is summarized in Table 6-2. Lysimeter results were similar to previous sampling events, with constituent concentrations generally stable and within the historical range.

Similar to 2014, relatively high lysimeter vacuum centibar values remained on the units at the time of field sampling. This is indicative of a dry vadose zone in the area of the lysimeter intake cup. Constituents may be evapoconcentrating in the dry environment, resulting in higher concentrations than would be expected in mobile soil water.



Source: Soil Survey of Yolo County, CA, 1972

BROWN AND CALDWELL	PROJECT	SITE	PCP Industrial Waste Irrigation Site, Woodland, California Soils Map of PCP Land Application Area and Lysimeter Locations	Figure 6-1
	128302-001	TITLE		
	DATE			
	2-15-06			

[illegible]

7/1/2014	39	1.6	220	0.051					8.5		6,170		
11/13/2003		0.17		0.42			27		7.59	3,500	13,000	0.11	2.8
6/10/2004									7.91	4,000	14,000	0.23	
11/23/2004		0.39		1.4			16		8	2,700	11,000	ND	2
4/26/2005		0.25		0.25			26		8.1	2,900	12,000	ND	2.2
6/8/2006		0.063		1.9					8.1	3,200	12,000	23	1.1
4/27/2007	44	0	310	0			10		8.2	3,200		1.5	0
5/22/2008		0.36		0.047			6.9		8.3		14,000	47	ND
11/24/2008	31	0		0			34		8.3	2,200	10,000	31	3.6
6/25/2009									7.62		13,650	16	
11/12/2009		0		0			7.8		7.8	2,700	12,000	ND	2.2
6/2/2010		ND		0.046			9.8		8.4	2,700	12,000	11	1.4
11/11/2010		0.44		0.021			17		8.4	1,800	9,800	ND	2
6/14/2011											7,400		2.5
11/2/2011									8.5		10,000		
ND 6/6/2012							18		8.4	3,000	12,800	34	4.7
4 11/1/2013	24	0.22	260	0.012			21		8.3	2,600	12,410	39	3.5
11/5/2013	17	0.16	190	ND					8.4	1,800	9,810	66	
7/1/2014	15	0.72	160	0.028					8.5	1,300	8,030	320	
6/10/2004									8.04	1,300	5,800	0.32	
11/23/2004		4.2		0.82			21		8	690	4,400	2.9	2.9
6/8/2006		1.2		1.9					8.2	610	4,300	ND	3.1
4/27/2007	17	1.1	72	0.82			22		8.4	710		2	2.5

not performed in fourth quarter of 2015 due to insufficient collection volume.

6.3 Soil Sampling

Soil sampling allows for estimates of available nutrients for crop growth and determination of proper cation balance to maintain a healthy soil profile. Tracking the soil properties over time allows for viewing of trends in constituent concentrations.

6.3.1 Soil Sampling and Analysis

Soil samples were taken at 0-1 foot, 2.5-3.5 foot, and 5.5-6.5 foot depths, in accordance with monitoring requirements. The three and five foot depth samples were each composites of 10 individual subsamples taken in three different backhoe pits in each of the fields. That is, there were three, three, and four subsamples taken from each of the three respective backhoe pits in each field. The 0-1 foot samples were composites of 10 individual sub-samples taken at random locations in the vicinity of the backhoe pits. Although the subsampling is not required in the monitoring requirements, it should result in composite samples that are more representative of average field conditions.

The fall sampling allows for estimating the nutrients stored in the soil profile following a summer of applications. The spring sampling provides estimates of nutrients available for a summer crop. Analysis was performed for constituents listed in the Monitoring and Reporting Program.

Field and sub-field designations are shown in Figure 6-2.

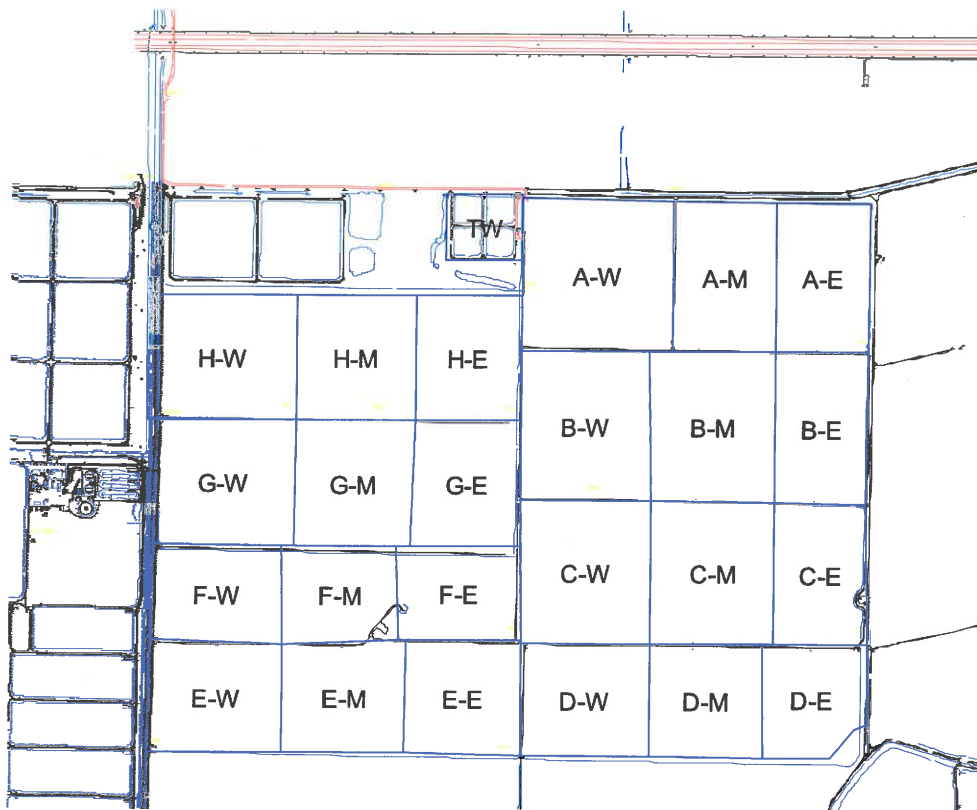


Figure 6-2. Field Designations

6.4 Results and Discussion

Tabular and graphical summaries of historical soil and infiltrate analytical results for all monitored constituents and parameters.

The October 2015 soil sampling results are summarized in Tables 6-3 through 6-5. May 2014 results were provided in the Second Quarter 2014 Monitoring Report. Analytical results for the October results can be found in Appendix J.

6.4.1 Soil Sodium Trends

Beginning in 2005, potassium rather than sodium was used in the peelers. The change to potassium lowered the amount of sodium in the wastewater and wet waste, and therefore was expected to lower the sodium concentrations in the soil. Soil sodium trends are presented in Figure 6-3. Although there is a substantial amount of variability, long term sodium concentration trends have generally been flat with occasional spikes since 2004 for fields receiving only process/rinse water.

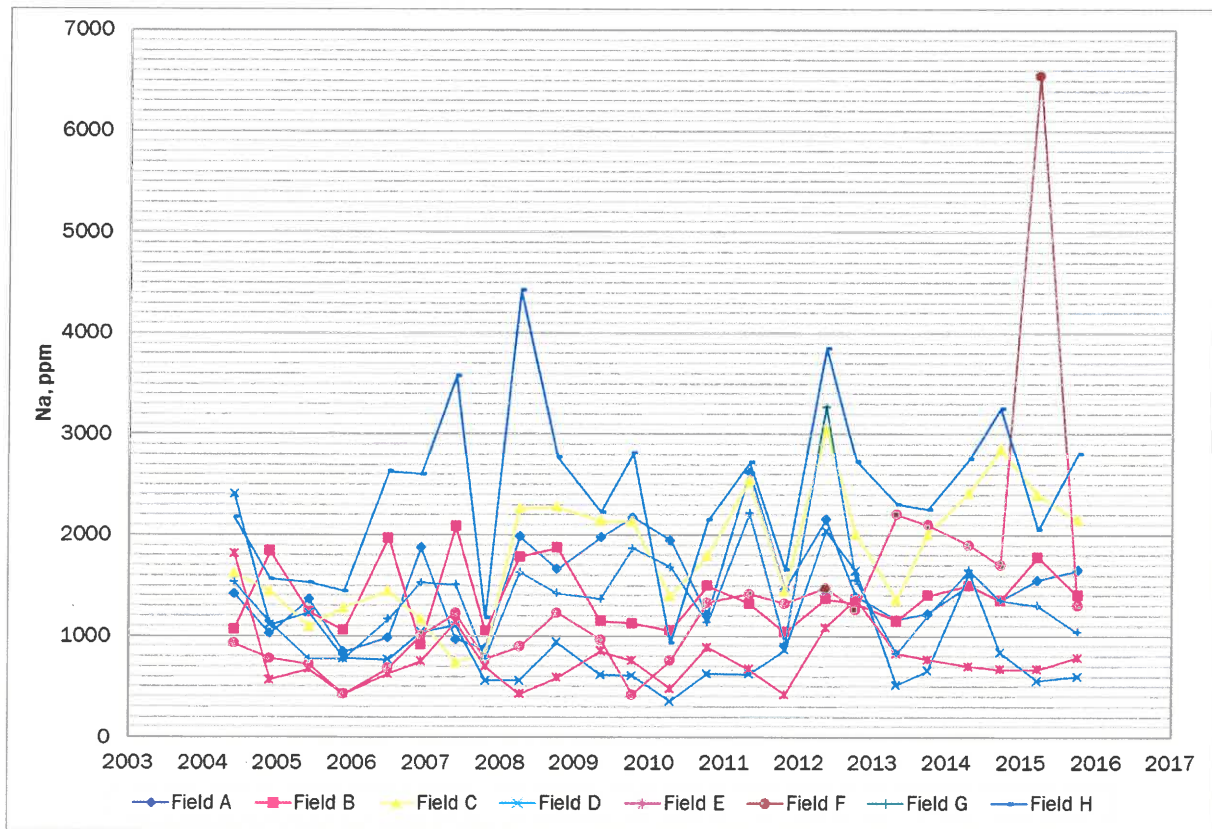


Figure 6-3. Soil Sodium Trends 0-1 ft.

Table 6-3. Soil Sample Analysis Results, 0 - 1 ft. depth, October 2015

Parameter	Field															
	A-W	A-E	B-W	B-E	C-W	C-E	D-W	D-E	E-W	E-E	F-W	F-E	G-W	G-E	H-W	H-E
Ca, ppm	2700	3000	2700	2900	2100	1900	3000	2800	2800	2900	2500	1600	1500	1800	960	1800
CEC	37	38	43	38	30	35	35	29	36	35	30	30	29	29	29	35
EC, umhos/cm	4640	1880	1530	1550	1830	3960	1510	1150	1170	1410	2120	2550	1650	2650	5910	4480
K, ppm	780	1200	570	1200	770	760	710	610	1100	860	1400	420	1500	1100	2600	360
Mg, ppm	1400	1900	2500	1900	1600	1200	1800	1400	1900	1800	1200	1700	1700	1500	700	1600
Na, ppm	2200	1100	1700	1100	1100	3200	810	390	730	840	1000	1600	870	1200	2800	2800
NO3N, ppm	8	19	18	<2.5	20	25	27	8	15	21	13	17	18	17	59	72
P, ppm	77	62	34	41	51	83	30	40	59	47	140	25	99	110	72	41
PH	8.5	8.5	8.4	7.9	8.6	8.4	8.4	8.3	8.5	8.7	8.9	8.7	8.9	9.0	9.6	8.9
SO4S, ppm	250	87	490	88	56	280	37	24	21	30	70	130	52	95	300	280
Organic matter, %	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Table 6-4. Soil Sample Analysis Results, 2.5 - 3.5 ft. depth, October 2015

Parameter	Field															
	A-W	A-E	B-W	B-E	C-W	C-E	D-W	D-E	E-W	E-E	F-W	F-E	G-W	G-E	H-W	H-E
Ca, ppm	2200	2800	2700	2800	2300	1600	2600	2900	2700	2600	2000	1600	2700	1500	1500	1200
CEC	47	47	42	42	34	42	35	30	42	33	27	27	35	34	26	28
EC, umhos/cm	7900	2630	1680	2640	1330	5230	1690	1290	1610	1170	1390	3270	1260	2400	4750	4270
K, ppm	300	300	690	290	1100	240	160	670	260	230	290	270	180	440	130	160
Mg, ppm	1800	3000	2400	2600	2100	1500	2100	1500	3000	1900	1600	1600	1900	1900	1400	1200
Na, ppm	4700	1800	1700	1300	510	4800	960	330	800	960	630	1300	1300	2300	1600	2800
NO3N, ppm	<0.5	7	8	4	17	4	13	28	4	7	3	4	5	3	11	39
P, ppm	37	17	52	22	37	31	6	55	2	5	15	16	9	25	23	24
PH	9	8	9	8	8	9	9	8	9	9	9	8	9	9	9	9
SO4S, ppm	530	140	77	98	39	500	58	30	55	45	67	190	45	130	200	260
Organic matter, %	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Table 6-5. Soil Sample Analysis Results, 5.5 - 6.5 ft. depth, October 2015

Parameter	Field															
	A-W	A-E	B-W	B-E	C-W	C-E	D-W	D-E	E-W	E-E	F-W	F-E	G-W	G-E	H-W	H-E
Ca, ppm	2000	3300	2900	2900	2300	800	1800	2800	3700	2400	2200	1400	2500	1400	1400	1700
CEC	46	34	48	45	41	38	30	30	48	30	35	27	32	34	32	28
EC, umhos/cm	6740	2090	5480	2580	1620	4800	2800	780	1370	1460	1240	2680	1400	3440	2300	5640
K, ppm	310	210	220	290	180	210	170	320	230	190	240	190	190	180	220	140
Mg, ppm	1800	1600	2500	3000	3000	1500	2000	1700	3200	1800	2500	1800	1700	1900	2500	1100
Na, ppm	4800	830	2900	1300	1100	4800	950	310	730	690	750	1200	1200	2500	860	2300
NO3N, ppm	<0.5	8	<2.0	5	2	1	5	<2.0	5	3	3	5	5	<0.5	4	22
P, ppm	37	14	22	17	5	27	12	19	<2.0	1	13	21	13	<2.0	2	24
PH	9	8	9	8	8	9	8	9	8	8	9	9	9	9	8	9
SO4S, ppm	470	37	65	91	83	470	100	19	45	45	65	150	51	220	54	340
Organic matter, %	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

6.4.2 Soil Nitrate Trends

Soil nitrate-N concentration trends are shown in Figure 6-4. Soil nitrate-N concentrations by field and sample depth are shown in Figures 6-5 through 6-10. Soil nitrate concentrations remain generally low in all fields except for Field H. Nitrate concentration trends in shallow samples from Field H were higher than other fields in 2015 due to those fields receiving solids in 2015 and other recent years. Average shallow soil nitrate concentrations in 2015 were similar when compared to 2014. Approximately 21 pounds per acre of N in the form of ammonium sulfate was applied as preplant fertilizer to Fields B and E at the time of winter overseeding. No other nitrogen fertilizer was applied for the 2015 season.

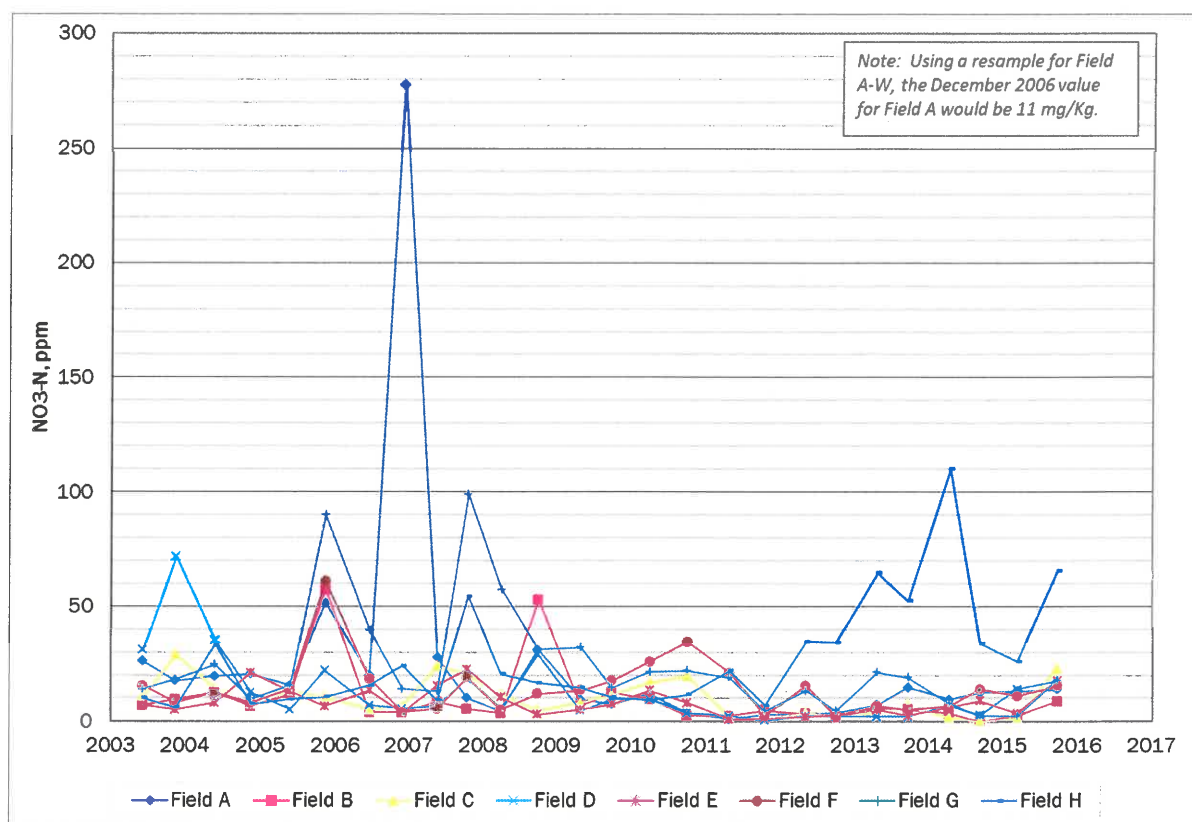


Figure 6-4. Soil Nitrate Trends 0-1 ft

Note: Using a resample for Field A-W, the December 2006 value for Field A would be 11 mg/Kg.

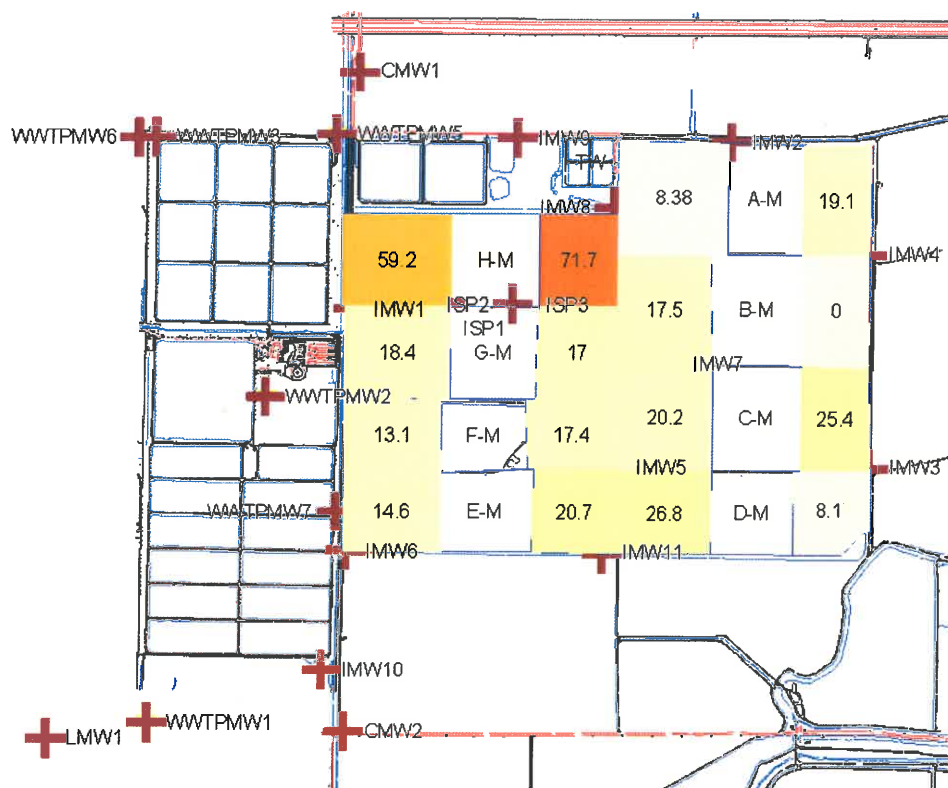


Figure 6-5. Soil N03-N Concentrations, 0-1 ft, October 2015

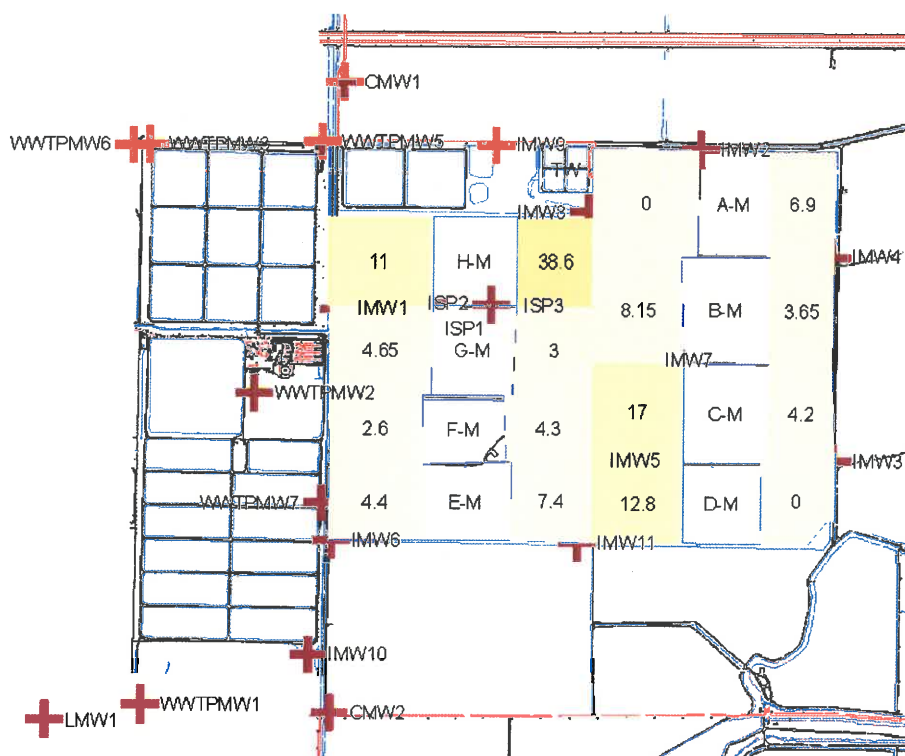


Figure 6-6. Soil N03-N Concentrations, 2.5-3.5 ft, October 2015

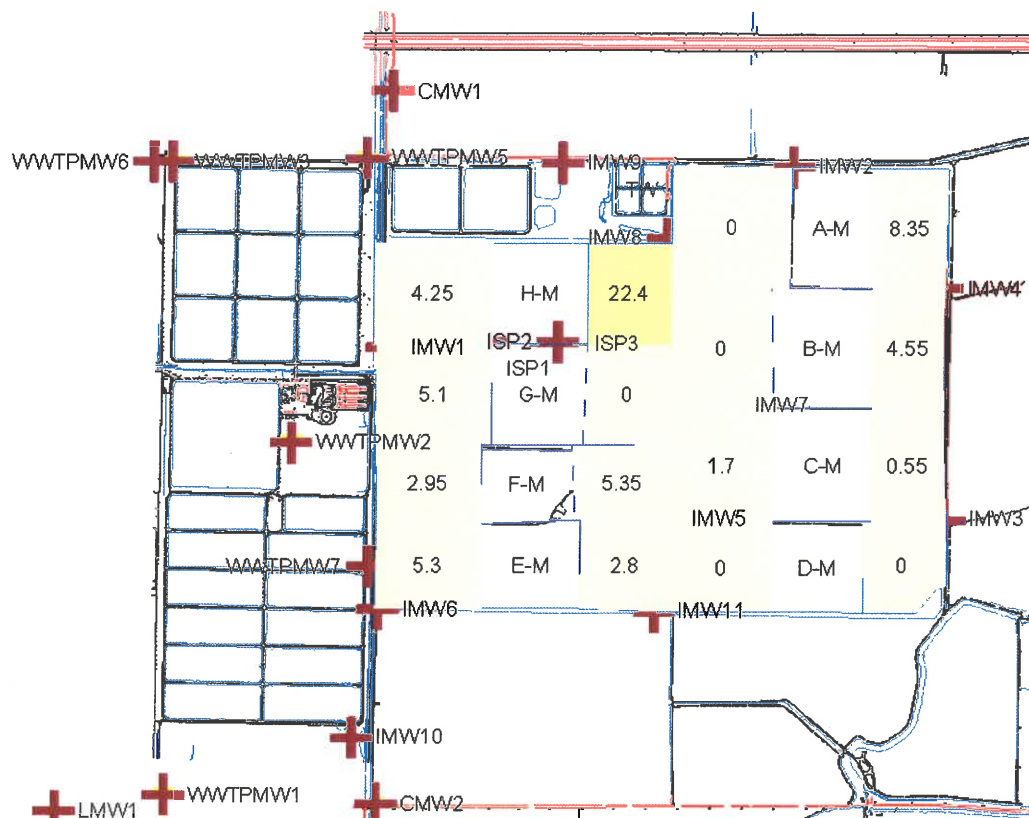


Figure 6-7. Soil NO3-N Concentrations, 5.5-6.5 ft, October 2015

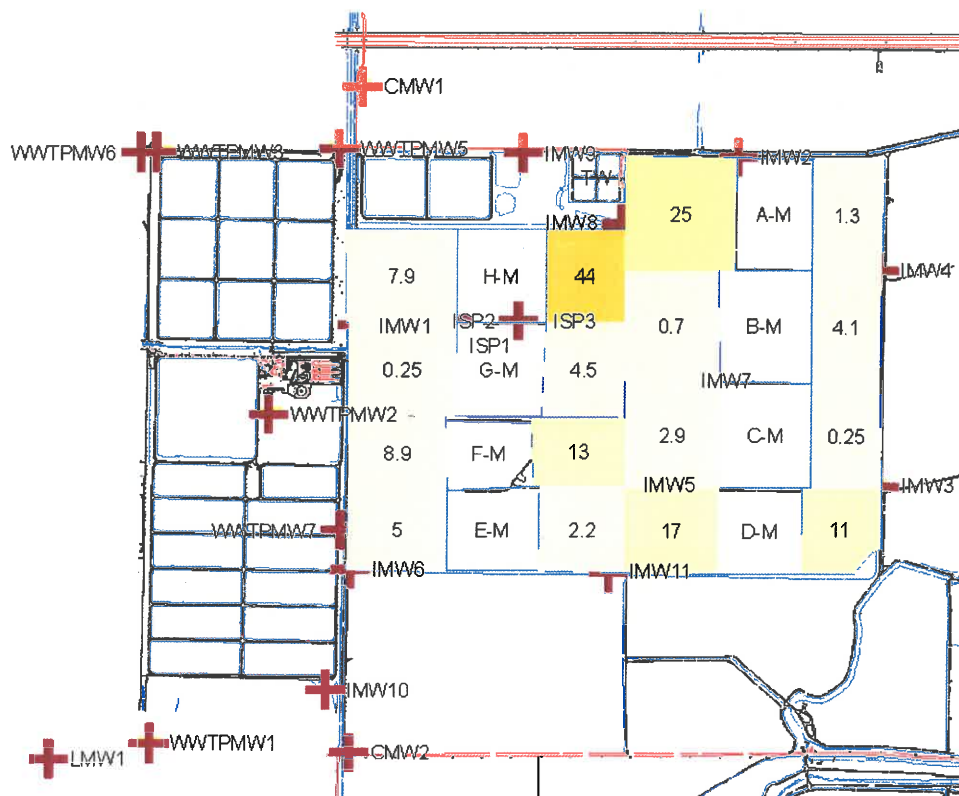


Figure 6-8. Soil NO3-N Concentrations, 0-1 ft, May 2015

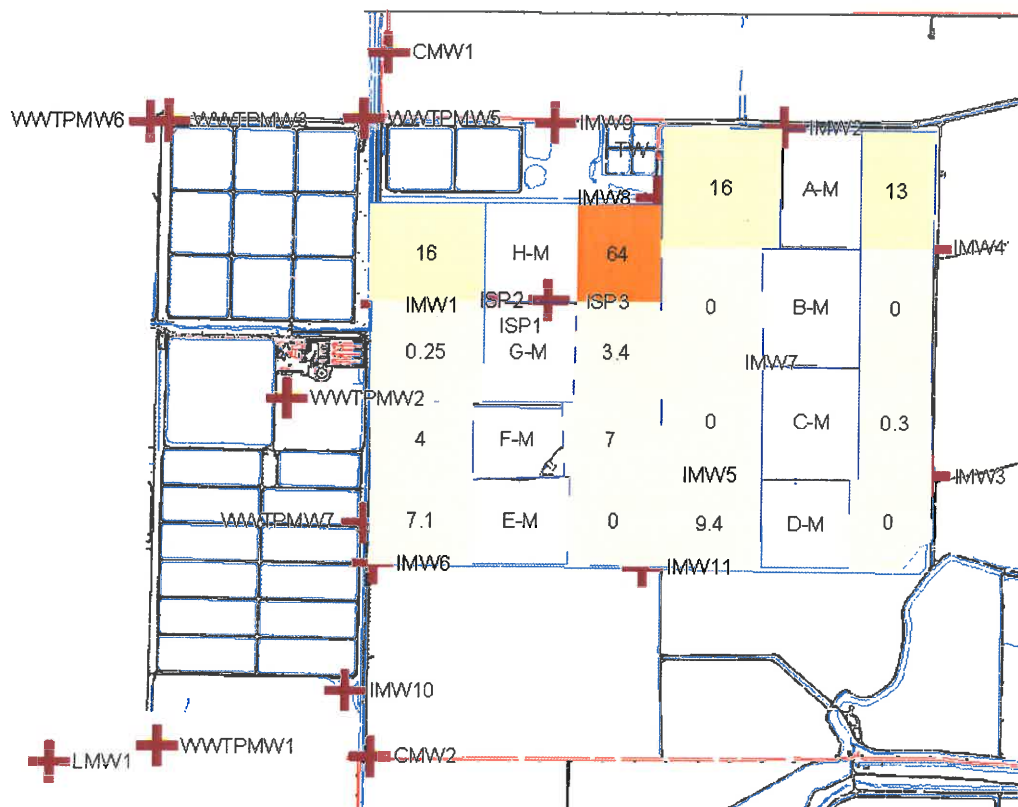


Figure 6-9. Soil NO3-N Concentrations, 2.5-3.5 ft, May 2015

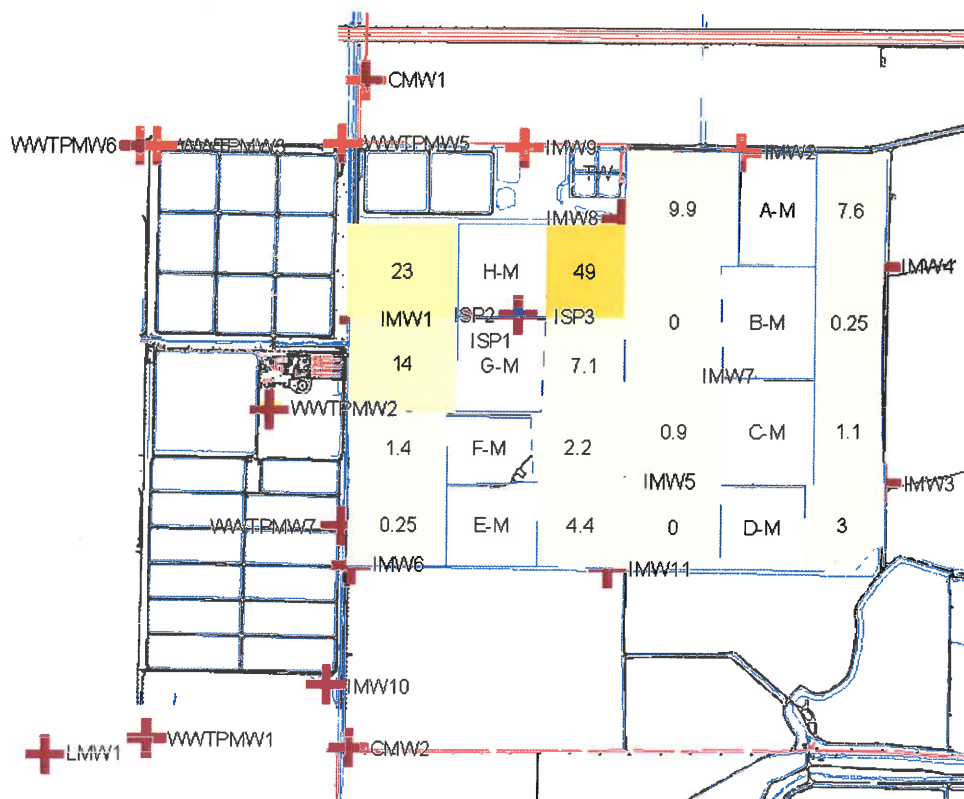


Figure 6-10. Soil NO3-N Concentrations, 5.5-6.5 ft, May 2015

Section 7

Data Gaps

A discussion of any data gaps and potential deficiencies/redundancies in the monitoring system or reporting program.

A mud sample was not collected for analyses in 2015. Analytical results from prior year's mud samples were used in lieu of the missing data to estimate loading rates on Field A.

The sample tubing at lysimeter L-2 was destroyed during field activities prior to the 2015 fourth quarter sampling event and should be replaced immediately. Sampling at lysimeter L-2 will not be possible until the sample tubing has been replaced. All other lysimeter locations should also be installed with new sample tubing prior to future sampling events in order to improve sampling efforts.

Section 8

Conclusions

Loading rates of BOD and nitrogen from process/rinse water were slightly higher than loadings in 2014 and comparable or lower than the averages in years prior to 2013. TDS and IDS concentrations were higher than in recent years due to more peeler waste added to the wastewater stream. This practice will be scaled back in 2016. Late season flows were lower than 2014 with all processing at the plant complete in September. Peak process water flows did not exceed permit specifications. Overall BOD loading rates for the ranch were well below specifications. There were no significant odor issues in east Woodland in 2015 attributable to PCP. The sprinkler system worked well for the distribution of the wastewater. Soil and groundwater salinity concentrations were generally consistent with long term flat to slightly improving trends, except in relocated upgradient well IMW1. Groundwater nitrate concentrations observed in 2014 were comparable to recent years.

Section 9

Contact Information

The names and telephone numbers of persons to contact regarding the facility's land discharge for emergency and routine situations.

Wastewater Reuse Site Manager:

Steve Weiss
530-661-7619
530-228-0827 (Cell)

Environmental Compliance:

Mark Chase
530-661-7608

Factory Manager:

Chris Ward
530-661-7601

Vice President, Field Operations:

Steve Freeman
209-367-6284

Section 10

Meter Calibration Certification

A certified statement of when the flow meter and other monitoring instruments (e.g. hand held pH meters) and devices were last calibrated, including identification of who did the calibration.

No analytical meters were used for official water quality reporting by PCP staff. PCP staff did use dissolved oxygen, oxidation-reduction potential (ORP) and pH meters for operational monitoring. The meters were calibrated in the early part of the season by PCP staff.

The E-Nose installed near the PCP site was calibrated by City of Woodland as part of the Odotech odor monitoring system at the City's WPCF.

Section 11

Report Limitations

This document was prepared solely for Pacific Coast Producers in accordance with professional standards at the time the services were performed and in accordance with the contract between Pacific Coast Producers and Brown and Caldwell dated June 6, 2014. This document is governed by the specific scope of work authorized by Pacific Coast Producers; it is not intended to be relied upon by any other party except for regulatory authorities contemplated by the scope of work. We have relied on information or instructions provided by Pacific Coast Producers and other parties and, unless otherwise expressly indicated, have made no independent investigation as to the validity, completeness, or accuracy of such information.

Section 12

References

- Beggs, Robert. 2002. *Supplemental Salinity Report*. Prepared for Pacific Coast Producers, April 11.
- Brown and Caldwell. 2001. *Final Evaluation of Process Water Reuse Activities and Groundwater Conditions*. Prepared for Del Monte Foods, September.
- Brown and Caldwell. 2005a. *Final Background Quality Report*. Prepared for Pacific Coast Producers, August.
- Brown and Caldwell. 2005b. *Water Quality Protection Standard*. Prepared for Pacific Coast Producers, August.
- Brown and Caldwell, 2009. *Nitrate Investigation and Tracer Study*. Prepared for Pacific Coast Producers, Woodland Cannery, February 23.
- Brown and Caldwell, 2013. *2012 Annual Monitoring and Groundwater Assessment Report*. Prepared for Pacific Coast Producers, Woodland Cannery, February 7.
- California League of Food Processors (CLFP), 2007. *Manual of Good Practice for Land Application of Food Processing/Rinse Water*. Second Edition, February. Prepared by Brown and Caldwell and Kennedy/Jenks Consultants.
- West Yost Associates, 2009. *Draft White Slough WPCF Organic Loading Study Technical Report*. Prepared for City of Lodi. February.

Appendix A: Harvest Data and Crop Tissue Analysis Results

Appendix B: Analytical Data Tables

Appendix C: Constituent Loading Rates by Field

Appendix D: Monitoring Well Hydrographs

Appendix E: Primary Groundwater Quality Monitoring Data Summary

Appendix F: Primary Groundwater Quality Parameters Monitoring Charts

Appendix G: Equal Concentration Contour Maps

Appendix H: Significant Analytical Results for Trace Metals in Groundwater

Appendix I: Groundwater Laboratory Reporting Sheets – 4th Quarter 2015

Appendix J: Soil Laboratory Reporting Sheets – 4th Quarter 2015

Exhibit 3

Brandon Rebiero

Agronomy Consultant

Summary of Qualifications

15 years of growing and consulting in California agriculture, specializing in permanent tree crops and suitability studies. Currently manage, consult, or grow on ~20,000 acres of agriculture property from northern to southern California. In addition to smaller size operations, I have extensive experience with institutional type organizations who are aggressively investing in California agriculture. This has accelerated my exposure to variability that exists in water, soil chemistry, climate, and cropping suitability. Investments in the hundreds of millions often hinge on my findings during the diligence process. In most cases, I oversee the development and production of these projects over the long term.

Key Qualifications

- ❖ Almond Board of California: member of Production Research Committee
- ❖ 3rd generation grower
- ❖ Graduate – Blue Diamond Leadership program
- ❖ Graduate – Almond Board Leadership program
- ❖ Continuing education: 20 hours/year to maintain licensing
- ❖ Licensed Pest Control Advisor
- ❖ Certified Crop Advisor

Education

BS Pomology, Minor Plant Protection Science, Cal Poly San Luis Obispo, 2006

Licensing

Pest Control Advisor: #073825

International and California Certified Crop Advisor: #332739

Exhibit 4

1590 Drew Avenue, Suite 210
Davis, California 95618

T: 530-747-0650
F: 530-297-7148



March 1, 2017

City of Woodland Planning Commission
300 1st Street
Woodland, California 95695

149469

Subject: Public Hearing Agenda Item 17-0317

Dear Members of the Planning Commission:

On behalf of Pacific Coast Producers (PCP), we are providing a comment on Agenda Item 17-0317. Eastland Ventures provided PCP with a copy of a suitability analysis report they had commissioned for the 900 acres that PCP currently leases from the City of Woodland for tomato processing washwater irrigation reuse. While the report is correct that the average values for the site are marginal for crop production, soil conditions on the site vary substantially. Some fields have better soils characteristics than average and some are worse. Despite intentional deficit irrigation, the better fields produce reasonable crops of Bermuda hay. The fields with inherently worse soils do not have the same level of production and would require high amounts of soil amendment and remediation efforts to produce reasonable yields with conventional grass hay crops.

Very truly yours,

Brown and Caldwell

A handwritten signature in blue ink that reads "Robert A. Beggs".

Robert A. Beggs, Ph.D., P.E.

RB:ddt

cc: Steve Freeman, PCP
Mona Shulman, PCP
Steve Weiss, PCP

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<i>Page Number (July 2016 Public Review Draft GP)</i>	<i>Original Text (July 2016 Public Review Draft GP)</i>	<i>Proposed Changes</i>
General		Replace photo on Page CO 7-2 with a photo from Woodland or an adjacent area, and elsewhere through the document as necessary.
General		Group policies at the end of each Element.
General		Add oak leaf symbols (indicating policies that most directly address the topics of sustainability and climate change) to Policies 2.A.3; 2.A.5; 2.I.2; 2.M.2; 3.A.7; 3.A.9; 3.A.10; 5.C.5; 5.C.8; 5.C.9; and 5.I.6.
General		Change text color in green side boxes from white to black.
General	Chapter 7 title: Conservation and Open Space Element	Revise all titles, headings, and references to Chapter 7 to read: <u>Sustainability</u> , Conservation, and Open Space Element
v. Note to Reader	The Public Review Draft of the General Plan contemplates two alternative ways in which growth and development through 2035 could occur, which are referred to as the South Alternative and East Alternative. Each of these Alternatives are modified versions of two of the development scenarios previously analyzed in the Development Scenarios Analysis (April 2015). The South Alternative is similar (but not identical) to Scenario 4 from this report, while the East Alternative is similar (but not identical) to Scenario 2. In some places in the Draft General Plan, two different versions of relevant growth management policies are written—one set for each Alternative. Each of these Alternatives relies upon the same Land Use Diagram (Figure 2-5). Referring to the Land Use Diagram, the South Alternative envisions growth occurring in the areas labeled Specific Plan (SP)-1A, SP-1B, SP-1C, and SP-3 by 2035. The East Alternative envisions growth occurring in the areas labeled SP-1A, SP-2, and SP-3 by 2035. Text, tables and policies that refer	The Public Review Draft of the General Plan contemplates <u>contemplated</u> two alternative ways in which growth and development through 2035 could occur, which are <u>were</u> referred to as the South Alternative and East Alternative. Each of these Alternatives are modified versions of two of the development scenarios previously analyzed in the Development Scenarios Analysis (April 2015). The South Alternative is similar (but not identical) to Scenario 4 from this report, while the East Alternative is similar (but not identical) to Scenario 2. In some places in the Draft General Plan, two different versions of relevant growth management policies are written—one set for each Alternative. Each of these Alternatives relies upon the same Land Use Diagram (Figure 2-5). Referring to the Land Use Diagram, the South Alternative envisions growth occurring in the areas labeled Specific Plan (SP)-1A, SP-1B, SP-1C, and SP-3 by 2035. The East Alternative envisions growth occurring in the areas labeled SP-1A, SP-2, and SP-3 by 2035. Text, tables and policies that refer

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	only to the South Alternative are written in green text. Text, tables and policies that refer only to the East Alternative are written in blue text. Unless otherwise specified, all other content refers to both Alternatives. The EIR for the General Plan will analyze both of these Alternatives with equal consideration or “equal weight.” The impacts of each Alternative will be fully evaluated relative to the baseline and established significance criteria. The analysis in the EIR will inform the development of the final General Plan to be adopted. The adopted General Plan will only include one growth scenario, and references to other scenarios will be removed from the page. In addition, the photos and graphic design elements that appear in this Public Review Draft may be somewhat modified in the adopted Plan.	only to the South Alternative are written in green text. Text, tables and policies that refer only to the East Alternative are written in blue text. Unless otherwise specified, all other content refers to both Alternatives. The EIR for the General Plan will analyze <u>analyzed</u> both of these Alternatives with equal consideration or “equal weight.” The impacts of each Alternative will be were fully evaluated relative to the baseline and established significance criteria. The analysis in the EIR will inform <u>informed</u> the development of the final General Plan to be adopted. The adopted General Plan will only include one growth scenario, and references to other scenarios will be removed from the page. In addition, the photos and graphic design elements that appear in this Public Review Draft may be somewhat modified in the adopted Plan. <u>The final General Plan includes a modified growth scenario that allows consideration of growth within the Urban Limit Line that is consistent with the policies in the General Plan and the General Plan EIR.</u>
VII - Acknowledgements		<i>Complete Acknowledgements page.</i>
IX - Table of Contents	... 2. Land Use, Community Design, and Historic Preservation ... 3. Circulation ... 7. Conservation and Open Space ... 9. Housing	... 2. Land Use, Community Design, and Historic Preservation <u>Element</u> ... 3. <u>Transportation and Circulation Element</u> ... 7. <u>Sustainability</u>, Conservation, and Open Space <u>Element</u> ... 9. Housing <u>Element</u>
IX - Table of Contents		<i>Include tables and figures from the Housing Element in the List of Tables and the List of Figures.</i>

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IA 1-5	The City of Woodland is actively engaged regarding the issues of sustainability and climate change. This General Plan advocates responsible growth while seeking to conserve energy, water and other resources; reduce greenhouse gas emissions; promote infill, green and net-zero energy development; and build community resiliency to the effects of climate change. Policies related to the issues of sustainability and climate change can be found throughout this General Plan.	The City of Woodland is actively engaged regarding the issues of sustainability and climate change. <u>Looking to the future, Woodland seeks to establish itself as a leader in sustainability practices attuned to reducing greenhouse gas emissions and increasing resiliency to the effects of climate change.</u> This General Plan advocates responsible growth while seeking to conserve energy, water and other resources; reduce greenhouse gas emissions; promote infill, green and net-zero energy development; and build community resiliency to the effects of climate change. Policies related to the issues of sustainability and climate change can be found throughout this General Plan.
IA 1-10	The ULL reflects a community commitment to focus future growth within the city to prevent urban sprawl. In addition, It serves to preserve and protect prime agricultural land and environmentally sensitive areas surrounding the city.	The ULL reflects a community commitment to focus future growth within the city to prevent urban sprawl. In addition, It serves to preserve and protect prime agricultural land and environmentally sensitive areas surrounding the city. <u>The primary purpose of the ULL is to allow for development and densification of Woodland over the long term while preserving and protecting agricultural, natural resource, and open space uses outside of the boundary.</u>

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IA 1-13, Figure 1-2: Planning Area	Legend labels: ... Urban Limit outside SOI Urban Limit Line	Revise legend labels to read: ... Urban Limit outside SOI <u>Sphere of Influence</u> Urban Limit Line – <u>Measure A, June 2006</u> Add the following text below the legend: <u>The Planning Area totals 12,781 acres.</u> <u>Contained within the Planning Area is Woodland's Sphere of Influence (SOI). The SOI is the boundary that encompasses lands that are expected to ultimately be annexed into the city as approved by the Yolo County Local Agency Formation Commission (LAFCo).</u>
LU 2-3, Figure 2-1: Concept Diagram; LU 2-29, Figure 2-7: Residential Neighborhoods; LU 2-37, Figure 2-8: Downtown; LU 2-44, Figure 2-9: Mixed Use Corridors; LU 2-49, Figure 2-10: Commercial and Employment Centers; LU 2-61, Figure 2-12: New Growth Areas; LU 2-71, Figure 2-13: Green Space		Add Main Street, East Street, Kentucky Avenue, County Road 102, and Gibson Road to the Concept Diagram and all corresponding figures throughout the Element. Add the following text to the bottom of the figure: <u>This concept diagram provides a graphic representation of the key ideas embodied in the General Plan including corridors, commercial and employment centers, new growth areas, traditional residential neighborhoods, and green spaces. All boundaries are approximate.</u>

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LU 2-3, Figure 2-1: Concept Diagram; LU 2-44, Figure 2- 9: Mixed Use Corridors		Continue the orange corridor coloring north on East Street to I-5. Continue orange corridor coloring along Kentucky until CR 98.
LU 2-3, Figure 2-1: Concept Diagram; LU 2-49, Figure 2- 10: Commercial and Employment Centers		Add red retail coloring at West Main and CR 98. In the Southern Gateway, modify the purple employment coloring to completely encircle the red commercial coloring. Add neighborhood centers to map (at Gibson and Pioneer, on College, and in Spring Lake).
LU 2-3, Figure 2-1: Concept Diagram; LU 2-61, Figure 2- 12: New Growth Areas		Color the entire areas of SP-1, SP-2 and SP-3 as "new growth areas." In places where there are other designations (such as at the Southern Gateway), allow the other designations to show on Figure 2-3. Add labels to SP-1, SP-1A, SP-1B, SP-1C, SP-2, and SP-3 on Figure 2-12.
LU 2-3, Figure 2-1: Concept Diagram; LU 2-71, Figure 2- 13: Green Space		Change the coloring of areas designated as "Flood Study Area" to a distinct color or hatching. Add Velocity Island Park. Add parks, greenbelts, and parkways in Spring Lake and the western portion of the city.
LU 2-6		In Section 2.2, add the following heading above the second paragraph: <u>Opportunity Sites</u> Add the following heading above the third paragraph: <u>Infill Development</u>

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LU 2-7	Based on an analysis of existing conditions, demographic and economic trends, and opportunity sites, Table 2-2 provides an overview of new and overall development expected by 2035. ...	<u>The Notice of Preparation and project description for the General Plan was released in March 2013. The time frame and analysis for the General Plan, Climate Action Plan, and Environmental Impact Report is based on this initial starting date and projects forward to 2035.</u> Based on an analysis of existing conditions, demographic and economic trends, and opportunity sites, Table 2-2 provides an overview of new and overall development expected by 2035. ...
LU 2-7 to LU 2-8	... The General Plan assumes that approximately 7,000 new housing units and 16.7 million (South Alternative) / 17.4 million (East Alternative) non-residential square feet will be developed over the planning horizon. ... <i>Table 2-2 titles:</i> Table 2-2 South Alternative Anticipated Growth Through General Plan Horizon (2035) Table 2-2: East Alternative Anticipated Growth Through General Plan Horizon (2035)	... The General Plan assumes that approximately 7,000 new housing units and 16.7 million (South Alternative) <u>up to 17.4 million (East Alternative)</u> non-residential square feet will be developed over the planning horizon. ... <i>Remove “green” Table 2-2. Revise title of “blue” Table 2-2:</i> Table 2-2 South Alternative Anticipated Growth Through General Plan Horizon (2035) Table 2-2: East Alternative Anticipated Growth Through General Plan Horizon (2035) <i>Make all text black.</i>

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LU 2-9, Policy 2.A.3	Policy 2.A.3 Agricultural Mitigation. For impacts to agriculture within the ULL, require one acre to be permanently conserved for every acre converted to urban development.	Policy 2.A.3 Agricultural Mitigation. For impacts to agriculture <u>agricultural land</u> within the ULL, require one acre to be permanently conserved for every acre converted to urban development <u>(1:1 ratio). The farmland being conserved must be of the same Farmland Mapping and Monitoring Program type (Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance) as the farmland that is being converted, or of a type of higher quality, and the conserved farmland should be located outside of, but as close to the Woodland Urban Limit Line as possible. (EIR Mitigation Measure 4.2-1)</u>
LU 2-10, Policy 2.A.5	Policy 2.A.5 Complete and Well-Designed Neighborhoods. Promote the development of complete neighborhoods with a physical layout and land use mix that: put residents in close proximity to services and amenities; promotes walking, biking, and transit use; fosters community pride; enhances neighborhood identity; ensures public safety; and meets the needs of all ages and abilities.	Policy 2.A.5 Complete and Well-Designed Neighborhoods. Promote the development of complete neighborhoods with a physical layout and land use mix that <u>allows for a diversity of incomes;</u> puts residents in close proximity to services and amenities; promotes walking, biking, and transit use; fosters community pride; enhances neighborhood identity; ensures public safety; and meets the needs of all ages and abilities.
LU 2-10, Policy 2.A.6	Policy 2.A.6 Infill Development. Encourage infill development, adaptive reuse, and the restoration of historic buildings in existing urbanized areas to enhance community character, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, optimize city investment in infrastructure, support increased transit use, and enhance economic vitality.	Policy 2.A.6 Infill Development. Encourage infill, <u>redevelopment of and</u> development <u>on underutilized sites,</u> adaptive reuse, and the restoration of historic buildings in existing urbanized areas to enhance community character, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, optimize city investment in infrastructure, support increased transit use, and enhance economic vitality.
LU 2-10, Policy 2.A.8		Add reference below Policy 2.A.8: <u>See also Policy 3.A.13.</u>

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LU 2-10, Policy 2.B.1	Policy 2.B.1 Priority to Existing Specific Plan Areas. Amenities, services, and infrastructure in all existing Specific Plan areas must be substantially complete before approving a new Specific Plan.	Policy 2.B.1 Priority to Existing Specific Plan Areas. Amenities, services, and infrastructure in all existing Specific Plan areas must be substantially complete before approving a new Specific Plan. <u>New Specific Plans shall examine impacts on the completion of infrastructure and amenities within existing Specific Plan areas that are still developing.</u>
LU 2-10, Policy 2.B.2	Policy 2.B.2 Development in a Floodplain. A residential specific plan for SP-2 in the East Alternative or SP-3A in either Alternative may not be approved, until a comprehensive flood solution and supporting funding have been secured. No permits, entitlements or subdivision maps may be approved until adequate progress has been made on the construction of a flood protection system that will provide an urban level of flood protection according to applicable State and Federal flood protection criteria.	Policy 2.B.2 Development in a Floodplain. A residential specific plan for SP-2 in the East Alternative or SP-3A in either Alternative may not be approved, until a comprehensive flood solution and supporting funding have been secured. No permits, entitlements or subdivision maps may be approved until adequate progress has been made on the construction of a flood protection system that will provide an urban level of flood protection according to applicable State and Federal flood protection criteria. <u>Residential construction in SP-2 and SP-3 is prohibited until 200-year flood protection is in place. However, SP-2 and SP-3 may proceed with planning in advance of flood protection at any time, provided that the City shall not enter into a Development Agreement for any property located within a floodplain unless the City has imposed conditions that will ensure 200-year flood protection. Similarly, the City shall not approve any discretionary or ministerial permit or any tentative subdivision map for SP-2 or SP-3 that would result in the construction of a new residence in a floodplain unless the City has imposed conditions ensuring 200-year flood protection.</u>

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LU 2-11, Figure 2-2: Opportunity Sites		Identify all of the Knaggs parcels within SP-3 as opportunity sites. Move figure to page LU 2-7. Add the following text to the bottom of the figure: <u>Opportunity sites include vacant land, City owned property, underutilized land (where the value of the improvements on the property is less than the value of the underlying land), and farmland. There is no guarantee that opportunity sites will develop or redevelop within the planning period, nor is new development limited to these areas. Opportunity sites are merely those that analysis shows are most likely to change use and support new population or jobs. This graphic also illustrates that there are large portions of the city that are developed and unlikely to change.</u>
LU 2-13, Policy 2.B.5	Policy 2.B.5 Coordination. Consult with other agencies and jurisdictions, including Yolo County, the Yolo County Local Agency Formation Commission (LAFCo), the Woodland Joint Unified School District (WJUSD), the Sacramento Area Council of Governments (SACOG), and the Yolo County Transportation District (YCTD), as Specific Plan Areas are being planned to ensure that services and infrastructure can be adequately extended to serve new growth.	Policy 2.B.5 Coordination. Consult with other agencies and jurisdictions, including Yolo County, the Yolo County Local Agency Formation Commission (LAFCo), the Woodland Joint Unified School District (WJUSD), the Sacramento Area Council of Governments (SACOG), and the Yolo County Transportation District (YCTD), <u>and the Yolo County Resource Conservation District,</u> as Specific Plan Areas are being planned to ensure that services and infrastructure can be adequately extended to serve new growth.

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LU 2-13, Policy 2.C.1	Policy 2.C.1 Compact Form. Promote compact development patterns, mixed land use, and higher-development intensities that conserve land resources, reduce vehicle trips, improve air quality, and facilitate walking, bicycling, and transit use. However, urban development and increased density, as supported by the City in this General Plan, may result in some less desirable impacts, such as increased traffic, greater noise, reduced private residential open space, and reduced privacy than in lower density areas. Where growth and increased density is allowed pursuant to this General Plan, these issues are acknowledged and accepted.	Policy 2.C.1 Compact Form. Promote compact development patterns, mixed land use, and higher-development intensities that conserve land resources, reduce vehicle trips, improve air quality, and facilitate walking, bicycling, and transit use. <u>Achieving the benefits of compact development as supported in this General Plan may result in potential tradeoffs related to traffic, noise, open space, and privacy. Sensitive design and appropriate performance standards may assist in mitigating these concerns.</u> However, urban development and increased density, as supported by the City in this General Plan, may result in some less desirable impacts, such as increased traffic, greater noise, reduced private residential open space, and reduced privacy than in lower density areas. Where growth and increased density is allowed pursuant to this General Plan, these issues are acknowledged and accepted.
LU 2-14, Policy 2.C.4	Policy 2.C.4 Resource Efficiency. Encourage and incentivize buildings to be constructed so that they consume less energy, water, and other resources; allow natural ventilation; use daylight effectively; reduce stormwater runoff; and facilitate the use of clean energy whenever possible.	Policy 2.C.4 Resource Efficiency. Encourage and incentivize buildings to be constructed so that they consume less energy, water, and other resources; allow natural ventilation; use daylight effectively; reduce stormwater runoff; and facilitate the use of clean energy whenever possible. <u>Use trees for cooling, energy conservation, and to improve air quality.</u>
LU 2-14, Policy 2.C.5	Policy 2.C.5 Fiscal Sustainability. Achieve fiscal sustainability while providing core public services and maintaining public facilities and infrastructure. Require new development to pay its fair and proportional share of needed public facilities and infrastructure improvements through impact fees, assessment districts, and other mechanisms. Balance ongoing operating costs, paying off internal debt, and building reserves with the need to plan and pay for regular, basic maintenance and replacement of public equipment, infrastructure, and property.	Policy 2.C.5 Fiscal Sustainability. Achieve fiscal sustainability while providing core public services and maintaining public facilities and infrastructure. Require new development to pay its fair and proportional share of needed public facilities and infrastructure improvements through impact fees, assessment districts, and other mechanisms. Balance ongoing operating costs, paying off internal debt, and building reserves with the need to plan and pay for regular, basic maintenance and replacement of public equipment, infrastructure, and property.

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LU 2-14, Policy 2.D.1	Policy 2.D.1 Jobs/Housing Balance. Promote and support the development of a balance of residential, commercial, and industrial development within the city. Encourage a variety of job and housing types to provide a range of employment and housing opportunities for all city residents.	Policy 2.D.1 Jobs/Housing Balance Relationship. Promote and support the development of a balance of residential, commercial, and industrial development within the city. Encourage a variety of job and housing types to provide a range of employment and housing opportunities for all city residents. <u>Maintain a jobs to housing ratio citywide of at least 1:1 to optimize the supply and demand for both, reduce commute trips and overall vehicle miles travelled (VMT), and make communities less dependent on single occupancy vehicle trips.</u>
LU 2-14		<i>Add new policy:</i> Policy 2.D.4 Made in Woodland. <u>Incentivize continued support for skilled handcraft "maker" businesses that help grow a diversity of products with the "Made in Woodland" brand.</u>
LU 2-15	...Although they are connected via arterial roads to the more regular, orthogonal grid of central Woodland, these neighborhoods are characterized by curvilinear streets, varying block sizes, and cul-de-sacs, which result in irregular parcel sizes and shapes. This development pattern was preferred in the latter half of the 20th century and utilizes a more pronounced street hierarchy as its organizing principle. That is, traffic is funneled from non-continuous neighborhood streets onto collector and arterial streets rather than dispersing in a more even fashion throughout the street grid (similar to the streets of Downtown).	...Although they are connected via arterial roads to the more regular, orthogonal grid of central Woodland, these neighborhoods are characterized by curvilinear streets, varying block sizes, and cul-de-sacs, which result in irregular parcel sizes and shapes. This <u>suburban</u> development pattern was preferred in the latter half of the 20th century and utilizes a more pronounced street hierarchy as its organizing principle. <u>That is, traffic is funneled from non-continuous neighborhood streets onto collector and arterial streets rather than dispersing in a more even fashion throughout the street grid (similar to the streets of Downtown).</u> <u>However, it tends to create greater congestion as traffic is funneled from non-continuous neighborhood streets onto collector and arterial streets. A street grid, such as the pattern of Downtown streets, allows a more balanced dispersion of traffic and improves walking and biking convenience.</u>

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LU 2-16, Figure 2-3: Neighborhood Form Analysis		Expand layout to two pages. Enlarge key map. Add the following clarifying text for Area 1: Early 20th Century - 1960: <u>The rectangular north-south oriented street grid is common in pedestrian-oriented main streets and neighborhoods built prior to the 1950s with frequent use of alleys to access garages and business service entries. This type of street and block pattern is often called 'traditional neighborhood development.'</u> Add the following clarifying text for Area 2: 1930 - 1975: <u>The rectangular north-south oriented street grid built before 1975 contains the occasional cul-de-sac. This type of pattern is modified by the addition of some auto-oriented, subdivided lots.</u> Add the following clarifying text for Area 3: 1990 - 2010: <u>A mix of regular and irregular street patterns with long block lengths were common in auto-oriented, residential subdivisions in the 1990s. The larger blocks are often later subdivided into additional streets and lots accessed by driveways.</u> Add the following clarifying text below the first two intersection images: <u>Neighborhood walkability can be measured by the spacing of intersections which determine block sizes. The most pedestrian-oriented blocks should be no longer than 600 feet on any side with shorter lengths of 330 feet recommended for pedestrian and bike connectivity or bisecting blocks with pathways.</u> Add the following clarifying text for the final intersection image: <u>Frequent intersections and driveways interrupt passing motor vehicle, pedestrian and bicycle movement, and limit the placement of street trees. Dead-end streets and cul-de-sacs create long blocks and force local circulation into collectors that intersect arterial streets.</u>

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LU 2-18, Policy 2.E.5	Policy 2.E.5 View Corridors. Create attractive view corridors that offer a sense of arrival into the community and feature distinctive architecture and landscaping complemented by well-designed and integrated signage.	Policy 2.E.5 View Corridors. Create attractive view corridors that offer a sense of arrival into the community and feature distinctive architecture and landscaping complemented by well-designed and integrated signage. <u>frame the streets with distinctive buildings, trees, and other landscaping complemented by well-designed and integrated signage. At community entry points, provide a clear, physical sense of arrival into the community.</u>
LU 2-15, Policy 2.E.6	Policy 2.E.6 Building Articulation. Encourage the use of horizontal and vertical building articulation to break up building mass and create visual interest.	Policy 2.E.6 Building Articulation Street Facades. Encourage the use of horizontal and vertical building articulation to break up building mass, and create visual interest, <u>and design to activate street level frontages.</u>
LU 2-15, Policy 2.E.8	Policy 2.E.8 Maintenance. Promote community pride through the enforcement of City nuisance and fire safety ordinances to prevent properties that are poorly maintained, visually run down, and/or present health and safety concerns.	Policy 2.E.8 Maintenance. Promote community pride through the enforcement of City nuisance and fire safety ordinances to prevent properties that are <u>from becoming</u> poorly maintained, visually run down, and/or <u>presenting</u> health and safety concerns.
LU 2-18		<i>Add new policy:</i> Policy 2.E.4 Community Benefits. <u>Consider allowing new development to exceed FAR limits if it offers significant community benefit, such as the provision of publicly accessible open space, zero net energy design, the restoration and/or adaptive reuse of a historic resource, or the promotion of alternative modes of transportation.</u>
LU 2-19, Figure 2-4: Roadway Network		<i>Move Figure 2-4 to appear at the bottom of page LU 2-17.</i>

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LU 2-21, Policy 2.F.1	Policy 2.F.1 Development Regulations. Promote design excellence by ensuring development regulations clearly express intended in addition to prohibited outcomes.	Policy 2.F.1 Development Regulations. Promote design excellence by ensuring <u>that</u> development regulations clearly express <u>both desired and intended outcomes</u> in addition to <u>those that may be</u> prohibited outcomes or undesired .
LU 2-21, Policy 2.F.2	Policy 2.F.2 Zoning. Prepare performance and/or form-based zoning regulations that clearly articulate and implement the goals and policies of the General Plan.	Policy 2.F.2 Zoning. Prepare performance and/or form-based zoning regulations that clearly articulate and implement the goals and policies of the General Plan. <u>a comprehensive Zoning Code update that includes performance and/or form-based zoning regulations as appropriate. The updated Zoning Code will provide a clear and consistent set of procedures, actions, and administrative guidance to implement the Vision, Guiding Principles, goals, and policies of this General Plan while ensuring the sensitive treatment of existing non-conforming uses.</u>
LU 2-21		Add new policy: Policy 2.F.4 Light Pollution. Control artificial lighting to avoid spill-over lighting and preserve the night sky. <u>(EIR Mitigation Measure 4.1-4)</u>
LU 2-21		Add new policy: Policy 2.F.4 Glare. Control artificial lighting to prevent glare. <u>(EIR Mitigation Measure 4.1-4)</u>
LU 2-22	This section presents the Land Use Diagram as well as allowed uses, density and intensity standards, and urban form characteristics for each land use designation. ...	<u>The Land Use Diagram illustrates the long-term vision of how and where the city will grow and change over the next 20 years to accommodate projected population and job growth.</u> This section presents the Land Use Diagram as well as allowed uses, density and intensity standards, and urban form characteristics for each land use designation. ...
LU 2-23, Figure 2-5: Land Use Diagram		• Change the Prudler subdivision to Low Density Residential • Change the two acre site at the Northeast corner of East and Sports Park Drive to Corridor Mixed Use.

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		• Show parks in the northwest area • Reflect all Spring Lake changes to date • Change the small parcel south of Beamer at Cottonwood from Public/Quasi-Public to High Density Residential • Change pockets of Medium Density Residential in the northwest to Low Density Residential, in accordance with existing conditions. • Add a public /quasi-public designation to specified areas related to infrastructure installations. • Remove Light Industrial Flex Overlay from the triangular area at the future CR 103 south of Main Street that has the FSO. • Modify the area designated as Open Space located to the north of Farmers Central Road and to the west of the Wastewater Treatment Plant and Water Pollution Control Facility to align with the westerly minimum recommended odor buffer in Figure 7-6. Extend the Corridor Mixed Use and Business Park designations to fill the area between CR 102 and the Open Space designation. • Remove the Light Industrial Flex Overlay from the site to the north and east of the intersection of CR 102 and East Beamer Street. • Add Urban Reserve as a land use designation. • Revise SP-1C to be designated as Urban Reserve. The City can allow IF with any master development agreement. Final outline of uses will be provided in a Development Agreement. However, providing for the possibility of IF will allow the variation of uses.

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LU 2-25, Table 2-3: Land Use Designations and Standards Summary Table	Table column heading: Density (du/ac)	Revise table column heading to read: <u>Gross Density</u> (du/ac) Add footnotes to the table: <u>1. The assumed maximum achievable density in the Downtown Mixed Use designation is 40 dwelling units per acre. Single use development will be allowed off of West Main Street.</u> <u>2. New development may be allowed to exceed FAR limits if it offers significant community benefit, such as the provision of publically accessible open space, the restoration and/or adaptive reuse of a historic structure, or the promotion of transit accessibility.</u> <u>3. Density and intensity for the Specific Plan designation are both assumed averages across each individual Specific Plan area.</u>
LU 2-25, Table 2-3: Land Use Designations and Standards Summary Table; LU 2-31	Density for Low Density Residential (LD): 0 to 8.0	Revise density for Low Density Residential (LD) as follows: 0-1.0 to 8.0
LU 2-25, Table 2-3: Land Use Designations and Standards Summary Table; LU 2-38	Density for Downtown Mixed Use (DX): None Specified	Revise density for Downtown Mixed Use (DX) as follows: None Specified <u>Unlimited</u>

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LU 2-25, Table 2-3: Land Use Designations and Standards Summary Table; LU 2-50	<i>Density for Neighborhood Commercial (NC):</i> N/A <i>FAR for Neighborhood Commercial (NC):</i> 0.15 to 5.0	Revise density for Neighborhood Commercial (NC) as follows: N/A <u>Unlimited</u> Revise FAR for Neighborhood Commercial (NC) as follows: 0.15 to 5.0 <u>for all uses combined</u>
LU 2-26, Table 2-3: Land Use Designations and Standards Summary Table; LU 2-57	<i>FAR for Public/Quasi Public (PQ):</i> Up to 1.0	Revise FAR for Public/Quasi Public (PQ) as follows: Up to 1.0 <u>No maximum, assumed average 0.25</u>
LU 2-26, Table 2-3: Land Use Designations and Standards Summary Table		Add a new row with the following text: Land Use Designation: <u>Urban Reserve (UR)</u> Density (du/ac): <u>N/A</u> FAR (Floor Area Ratio): <u>None</u>

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LU 2-27	Development Standards Density and intensity standards regulate how much development is permitted on a site. For non-residential uses, development intensity is controlled by a measure known as Floor Area Ratio (FAR), which refers to the ratio between a building's total floor area and the total area of the site. For instance, as illustrated in Figure 2-6, a one-story building occupying one half of a parcel has an FAR of 0.5; a two-story building occupying a quarter of a parcel also has an FAR of 0.5. For residential uses, the density standards are typically expressed as the number of housing units per gross acre (dwelling units/acre or du/a).	Move text and figure under "Development Standards" heading to page LU 2-22. Revise text to read: Development Standards Density and intensity standards regulate how much development is permitted on a site. For non-residential uses, development intensity is controlled by a measure known as Floor Area Ratio (FAR), which refers to the ratio between a building's total floor area and the total area of the site. <u>Gross and Net Dwelling Unit Density - Residential Uses</u> <u>Density is the number of permanent residential dwelling units per acre of land. Gross density includes the total acreage of a site measured to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets. Net density contains only the site or parcel area. For General Plan purposes, gross density is used in land use designations unless otherwise noted.</u> <u>Floor Area Ratio (FAR) - Non-Residential Uses</u> <u>For non-residential uses, development intensity is controlled by a Floor Area Ratio (FAR), which refers to the ratio between a building's total floor area and the total area of the site. For instance, as illustrated in Figure 2-6, a one-story building occupying one half of a parcel has an FAR of 0.5; a two-story building occupying a quarter of a parcel also has an FAR of 0.5. For residential uses, the density standards are typically expressed as the number of housing units per gross acre (dwelling units/acre or du/a).</u>

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LU 2-27		<i>Add diagrams provided by Staff to illustrate urban form characteristics.</i>
LU 2-31; LU 2-32; LU-34	<i>Urban Form Characteristics:</i> ... •Street design that allows bicycles and pedestrians to share space on calm streets •Landscaped, pedestrian-oriented sidewalks with attractive lighting and large canopy trees ...	<i>Revise Urban Form Characteristics as follows:</i> ... •Street design that allows bicycles and pedestrians <u>motor vehicles</u> to share space on <u>traffic-calmed</u> streets •Landscaped, pedestrian-oriented sidewalks with attractive lighting, and large canopy trees, and sufficient width to provide a comfortable <u>pedestrian experience</u> ...

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LU 2-31; LU 2-32; LU 2-34		Add new bullet points to Urban Form Characteristics for LD on page LU 2-31: •<u>Require 360-degree architectural treatment, such that all publicly visible sides of a structure receive enhanced architectural treatment</u> •<u>Energy efficient and water efficient design, including landscaping</u> •<u>Pitched and varied rooflines</u> Add new bullet point to Urban Form Characteristics for MD on page LU 2-32: •<u>Require 360-degree architectural treatment, such that all publicly visible sides of a structure receive enhanced architectural treatment</u> Add new bullet points to Urban Form Characteristics for HD on page LU 2-34: •<u>Require 360-degree architectural treatment, such that all publicly visible sides of a structure receive enhanced architectural treatment</u> •<u>Pitched and varied rooflines</u> Add new bullet points to Urban Form Characteristics for SP on page LU 2-66: •<u>Require 360-degree architectural treatment, such that all publicly visible sides of a structure receive enhanced architectural treatment</u> •<u>Encourage a variety of architectural styles to give the appearance that neighborhoods have developed over time, particularly in larger tract developments.</u>
LU 2-31	Graphic annotation: Garage entrances recessed from wall plane	Revise graphic annotation to read: Garage entrances recessed from <u>front</u> wall plane

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LU 2-32	Urban Form Characteristics: ... •Alleys or central parking courts that allow activated street front ...	Revise Urban Form Characteristics as follows: ... •Alleys or central parking courts that allow activated street front <u>a more continuous street frontage and uninterrupted sidewalks</u> ...
LU 2-33		Enlarge image and revise to reduce the number of curb cuts. Rearrange the land use designation pages to eliminate "floating images."
LU 2-34	Urban Form Characteristics: ... •Connectivity to and within the project site	Revise Urban Form Characteristics as follows: ... • Pedestrian and bicycle connectivity <u>Connectivity</u> to and within the project site
LU 2-36, Goal 2.G	Goal short title: Goal 2.G Traditional Neighborhoods.	Revise goal short title to read: Goal 2.G Traditional <u>Existing</u> Neighborhoods. See Policy 2.G.4 and Implementation Program 2.12
LU 2-36, Policy 2.G.2	Policy 2.G.2 Sensitive New Development. Require new construction, additions, renovations, and infill to be sensitive to neighborhood context, historic development patterns, and building form and scale.	Policy 2.G.2 Sensitive New Development. Require new construction, additions, renovations, and infill to be sensitive to <u>physically compatible with</u> neighborhood context, historic development patterns, and building form and scale.
LU 2-36, Policy 2.G.3	Policy 2.G.3 Neighborhood Preservation Zone. Maintain the Neighborhood Preservation zoning district to foster sensitively designed development at an appropriate scale in existing older neighborhood districts.	Policy 2.G.3 Neighborhood Preservation Zone. Maintain the Neighborhood Preservation zoning district to foster sensitively designed development at an appropriate <u>density and</u> scale in existing older neighborhood districts.

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LU 2-36, Policy 2.G.4	Policy 2.G.4 Public Realm. Enhance the safety and character of existing neighborhoods by implementing public realm improvements where needed and encouraging upkeep and investment by private property owners.	Policy 2.G.4 Public Realm. Enhance the safety and character of existing neighborhoods by implementing public realm improvements, <u>such as street lighting and utility undergrounding</u> where needed, and encouraging upkeep and investment by private property owners.
LU 2-36		Add new policy: Policy 2.G.5 Maintenance. Foster community pride and promote neighborhood enhancement and conservation through code enforcement as well as incentivized improvement programs to facilitate on-going repair and property improvement.
LU 2-38	Urban Form Characteristics: ... •Building facades along Main Street with a high degree of transparency ...	Revise Urban Form Characteristics as follows: ... •Building facades storefronts along Main Street and <u>intersecting streets</u> with a high degree of transparency ...
LU 2-38	Urban Form Characteristics: ... •Signature design qualities and attractive architectural features, including articulated facades, recessed entryways, awnings, canopies, and cornices ...	Revise Urban Form Characteristics as follows: ... •Signature design qualities and attractive architectural features, including articulated <u>simple facades with good detailing</u> , recessed entryways, <u>and compatible</u> awnings, canopies, and cornices ...
LU 2-38	Urban Form Characteristics: ... •Consistent planting of street trees to provide shade and enhance character and identity, with type and size of trees to be determined by street typology ...	Revise Urban Form Characteristics as follows: ... •Consistent planting of street trees to provide shade and enhance character and identity, with type and size of trees to be determined by street typology <u>the type and character of the street</u> ...
LU 2-39		Add new graphic annotation in top left corner: <u>Good facades can be simple and attractive, with an active ground level</u>

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LU2-40, Policy 2.H.1	Policy 2.H.1 Mixed Use. Support new mixed-use development Downtown with an emphasis on ground-level retail and dining with upper-story residential and office uses, particularly on Main Street. Also see Policy 2.A.4	Policy 2.H.1 Mixed Use. Support new mixed-use development Downtown with an emphasis on ground-level retail and dining with upper-story residential and office uses, particularly on Main Street. <u>Encourage an active and vibrant Downtown with a 24/7 presence by allowing a mix of entertainment, retail, and cultural uses as well as residential and office uses.</u> Also see Policy <u>Policies 2.A.4 and 2.A.6</u> <i>Policy 2.A.6 addresses orderly development, and Implementation Program 2.3 specifically addresses the need to study key factors and incentives that will encourage infill and adaptive reuse.</i>
LU 2-40, Policy 2.H.2	Policy 2.H.2 Façade Improvements. Encourage building and façade improvements to promote Downtown as a pedestrian-oriented retail and services area, consistent with the Downtown Specific Plan and existing historic character.	Policy 2.H.2 Façade Improvements. Encourage <u>contextually appropriate</u> building and façade improvements to promote Downtown as a pedestrian-oriented retail and services area; consistent with the Downtown Specific Plan and existing historic character.
LU 2-40, Policy 2.H.6	Policy 2.H.6 Parking. Implement an overall parking strategy for Downtown, consistent with the Downtown Specific Plan, including consolidation of smaller parking lots and district-wide management of parking resources.	Policy 2.H.6 Parking. Implement an overall parking strategy for Downtown <u>through a Parking Management Plan that is</u> , consistent with the <u>updated</u> Downtown Specific Plan, including consolidation of smaller parking lots and district-wide management of parking resources.
LU 2-40, Policy 2.H.7	Policy 2.H.7 Entertainment Focus. Activate Downtown as an entertainment and cultural activity center for the city, county, and region. Locate venues for live performances and movie theaters exclusively in the Downtown. Encourage the use of Main Street, Heritage Plaza, Freeman Park, the Woodland Public Library, and other civic spaces for community events.	Policy 2.H.7 Entertainment Focus. Activate <u>Promote</u> Downtown as an entertainment and cultural activity center for the city, county, and region. Locate venues <u>with regional draw</u> for live performances and movie theaters exclusively in the Downtown. Encourage the use of Main Street, Heritage Plaza, Freeman Park, the Woodland Public Library, and other civic spaces for community events.
LU 2-41, Policy 2.H.8	Policy 2.H.8 Woodland Opera House. Continue to encourage the preservation and use of the Woodland Opera House for entertainment and civic events.	Policy 2.H.8 Woodland Opera House. Continue to encourage <u>Support</u> the preservation and use of the Woodland Opera House for entertainment and civic events.

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LU 2-41, Policy 2.H.9	Policy 2.H.9 Woodland Public Library. Continue to support the success of the Woodland Public Library and use of the library and grounds as a civic asset to Downtown and the greater community.	Policy 2.H.9 Woodland Public Library. Continue to support <u>Support</u> the success of the Woodland Public Library and use of the library and grounds as a civic asset to Downtown and the greater community.
LU 2-41, Policy 2.H.10	Policy 2.H.10 Heritage Plaza. Encourage the redesign of Heritage Plaza to become a vibrant and attractive outdoor public gathering place.	Policy 2.H.10 Heritage Plaza. Encourage the <u>expansion and</u> redesign of Heritage Plaza to become a vibrant and attractive outdoor public gathering place.
LU 2-43	•Country Road 102. ...	•Country <u>County</u> Road 102. ...
LU 2-44, Figure 2-9: Mixed Use Corridors		<i>Move the descriptions of West Main Street, East Street, and Kentucky Avenue from page LU 2-45 to page LU 2-44 so that they are included as part of Figure 2-9: Mixed Use Corridors.</i>
LU 2-47, Policy 2.I.2		<i>Add reference below Policy 2.I.2: <u>Also see Policy 2.A.6</u></i>
LU 2-47, Policy 2.I.3	Policy 2.I.3 Green Streets. Provide continuous street trees along Woodland's key corridors to create a network of "green streets" and cultivate a distinct sense of identity.	Policy 2.I.3 Green Streets. Provide continuous street shade <u>shade</u> trees along Woodland's key corridors, <u>integrate low-impact development (LID) drainage facilities to manage stormwater runoff within the public right-of-way, to create a network of "green streets" and</u> to create a network of "green streets" and cultivate a distinct sense of identity. <u>and include Class I or Class II bike facilities where possible.</u> <u>Refer to Section 3.4 for definitions of Class I and Class II bike facilities.</u>

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LU 2-47, Policy 2.1.4	Policy 2.1.4 West Main Street. Revitalize West Main Street as an economically viable mixed-use corridor that is supportive of the Downtown urban core. Restrict additional "strip retail" development along West Main Street in favor of higher-density residential mixed-use buildings with ground floor, neighborhood-serving retail.	Policy 2.1.4 West Main Street. Revitalize West Main Street as an economically viable mixed-use corridor that is supportive of the Downtown urban core. Restrict additional "strip retail" development along West Main Street in favor of higher-density residential mixed-use buildings with ground floor, neighborhood-serving retail. <u>Encourage the reuse of existing vacant and underutilized commercial centers with horizontal and/or vertical mixed-use development.</u>
LU 2-47, Policy 2.1.5	Policy 2.1.5 East Street. Explore with property owners the possibility of the adaptive reuse of distinctive, large industrial and commercial buildings along East Street. Promote redevelopment of the County Fair Mall as a mixed-use center that serves as an anchor for lower East Street.	Policy 2.1.5 East Street. Explore with property owners the possibility of the adaptive reuse of distinctive, large industrial and commercial buildings along East Street. Promote redevelopment of the County Fair Mall as a mixed-use center that serves as an anchor for lower East Street.
LU 2-47		<i>Add new policy:</i> Policy 2.1.6 Yolo County Fairgrounds. <u>Recognize the Yolo County Fairgrounds as an important agricultural and community facility. If an alternative site for the fairgrounds is identified along with relocation funding, support the adaptive reuse of the current site as a mixed-use development.</u>
LU 2-48, Policy 2.1.7	Policy 2.1.7 Kentucky Avenue. Enhance Kentucky Avenue with new opportunities for mixed-use and residential development, while maintaining its important role as an agricultural and industrial corridor. Support agriculture-related industrial businesses to locate on Kentucky Avenue, as appropriate.	Policy 2.1.7 Kentucky Avenue. Enhance Kentucky Avenue <u>as a Complete Streets corridor</u> with new opportunities for mixed-use and residential development, while maintaining its important role as an agricultural and industrial corridor. Support agriculture-related industrial businesses to locate on Kentucky Avenue, as appropriate. <u>Refer to the Transportation and Circulation Element for additional Complete Streets goals and policies.</u>
LU 2-53		<i>Rework the Community Commercial graphic to show a plaza.</i>

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LU 2-53	Graphic annotation: Liner buildings at the street edge	Add architectural detail to the building in the back of the parking lot. Revise graphic annotation to read: Liner buildings <u>Buildings located</u> at the street edge
LU 2-54	Graphic annotation: Greenbelt path	Revise greenbelt to be shown as a Class I bike path on the street lined with trees. Revise graphic annotation to read: Greenbelt path <u>Green Street - Class I bicycle path, well shaded Complete Street</u>
LU 2-54		Add new Urban Form Characteristic bullet: • <u>Parking located to the side or rear of the building whenever possible, and appropriately shaded utilizing trees, solar cover structures, or a combination of the two</u>
LU 2-55		Add new Urban Form Characteristic bullet: • <u>Parking located to the side or rear of the building whenever possible, and appropriately shaded utilizing trees, solar cover structures, or a combination of the two</u>
LU 2-56	Base Designation: Corridor Mixed Use The Light Industrial Overlay applied over the Corridor Mixed Use base designation serves as a transition between industrial and residential mixed-use areas. Smaller-scale custom, light industrial and creative manufacturing uses that contribute to the vitality and creative identity of the corridor will be encouraged.	Base Designation: Corridor Mixed Use The Light Industrial <u>Flex</u> Overlay applied over the Corridor Mixed Use base designation serves as a transition between industrial and residential mixed-use areas. Smaller scale custom, light-industrial, and creative manufacturing uses that contribute to the vitality and creative identity of the corridor will be encouraged.
LU 2-57	Urban Form Characteristics for IF: ... •Sensitive design of transition areas to residential uses, including screening, buffer landscaping, and upper story setbacks, when located adjacent to lower intensity uses	Revise Urban Form Characteristics for IF as follows: ... • Sensitive <u>Context sensitive</u> design of transition areas to residential uses <u>industrial and commercial uses</u> , including screening, buffer

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	...	landscaping, and upper story setbacks, when located adjacent to lower intensity <u>and residential</u> uses
LU 2-58, Policy 2.J.1	Policy 2.J.1 Enhanced Design Character of Existing Centers. Encourage renovation, infill, and reuse of existing commercial centers. Redesign and modernization of architectural treatment is encouraged as well as utilization of parking lots to make the centers more pedestrian friendly, and enhance the definition and character of the street frontage and associated streetscape.	Policy 2.J.1 Enhanced Design Character of Existing Centers. Encourage renovation, infill, and reuse of existing commercial centers, <u>including repurposing buildings as business incubators, community spaces, and/or other compatible uses.</u> Redesign and modernization of architectural treatment is encouraged as well as utilization of parking lots to make the centers more pedestrian friendly, and enhance the definition and character of the street frontage and associated streetscape.
LU 2-58, Policy 2.J.2	Policy 2.J.2 Design of New Neighborhood and Community Commercial Centers. Facilitate the development of new neighborhood and community commercial centers that feature elements such as inviting entryways, articulated building facades and rooflines, as attractive landscaping, shaded walkways, plazas, and public art.	Policy 2.J.2 Design of New Neighborhood and Community Commercial Centers. Facilitate the development of new neighborhood and community commercial centers that feature <u>good urban design with</u> elements such as inviting entryways, articulated building facades and rooflines, as attractive landscaping, shaded walkways, plazas, and public art.
LU 2-58, Policy 2.J.3	Policy 2.J.3 Design of New Regional Commercial Centers. Employ high quality design and best practices in sustainability in the design of new regional commercial centers, promoting them as desirable regional destinations.	Policy 2.J.3 Design of New Regional Commercial Centers. Employ high quality, design-durable materials and best practices in sustainability in the design of new regional commercial centers, promoting them as desirable regional destinations.
LU 2-58, Policy 2.J.4	Policy 2.J.4 Commercial Center Uses. Set 25,000 square feet as the maximum floorplate for a single use in a neighborhood commercial center and 60,000 in a community commercial center. Locate commercial uses with larger floorplates in regional commercial centers.	Policy 2.J.4 Commercial Center Uses. Set 25,000 <u>60,000</u> square feet as the maximum floorplate for a single use in a neighborhood <u>or community</u> commercial center and 60,000 in a community commercial center. Locate commercial uses with larger floorplates in regional commercial centers.

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LU 2-58, Policy 2.J.5	Policy 2.J.5 Regional Commercial Uses. Ensure that uses within regional commercial centers are varied from those more likely to be found Downtown, such as specialty dining and entertainment.	Policy 2.J.5 Regional Commercial Uses. <u>Generally require a minimum floorplate of 50,000 square feet for regional commercial uses, though exceptions may be made for smaller supportive uses, such as coffee shops, banks, or food establishments.</u> Ensure that uses within regional commercial centers <u>avoid competing directly with</u> are varied from those more likely to be found Downtown, such as specialty dining and entertainment.
LU 2-58, Policy 2.J.6	Policy 2.J.6 Multimodal Access. Require convenient and safe pedestrian, bicycle, and transit connections between commercial centers and surrounding neighborhoods and other destinations.	Policy 2.J.6 Multimodal Access. Require convenient, <u>attractive,</u> and safe pedestrian, bicycle, and transit connections between both <u>within</u> commercial centers and <u>between centers and</u> surrounding neighborhoods and other destinations.
LU 2-58, Policy 2.J.7	Policy 2.J.7 Office Uses. Promote the incorporation of office uses in existing regional commercial centers as a means of enhancing retail viability, creating attractive spaces, supporting transit viability and reducing vehicle trips. Limit office uses to 10 percent of the square footage of each regional commercial center.	Policy 2.J.7 Office Uses. Promote the incorporation of office uses in existing regional commercial centers as a means of enhancing retail viability, creating attractive spaces, supporting transit viability and reducing vehicle trips. Limit office uses to 10 percent of the square footage of each regional commercial center. <u>Allow for the repurposing of community and commercial centers to accommodate future shifts in the retail and office markets, as necessary.</u>
LU 2-58		<i>Add new policy:</i> Policy 2.I.8 Transition Areas. <u>Require commercial development to incorporate buffering and sensitive transitions or design techniques to minimize impacts on adjacent less intensive uses, particularly residential uses.</u>
LU 2-59, Policy 2.K.6	Policy 2.K.6 Transition Areas. Require industrial development to incorporate buffering and sensitive transitions to minimize negative impacts on nearby land uses.	Policy 2.K.6 Transition Areas. Require industrial development to incorporate buffering and sensitive <u>context-responsive</u> transitions to minimize negative impacts on nearby land uses.

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LU 2-59, Policy 2.K.7	Policy 2.K.7 Alternative Transportation Modes. Promote enhanced accessibility to employment centers through alternative modes of transportation.	Policy 2.K.7 Alternative Transportation Modes. Promote enhanced accessibility to employment centers through alternative modes of transportation. <u>Promote convenient, attractive, and safe pedestrian, bicycle, and transit connections both within employment centers and between centers and surrounding uses.</u>
LU 2-60		<i>Provide a page break between the figure and the text on New Growth Areas.</i>
LU 2-61	• SP-1: ...	• SP-1 (South Growth Area): ...
LU-62	For the South Alternative, the General Plan envisions SP-1A and SP-1B to develop as mixed-use neighborhoods anchored by a research and technology business park in the “Southern Gateway” located at CR 25 and SR 113. The highest intensity of development will occur within the business park area, providing a prime opportunity for job creation within Woodland. The remainder of these sub-areas will be largely residential with some open space and recreation areas. SP-1C will be entirely residential, with a lower density residential profile containing executive homes and rural estates on larger lots. For the East Alternative, the General Plan envisions SP-1A to develop as a mixed-use neighborhood anchored by a research and technology business park in the “Southern Gateway” located at CR 25 and SR 113. The highest intensity of development will occur within the business park area, providing a prime opportunity for job creation within Woodland. The remainder of SP-1A will be largely residential with some open space and recreation areas. The Southern Gateway portion of SP-1B is also expected to develop to complement the business park and commercial development in SP-1A. Residential development in SP-1B and SP-1C is assumed to occur beyond the 2035 General Plan horizon year, and therefore is not included in the General Plan development totals outlined in Section 2.2.	<i>Remove blue and green text on page LU 2-62 and revise as follows:</i> For the South Alternative, the General Plan envisions SP-1A and SP-1B to develop as mixed-use neighborhoods anchored by a research and technology business park in the “Southern Gateway” located at CR 25 and SR 113. The highest intensity of development will occur within the business park area, providing a prime opportunity for job creation within Woodland. The remainder of these sub-areas will be largely residential with some open space and recreation areas. SP-1C will be entirely residential, with a lower density residential profile containing executive homes and rural estates on larger lots. For the East Alternative, the General Plan envisions SP-1A to develop as a mixed-use neighborhood anchored by a research and technology business park in the “Southern Gateway” located at CR 25 and SR 113. The highest intensity of development will occur within the business park area, providing a prime opportunity for job creation within Woodland. The remainder of SP-1A will be largely residential with some open space and recreation areas. The Southern Gateway portion of SP-1B is also expected to develop to complement the business park and commercial development in SP-1A. Residential development in SP-1B and SP-1C is assumed to occur beyond the

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	•SP-2: SP-2 is located in the eastern portion of the Planning Area, south of Interstate 5 and to the east of the Water Pollution Control Facility. In the South Alternative, development of SP-2 is expected to occur after 2035, and therefore is not included in the General Plan development totals outlined in Section 2.2. SP-2 is located in the eastern portion of the Planning Area, south of Interstate 5 and to the east of the Water Pollution Control Facility. Due to its distance from Downtown urban core, in the East Alternative, SP-2 is envisioned to function as a sustainable “complete neighborhood” with a town center so that all daily needs (schools, parks, grocery stores, public facilities, etc.) are located within the Specific Plan area. In addition, sustainable development will be encouraged in SP-2 through use of renewable energy sources and water conservation tools with the goal of achieving zero net energy at the building and neighborhood level.	2035 General Plan horizon year, and therefore is not included in the General Plan development totals outlined in Section 2.2. •SP-2: SP-2 is located in the eastern portion of the Planning Area, south of Interstate 5 and to the east of the Water Pollution Control Facility. In the South Alternative, development of SP-2 is expected to occur after 2035, and therefore is not included in the General Plan development totals outlined in Section 2.2. SP-2 is located in the eastern portion of the Planning Area, south of Interstate 5 and to the east of the Water Pollution Control Facility. Due to its distance from Downtown urban core, in the East Alternative, SP-2 is envisioned to function as a sustainable “complete neighborhood” with a town center so that all daily needs (schools, parks, grocery stores, public facilities, etc.) are located within the Specific Plan area. In addition, sustainable development will be encouraged in SP-2 through use of renewable energy sources and water conservation tools with the goal of achieving zero net energy at the building and neighborhood level. <u>The General Plan envisions SP-1A to develop as a mixed-use neighborhood anchored by a research and technology business park in the “Southern Gateway” located at CR 25 and SR 113. The highest intensity of development will occur within the business park area, providing a prime opportunity for job creation within Woodland. The remainder of SP-1A will be largely residential with some open space and recreation areas. The Southern Gateway portion of SP-1B is also expected to develop to complement the business park and commercial development in SP-1A. SP-1C is designated as Urban Reserve and will not be considered for urban development within the General Plan horizon. Sustainable development will be encouraged in SP-1 through the use of renewable energy sources and water conservation tools with the goal</u>

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		<u>of striving to achieve zero net energy at the building and neighborhood level to the extent feasible.</u> •SP-2 (East Growth Area): <u>SP-2 is located in the eastern portion of the Planning Area, south of Interstate 5 and to the east of the Water Pollution Control Facility. Due to its distance from Downtown urban core, SP-2 is envisioned to function as a sustainable “complete neighborhood” with a town center so that all daily needs (schools, parks, grocery stores, public facilities, etc.) are located within the Specific Plan Area. In addition, sustainable development will be encouraged in SP-2 through use of renewable energy sources and water conservation tools with the goal of striving to achieve zero net energy at the building and neighborhood level to the extent feasible.</u>
LU 2-63	•SP-3: ...	•SP-3 (Northwest Growth Area): ...
LU-64		<i>Add a reference map to the side of the text that shows the location of Westucky.</i>
LU 2-64	To address infrastructure deficiencies in Westucky, Yolo County was awarded a Community Development Block Grant (CDBG) in 2013 to rebuild the area's private and failing water system. Since then, the City of Woodland and Yolo County have been actively working on preparing a memorandum of understanding (MOU) to extend City water and sewer services to Westucky by June 2017. ...	To address infrastructure deficiencies in Westucky, Yolo County was awarded a Community Development Block Grant (CDBG) in 2013 to rebuild the area's private and failing water system. Since then, the City of Woodland and Yolo County have been actively working on preparing <u>executed</u> a memorandum of understanding (MOU) to extend City water and sewer services to Westucky by June 2017. ...
LU 2-65	<i>Development Standards:</i> ... •Residential uses must achieve an overall minimum average gross density of 8 dwelling units per acre across the Specific Plan	<i>Revise Development Standards as follows:</i> ... •Residential uses must achieve an overall minimum average gross density of 8 dwelling units per acre across the Specific Plan, <u>Gross density includes the total acreage of a site measured to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.</u>

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LU 2-66	<i>Urban Form Characteristics:</i> ... •Housing design that incorporates attractive architectural features such as front porches, balconies, articulated facades, dormers, trim and moldings, and high-quality building materials ...	<i>Revise Urban Form Characteristics as follows:</i> ... •Housing design that incorporates <u>contextual and</u> attractive architectural features, such as front porches, balconies, <u>articulated well-designed</u> facades, dormers, trim and moldings, and high-quality building materials ...
LU 2-66	<i>Graphic annotation:</i> Central gathering space to foster community	<i>Revise graphic annotation to read:</i> Central gathering space to foster community <u>Neighborhood green - a central gathering place that fosters community life</u>

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LU 2-67		Insert new page with the following text: <u>Urban Reserve (UR)</u> The Urban Reserve designation is applied to land that is not considered for development with urban uses within the planning period of this General Plan. No urban development may occur on lands designated Urban Reserve <u>Development Standards</u> - No development intensity is assumed for this designation. <u>Urban Form Characteristics</u> - No urban form characteristics are defined for this designation.
LU 2-67, Policy 2.L.1	Policy 2.L.1 Phasing. Ensure that development of new Specific Plan areas occurs in an orderly sequence according to the phasing in Table 2-4 below:	Policy 2.L.1 Phasing. Ensure that development of new Specific Plan areas occurs in an orderly sequence according to the phasing in Table 2-4 below <u>New Growth Area Development Considerations.</u> The General Plan contemplates growth which may occur in new Specific Plan Areas. The General Plan does not prioritize or sequence possible growth. Rather, approval of new Specific Plan Areas will require careful analysis for consistency with all General Plan policies and satisfactory resolution of site specific constraints unique to each area. Remove Table 2.4

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LU 2-68 Policy 2.L.2	Policy 2.L.2 Specific Plan-1A (SP-1A). Promote development of SP-1A as a mixed-use residential district anchored by a research and technology business park in the Southern Gateway area at CR 25 and SR 113. Concentrate the highest intensity of development within and in close proximity to the business park area, with lower-density, largely residential uses to the north.	Policy 2.L.2 Specific Plan-1A (SP-1A). Promote development of SP-1A as a mixed-use residential district anchored by a research and technology business park in the Southern Gateway area at CR 25 and SR 113. Concentrate the highest intensity of development within and in close proximity to the business park area, with lower-density, largely residential uses to the north. <u>Encourage sustainable development through the use of renewable energy sources and water conservation tools with the goal of striving to achieve zero net energy at the building and neighborhood level to the extent feasible.</u> <i>Add green sustainability leaf.</i>
LU2-69 Policy 2.L.3	Policy 2.L.3 Specific Plan-1B (SP-1B). Encourage mixed-use residential development that complements development in SP-1A, including development of the Southern Gateway as a research and technology business park. Specific Plan-1B (SP-1B). For the East Alternative, development in the Southern Gateway should complement the business park and commercial development in SP-1A.	Policy 2.L.3 Specific Plan-1B (SP-1B). Encourage mixed-use residential development that complements development in SP-1A, including development of the Southern Gateway as a research and technology business park. <u>Encourage sustainable development through the use of renewable energy sources and water conservation tools with the goal of striving to achieve zero net energy at the building and neighborhood level to the extent feasible.</u> Specific Plan-1B (SP-1B). For the East Alternative, development in the Southern Gateway should complement the business park and commercial development in SP-1A. <i>Add green sustainability leaf.</i>
LU-69, Policy 2.L.4	Policy 2.L.4 Specific Plan-1C (SP-1C). Design SP-1C as an exclusively residential neighborhood containing executive homes and rural estates on larger lots.	Policy 2.L.4 Specific Plan-1C (SP-1C). Design SP-1C as an exclusively residential neighborhood containing executive homes and rural estates on larger lots. <u>Prohibit urban development within SP-1C through 2035.</u>
LU 2-69 Policy 2.L.5	Policy 2.L.5 Specific Plan-2. Encourage SP-2 to develop as a sustainable “complete neighborhood” with a town center so that most daily needs can be met within the Specific Plan area. Promote the use of renewable energy sources and water conservation tools to achieve zero net energy buildings. Secure an alternate site for processing waste from the Pacific Coast Producers tomato	Policy 2.L.5 Specific Plan-2. Encourage SP-2 to develop as a sustainable “complete neighborhood” with a town center so that most daily needs can be met within the Specific Plan area. Promote the use of renewable energy sources and water conservation tools to achieve zero net energy buildings. <u>Encourage sustainable development through the use of renewable energy sources and water conservation</u>

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	processing plant prior to adoption of a Specific Plan for SP-2. If development occurs within the boundary of the odor buffer depicted in Figure 7-6, the developer must bear all costs associated with odor mitigation. A Specific Plan for SP-2 may not be approved until a comprehensive flood solution and supporting funding have been secured. No permits, entitlements, or subdivision maps may be approved until adequate progress has been made on the construction of a flood protection system that will provide an urban level of flood protection according to applicable State and Federal flood protection criteria. Through 2036, development shall be limited to a maximum of 25 percent (265 acres) of the total Specific Plan area, located in the northwest portion of SP-2 and adequately buffered from the Water Pollution Control Facility.	<u>tools with the goal of striving to achieve zero net energy at the building and neighborhood level to the extent feasible.</u> Secure an alternate site for processing waste from the Pacific Coast Producers tomato processing plant prior to adoption of a Specific Plan for SP-2. If development occurs within the boundary of the odor <u>buffer impact area</u> depicted in Figure 7-6, the developer must bear all costs associated with odor mitigation. A Specific Plan for SP-2 may not be approved until a comprehensive flood solution and supporting funding have been secured. No permits, entitlements, or subdivision maps may be approved until adequate progress has been made on the construction of a flood protection system that will provide an urban level of flood protection according to applicable State and Federal flood protection criteria. Through 2036, development shall be limited to a maximum of 25 percent (265 acres) of the total Specific Plan area, located in the northwest portion of SP-2 and adequately buffered from the Water Pollution Control Facility. <u>Maximum development capacity in SP-2 shall be consistent with the General Plan EIR growth assumptions as depicted in the FEIR Exhibit 4.2-7. See also Policy 2.B.2.</u> <i>Change blue text to black.</i>
LU 2-69 Policy 2.L.6	Policy 2.L.6 Specific Plan-3A. Promote development in SP-3A to contain a mix of residential, commercial, office, and light industrial uses. Provide parks/greenbelts, grocery stores, community services and other amenities that benefit new residents and existing residents in nearby neighborhoods. Require that SP-3A include within its boundaries any unincorporated residential areas (consistent with the General Plan Land Use Diagram) and include a strategy for financing any necessary infrastructure upgrades to these areas. A Specific Plan for SP-3A may not be approved until a comprehensive flood solution and supporting funding have been secured. No permits, entitlements, or subdivision maps may be approved until adequate progress has been made on the construction of a flood protection system that will provide an urban level of flood protection according to applicable State and Federal	Policy 2.L.6 Specific Plan-3A. Promote development in SP-3A to contain a mix of residential, commercial, office, and light industrial uses. Provide parks/greenbelts, grocery stores, community services and other amenities that benefit new residents and existing residents in nearby neighborhoods. <u>Encourage sustainable development through the use of renewable energy sources and water conservation tools with the goal of striving to achieve zero net energy at the building and neighborhood level to the extent feasible.</u> Require that SP-3A include within its boundaries any unincorporated residential areas (consistent with the General Plan Land Use Diagram) and include a strategy for financing any necessary infrastructure upgrades to these areas. A Specific Plan for SP-3A may not be approved until a comprehensive flood solution and supporting funding have been secured. No permits, entitlements, or subdivision maps may be

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	flood protection criteria. Residential development may only occur once a Specific Plan has been adopted.	approved until adequate progress has been made on the construction of a flood protection system that will provide an urban level of flood protection according to applicable State and Federal flood protection criteria. Residential development may only occur once a Specific Plan has been adopted. <u>See also Policy 2.B.2.</u> Add green sustainability leaf.
LU 2-70	Policy 2.M.7 Characteristics of Older Neighborhoods. Incorporate the best characteristics of older neighborhoods, such as an orthogonal street grid with smaller blocks, front porches, shallower front setbacks, historic style lighting and monument features to create a sense of place.	Policy 2.M.7 Characteristics of Older Neighborhoods. Incorporate the best characteristics of older neighborhoods, such as an orthogonal street grid with smaller blocks, front porches, shallower front setbacks, <u>a variety of architectural styles, historic style unique</u> lighting, and monument features to create a sense of place.
LU 2-70		Add new policy: <u>Policy 2.M.8 Variety and Quality.</u> Ensure that new residential development provides variability and high quality design to distinguish individual homes from one another and create identifiable neighborhoods.
LU 2-70		Add new policy: <u>Policy 2.M.9 Lifestyle Housing.</u> Promote housing design that serves various lifestyles, needs, and affordability levels, through strategies such as smaller house styles, compact layouts, and cost-effective design techniques.
LU 2-71		Add a green side box with the following text: <u>Refer to the Public Facilities and Services Element for more information on parks and recreation.</u>

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LU 2-72	<i>Urban Form Characteristics:</i> •Design will match the appropriate level of use (For example, neighborhood and community parks will receive greater landscaping and design attention than natural areas) ...	<i>Revise Urban Form Characteristics as follows:</i> •Design will match the appropriate level of use (For <u>for</u> example, neighborhood and community parks will receive greater landscaping and design attention than natural areas) <u>in a manner that is compatible with the surrounding physical context</u> ...
LU 2-73	...Existing structures and business operations in areas designated as Flood Study Area may remain but may not expand.	...Existing structures and business operations in areas designated as Flood Study Area may remain but may not expand. <u>When the exact boundaries of the future flood project are determined, the City will initiate an amendment to the Land Use Diagram to update the adjacent land use designations, as necessary.</u>
LU 2-74, Policy 2.N.2	Policy 2.N.2 Greenbelts. Develop a system of greenbelts that link existing and future parks and open space where possible and provide the opportunity for linear, multi-use trails. Require greenbelts as a component of new Specific Plan areas.	Policy 2.N.2 Greenways and Greenbelts. Develop a system of <u>greenways and</u> greenbelts that link existing and future parks and open space where possible and provide the opportunity for linear, multi-use trails. Require a <u>system of greenways and/or</u> greenbelts as a component of new Specific Plan areas.
LU 2-74		<i>Include photos representing open space and greenbelts.</i>
LU 2-74		<i>Add new policy:</i> Policy 2.N.3 City Connected. <u>Create connections between components of the open space system, including the Sports Park and Community Center facilities as well as a perimeter walking path along the ULL.</u>
LU 2-76, Figure 2-14: Historic Architectural Resources	<i>Figure legend:</i> Historic Architectural Resource	<i>Revise figure legend to read:</i> Historic Architectural Resource <u>Significant historic building, district, event, or artifact</u>

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LU 2-77, Policy 2.O.2	Policy 2.O.2 Adaptive Reuse. Promote adaptive reuse of vacant and/or underutilized historic buildings.	Policy 2.O.2 Adaptive Reuse. Promote adaptive reuse of vacant and/or underutilized historic buildings <u>through public and private investment.</u>
LU 2-77, Policy 2.O.3	Policy 2.O.3 Relocation of Historic Buildings. Where feasible and appropriate, encourage the relocation of reusable historic buildings within or into historic neighborhoods as a means of historic preservation. Relocation is only permitted upon execution of an agreement concerning reuse provisions and approval of a replacement project.	Policy 2.O.3 Relocation of Historic Buildings. Where feasible and appropriate, encourage the relocation of reusable historic buildings within or into historic neighborhoods as a means of historic preservation. Relocation is only permitted upon execution of an agreement concerning <u>covering</u> reuse provisions and approval of a replacement project. <u>(EIR Mitigation Measure 4.6-1a)</u>
LU 2-77, Policy 2.P.2	Policy 2.P.2 Environmental Review. Require that environmental review be conducted for buildings designated as, historic structures as required by Chapter 12A of the Municipal Code and CEQA regulations.	Policy 2.P.2 Environmental Review. Require that environmental review be conducted for <u>alterations and/or demolition of</u> buildings designated as, historic structures as required by Chapter 12A of the Municipal Code and CEQA regulations. <u>(EIR Mitigation Measure 4.6-1a)</u>
LU 2-77, Policy 2.P.3	Policy 2.P.3 Historic Neighborhood Design Criteria. Ensure that new residential construction, additions, repairs, and remodels in historic neighborhoods preserve the historic nature of the structure and neighborhood.	Policy 2.P.3 Historic Neighborhood Design Criteria. <u>Establish design guidelines that ensure</u> Ensure that new residential construction, additions, repairs, and remodels in historic neighborhoods <u>are contextual and</u> preserve the historic nature of the structure and neighborhood.
LU 2-78		<i>Add new policy:</i> Policy 2.Q.6 <u>Encourage the formation of a historic museum or facility in or near the Downtown that celebrates local and regional historic resources.</u>
TC 3-2	...Specifically, it promotes an integrated, multimodal transportation system to reduce air pollution and greenhouse gas (GHG) emissions, reduce the need for costly roadway improvements, and	...Specifically, it promotes an integrated, multimodal transportation system to reduce air pollution and greenhouse gas (GHG) emissions, reduce the need for costly roadway improvements, and allow

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	allow residents and business the opportunity to operate, recreate and move through the city efficiently without an automobile whenever possible.	residents and business the opportunity to operate, recreate and move through the city efficiently without an automobile whenever possible. <u>In addition, streets, roads, and other thoroughfares represent the public face of the city and provide an opportunity to improve its beauty, convenience, and safety.</u>
TC 3-5	<i>Photo caption:</i> The General Plan aims to create a network of Complete Streets that promote access for all types of transportation.	<i>Replace photos with a better example and revise caption to read:</i> The General Plan aims to create a network of Complete Streets that promote access for all types of transportation. <u>(Left) Typical arterial lacking bicycle and pedestrian amenities, with inconsistent landscaping and lighting, and no on-street parking to attract businesses. (Right) The same arterial now featuring a striped bike lane. The street now has qualities that can attract investment, such as new or renovated buildings with attractive storefronts.</u>
TC 3-8		<i>Add an additional bullet point after Local Streets:</i> • <u>Alleys: Alleys or "rear lanes" serve as accessible rights-of-ways for public and private vehicles, bikes, and pedestrians; and as service access to parking lots and businesses.</u>

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TC 3-9		Add text before Table 3-2: <u>Context Sensitive Street Design</u> <u>The City's approach to transportation decision-making and design takes into consideration the built and natural environments and context through which the city's streets and roads pass. The process emphasizes that transportation facilities should fit the physical settings and preserve scenic, aesthetic, historic and environmental resources, while maintaining safety and mobility. Residential streets will be designed or modified to encourage drivers to slow down to maximize safety, convenience, and the comfort of pedestrians, bikers, and local drivers. Commercial and mixed use streets will be designed or modified to maximize on-street parking, pedestrian access, and to allow vehicle occupants to view store windows and signage as they pass by.</u> <i>Insert new photo with the following caption:</i> <u>A hostile pedestrian environment that has not attracted quality development.</u> <i>Insert new photo with the following caption:</i> <u>A vital pedestrian, retail street. Off-peak parking and a row of trees and planters buffer the sidewalk from the traffic. Storefronts, awnings and other architectural details provide an attractive, human scale.</u>
TC 3-9, Table 3-2: Street Typology		Revise Table 3-2: Street Typology to read <u>Equal Priority</u> on residential, mixed-use, and commercial Minor Arterial and Collector Streets. Add a footnote to the table that reads: <u>Equal Priority: Recognize the importance of all transportation modes</u>

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TC 3-9		Add new text and table below Table 3-2: <u>Level of Service (LOS) Standards</u> <u>Level of Service (LOS) is a qualitative description of intersection performance based on the average delay that vehicles experience during peak travel hours. LOS can range from “A” representing free-flow conditions to “F” representing congested conditions with long delays. LOS definitions are shown in Table 3-3.</u> Table 3-3: LOS Definitions <table><tr><th>Level of Service (LOS)</th><th>Description</th></tr><tr><td>A</td><td>Free flow, insignificant delay</td></tr><tr><td>B</td><td>Stable operation, minimal delay</td></tr><tr><td>C</td><td>Stable operation, acceptable delay</td></tr><tr><td>D</td><td>Approaching unstable/tolerable delay</td></tr><tr><td>E</td><td>Unstable operation, significant delay</td></tr><tr><td>F</td><td>Forced flow, excessive delay</td></tr></table> Source: 2000 Highway Capacity Manual, Transportation Research Board, 2000	Level of Service (LOS)	Description	A	Free flow, insignificant delay	B	Stable operation, minimal delay	C	Stable operation, acceptable delay	D	Approaching unstable/tolerable delay	E	Unstable operation, significant delay	F	Forced flow, excessive delay
Level of Service (LOS)	Description															
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TC 3-10	With a shift in emphasis away from LOS, VMT is an alternative performance metric that can be used to describe the overall amount of travel in the city based on distance and is directly related to fuel consumption, air pollution and greenhouse gas emissions. VMT is defined as the total mileage travelled by all vehicles. Although VMT relates specifically to autos, it is able to capture the effects of development patterns such as land use mix and density along with transit, bike, and pedestrian infrastructure improvements by reflecting their impacts on vehicle trip generation and trip lengths.	With a shift in emphasis away from LOS, VMT is an <u>the State preferred</u> alternative performance metric that can be used <u>recommended</u> to describe the overall amount of travel in the city based on distance and is directly related to fuel consumption, air pollution and greenhouse gas emissions. VMT is defined as the total mileage travelled by all vehicles. Although VMT relates specifically to autos, it is able to capture the effects of development patterns such as land use mix and density along with transit, bike, and pedestrian infrastructure improvements by reflecting their impacts on vehicle trip generation and trip lengths. <u>The City will use a combination of LOS and VMT metrics to ensure the efficient movement of people and goods as well as a reduction in greenhouse gas emissions.</u>
TC 3-10	Efforts to reduce VMT may include implementing transportation demand management (TDM) strategies such as road or parking pricing, commute trip reduction programs, or transit system improvements. Reducing VMT is consistent with the city's desire to promote biking, walking, and transit usage as viable transportation alternatives to driving.	Efforts to reduce VMT may include implementing transportation demand management (TDM) strategies, such as road or parking pricing, commute trip reduction programs, or transit system improvements, <u>or upgrading conventional streets to Complete Streets</u> . Reducing VMT is consistent with the city's desire to promote biking, walking, and transit usage as viable transportation alternatives to driving.

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TC 3-11, Policy 3.A.1	Policy 3.A.1 Vehicle Level of Service (LOS) Standard. Strive to develop and manage the roadway system to maintain LOS D or better as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board) during weekday AM and PM peak hour conditions with the following exceptions described below and mapped on Figure 3-1. A. LOS C - Kentucky Ave from East Street to County Road 98. This level of service is required to accommodate the mix of commercial/industrial truck traffic with residential driveways. B. LOS E – Freeway ramp terminal intersections. C. LOS F – LOS F is allowed for the following roadway segments and intersections where the City finds that the improvements or other measures required to achieve the LOS standard are unacceptable because of their impact on other community values. • Main Street from 6th Street to Cleveland St. • Maxwell Ave from Farnham Avenue to County Road 102	Policy 3.A.1 Vehicle Level of Service (LOS) Standard. Strive to develop and manage the roadway system to maintain LOS D or better as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board) during weekday AM and PM peak hour conditions with the following exceptions described below and mapped on Figure 3-1. A. LOS C - Kentucky Ave from East Street to County Road 98. This level of service is required to accommodate the mix of commercial/industrial truck traffic with residential driveways. B. LOS E – Freeway ramp terminal intersections <u>and E. Gum Avenue from Bourn Drive to Pioneer Avenue.</u> C. LOS F – LOS F is allowed for the following roadway segments and intersections where the City finds that the improvements or other measures required to achieve the LOS standard are unacceptable because of their impact on other community values. • Main Street from 6th Street to Cleveland St. • Maxwell Ave from Farnham Avenue to County Road 102 <u>(EIR Mitigation Measure 4.13-1b)</u>
TC 3-11, Policy 3.A.2	Policy 3.A.2 Rail Relocation. Continue to partner with other jurisdictions in Yolo County to assess feasibility of relocating the north-south Union Pacific rail line to the east of the city limits.	Policy 3.A.2 Rail Relocation. Continue to partner with other jurisdictions in Yolo County to assess <u>the feasibility and the economic, social, and environmental value</u> of relocating the north-south Union Pacific rail line to the east of the city limits.
TC 3-11, Policy 3.A.3	Policy 3.A.3 Repurpose Existing Rail Right-of-Way. Investigate alternative transportation uses for existing rail rights-of-way if railroads consider their abandonment.	Policy 3.A.3 Repurpose Existing Rail Right-of-Way. Investigate alternative transportation uses for existing rail rights-of-way if <u>when</u> railroads consider their abandonment. <u>Collaborate with Yolo County and adjacent cities to reuse these corridors for non-motor vehicle circulation.</u>

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TC 3-11, Policy 3.A.4	Policy 3.A.4 Reduce Vehicle Miles Traveled (VMT). Apply a VMT transportation performance metric threshold of 30 VMT per capita when measuring transportation impacts for subsequent projects and making General Plan consistency findings.	Policy 3.A.4 Reduce Vehicle Miles Traveled (VMT). <u>Require new development projects to achieve a 10 percent reduction in VMT per capita or VMT per service population compared to the General Plan 2035 VMT performance, or a 10 percent reduction compared to baseline conditions for similar land uses.</u> Apply a VMT transportation performance metric threshold of 30 VMT per capita when measuring transportation impacts for subsequent projects and making General Plan consistency findings. <u>Reducing peak period VMT in particular is desirable due to the added benefit of minimizing severe congestion and reducing emissions. Use of VMT reduction strategies such as those in the chart below (taken from Quantifying Greenhouse Gas Mitigation Measures, CAPCOA, 2010) or similar professional research documents is encouraged. (EIR Mitigation Measure 4.13-1c)</u> Insert Chart 6-2 from EIR.
TC 3-11, Policy 3.A.5	Policy 3.A.5 Transportation Demand Management (TDM) Ordinance. Develop a TDM ordinance that presents tools and programs (e.g. alternative work schedules, telecommuting, ridesharing, or parking pricing) to encourage and create incentives for the use of alternative travel modes.	Policy 3.A.5 Transportation Demand Management (TDM) Ordinance. Develop a <u>Utilize</u> TDM ordinance that presents tools and programs (e.g. alternative work schedules, telecommuting, ridesharing, or parking pricing) to encourage and create incentives for the use of alternative travel modes.
TC 3-12, Policy 3.A.6	Policy 3.A.6 Emerging Technologies. Encourage the absorption of next generation self-driving (autonomous) technology into the vehicle fleet and similar disruptive technological advancements in transportation.	Policy 3.A.6 Emerging Technologies. Encourage <u>Accommodate the absorption of next generation self-driving (autonomous) technology and advancements into the City's vehicle fleet and into the community transportation network.</u> similar disruptive technological advancements in transportation.

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TC 3-12, Policy 3.A.7	Policy 3.A.7 Street Grid Network and Density. Promote the use of grid and modified grid street patterns in new residential, commercial, or mixed-use developments that propose to construct new streets. Modified grids may include combinations of grid and curvilinear streets. Greenbelts may intersect street grid to create an interconnected trail network that encourages biking and walking. The density of new streets should be similar to the existing residential neighborhoods in Woodland that have approximately nine centerline miles of arterials and collectors per square mile.	Policy 3.A.7 Street Grid Network and Density. Promote the use of grid and modified grid street patterns in new residential, commercial, or mixed-use developments that propose to construct new streets. Modified grids may include combinations of grid and curvilinear streets. Greenbelts may intersect <u>the</u> street grid to create an interconnected trail network that encourages biking and walking. The density of new streets should be similar to the existing residential neighborhoods in Woodland that have approximately nine centerline miles of <u>of</u> arterials and collectors per square mile.
TC 3-12, Policy 3.A.9	Policy 3.A.9 Road Diets. Investigate road diets on 4-lane roads within the existing built-out portion of the city including but not limited to W. Gibson, W. Court, and East Street.	Policy 3.A.9 Road Diets. Investigate road diets on 4-lane roads within the existing built-out portion of the city including, but not limited to, W. <u>West Gibson (Cottonwood to College Street), W.</u> <u>West Court (County Road 98 to Cleveland Street), West Main Street (Cottonwood to West Street), and East Street (Kentucky Avenue to Gibson Road).</u> <u>A road diet is generally described as removing travel lanes from a roadway and utilizing the space for other uses and travel modes.</u>

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TC 3-12, Policy 3.A.10	Policy 3.A.10 Overcome Barriers and Remove Gaps. Eliminate barriers and gaps in the existing roadway, bikeway, and pedestrian networks by doing the following: •Pursue funding to construct grade-separated crossings of freeways, rail lines, and other barriers to improve connectivity. •Construct new pedestrian and bike paths in existing neighborhoods and strive to ensure that bike and sidewalk networks within communities are at least as efficient (e.g. miles traveled, connectivity, etc.) as the network for motorists. •Remove barriers to pedestrian travel, such as utility poles, as feasible. •Prioritize the construction of the SR 113 bike and pedestrian overcrossing at Sports Park Drive and redesign of the Gibson Road/SR 113 overpass to provider safer and more convenient connectivity between the west and east areas of town.	Policy 3.A.10 Overcome Barriers and Remove Gaps. Eliminate barriers and gaps in the existing roadway, bikeway, and pedestrian networks by doing the following: •Pursue funding to construct grade-separated crossings of freeways, rail lines, and other barriers to improve connectivity. •Construct new pedestrian and bike paths in existing neighborhoods and strive to ensure that bike and sidewalk networks within communities are at least as efficient (e.g. miles traveled, connectivity, etc.) as the network for motorists. •Remove barriers to pedestrian travel, such as utility poles, as feasible. •Prioritize the construction of the SR 113 bike and pedestrian overcrossing at Sports Park Drive and redesign of the Gibson Road/SR 113 overpass to provider <u>provide</u> safer and more convenient connectivity between the west and east areas of town.
TC 3-15, Policy 3.A.15	Policy 3.A.15 Designate County Road 102 as a state highway. ...	Policy 3.A.15 Designate County Road 102, <u>north of I-5</u>, as a state highway <u>State Highway</u>. ...

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TC 3-16, Policy 3.B.3	Policy 3.B.3 Complete Street Requirements. To the extent feasible, all new street construction and reconstruction shall be designed to achieve Complete Streets. Designs should consider the needs of all roadway users including vulnerable populations such as young children, seniors, and people with disabilities when determining roadway widths and other barriers to travel, especially near schools, parks, senior centers, community centers, and other activity hubs. Policy 3.B.9 Green Streets. Require adequate landscaping, including street trees and landscaped medians and/or parkway strips, in street design in order to increase shade, minimize runoff, and create a comfortable and visually attractive environment.	Policy 3.B.3 3.B.1 Complete Street Requirements and Green Streets. To the extent feasible, all new street construction and reconstruction shall be designed to achieve Complete Streets. Designs should consider <u>accommodate mobility for all users, including bicyclists, pedestrians, transit vehicles, and motorists, appropriate to the function and context of the facility.</u> the <u>The</u> needs of all roadway users including vulnerable populations, such as young children, seniors, and people with disabilities, <u>should be considered</u> when determining roadway widths and other barriers to travel, especially near schools, parks, senior centers, community centers, and other activity hubs. <u>Require street design to incorporate adequate landscaping, including street trees and landscaped medians and/or parkway strips, in order to increase shade, minimize runoff, and create a comfortable and visually attractive environment.</u> Policy 3.B.9 Green Streets. Require adequate landscaping, including street trees and landscaped medians and/or parkway strips, in street design in order to increase shade, minimize runoff, and create a comfortable and visually attractive environment.
TC 3-16, Policy 3.B.5	Policy 3.B.5 New Developments. Require new developments to provide interconnected street networks that allow and encourage active transportation.	Policy 3.B.5 New Developments. Require new developments to provide interconnected street networks <u>with walkable blocks</u> that allow and encourage active <u>multimodal</u> transportation.
TC 3-17		Add new policy: <u>3.B.11 School Safety.</u> Partner with schools to ensure a high level of vehicle, bicycle, and pedestrian safety adjacent to school facilities.
TC 3-17, Policy 3.D.1	Policy 3.D.1 Through-traffic. Design local streets that primarily serve residential neighborhoods to discourage through-traffic and achieve desired traffic speeds.	Policy 3.D.1 Through-traffic. Design local streets that primarily serve residential neighborhoods to discourage through-traffic, <u>and achieve desired traffic speeds, and maintain pedestrian and bike connectivity.</u>

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TC 3-17, Policy 3.D.3	Policy 3.D.3 Traffic Calming. Support the use of traffic-calming devices in existing and new residential areas where appropriate to reduce vehicle speeds and preserve neighborhood livability.	Policy 3.D.3 Traffic Calming. Support the use of <u>Implement</u> traffic-calming design and <u>design and</u> devices, as funding allows, in existing and new residential areas where appropriate to reduce vehicle speeds and preserve neighborhood livability.
TC 3-19 and TC 3-20		<i>Update the Circulation Diagram to be consistent with the EIR.</i> • <i>Include E. Gum Avenue from Bourn Drive to Pioneer Avenue as a 2-lane minor arterial. (EIR Mitigation Measure 4.13-1a)</i> • <i>Include County Road 102 from E. Gibson Road to Farmers Central Road as a 4-lane principal arterial. (EIR Mitigation Measure 4.13-3b)</i> <i>Add note below the legend:</i> <u>Road diets will be considered for:</u> • <u>West Gibson (Cottonwood to College Street)</u> • <u>West Court (Cottonwood to West Street)</u> • <u>West Main Street (County Road 98 to Cleveland Street)</u> • <u>East Street (Kentucky Avenue to Gibson Road)</u>
TC 3-21, Policy 3.E.5	Policy 3.E.5 Walkable Downtown. Continue to enhance the pedestrian experience in the Downtown and continue to make streetscape improvements in the Downtown such as street trees, street furniture, public art, and bulb-outs to encourage walking. Evaluate, and when appropriate implement, all-way stops on Main Street in the Downtown.	Policy 3.E.5 Walkable Downtown. Continue to enhance the pedestrian experience in the Downtown and continue to make streetscape improvements, in the Downtown such as street trees, street furniture, public art, and bulb-outs <u>curb extensions</u> , to encourage walking. Evaluate, and when appropriate implement, all-way stops on Main Street in the Downtown.
TC 3-23, Figure 3-3: Existing Bike Facilities		<i>Update figure to be consistent with the EIR and to include future Class I facilities.</i>
TC 3-25, Goal 3.F	Goal 3.F Comprehensive Bicycle System. Provide a comprehensive and integrated bicycle system that facilitates bicycling as a viable mode of travel.	Goal 3.F Comprehensive Bicycle System. Provide a comprehensive and integrated bicycle system that facilitates bicycling as a viable mode of travel <u>for short trips, commute trips, and recreation.</u>

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TC 3-26, Policy 3.F.8	Policy 3.F.8 Woodland-Davis Bikeway. Work with Davis and Yolo County to implement the Woodland-Davis Bikeway project and pursue grant funding.	Policy 3.F.8 Woodland-Davis Bikeway. Work with Davis and Yolo County <u>in the provision of safe and well-designed bikeway routes on rural roads between Woodland and Davis. Pursue grant funding</u> to implement the Woodland-Davis Bikeway project and pursue grant funding.
TC 3-28, Policy 3.G.8	Policy 3.G.8 Transit in Downtown. Continue to emphasize the central role of Downtown in transit planning including establishing a transit hub in or near Downtown, consistent with the 2016 YCTD Woodland Transit Study.	Policy 3.G.8 Transit in Downtown. Continue to emphasize the central role of <u>the</u> Downtown in transit planning including establishing a transit hub in or near Downtown, consistent with the 2016 YCTD Woodland Transit Study. <u>Consider the market and social demand for frequently-stopping, smaller-scale transit service in the Downtown.</u>
TC 3-32, Policy 3.H.8	Policy 3.H.8 Parking Lot Placements. Parking lots along street frontages shall be well designed to reduce their visual impact and maximize pedestrian and bicycle compatibility and safety.	Policy 3.H.8 Parking Lot Placements. Parking lots along street frontages <u>Strongly discourage the design and construction of parking lots along street frontages except in auto-oriented areas where they</u> shall be well designed to reduce their visual impact and maximize pedestrian and bicycle compatibility and safety.
TC 3-38, Policy 3.K.5		<i>Add new policy:</i> Policy 3.K.5 New Funding Sources. <u>Seek new and innovative transportation funding and financing sources.</u>
ED 4-7, Figure 4-1: Food and Agriculture Businesses in Woodland		<i>Add labels to the legend. Add date to the map.</i>
ED 4-9	The General Plan plans for a total of 44,210 (South Alternative)/45,340 (East Alternative) jobs in Woodland by 2035. ...	The General Plan plans for a total of 44,210 (South Alternative)/45,340 (East Alternative) jobs in Woodland by 2035. ... <i>Change all text to black.</i>

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ED 4-10, Table 4-1	Table 4-1 shows existing and projected jobs to housing ratios for Woodland. The existing jobs-to-housing ratio is 1.30, and in the South Alternative at buildout in 2035, it is expected to increase to 1.63. The existing jobs-to-housing ratio is 1.30, and in the East Alternative at buildout in 2035, it is expected to increase to 1.67.	Table 4-1 shows existing and projected jobs to housing ratios for Woodland. The existing jobs-to-housing ratio is 1.30, and in the South Alternative at buildout in 2035, it is expected to increase to 1.63. The existing jobs-to-housing ratio is 1.30, and in the East Alternative at buildout in 2035, it is expected to increase to 1.67. <i>Remove green Table 4-1. Retain blue Table 4-1, but remove the reference to the East Alternative in the title and change the table text to black.</i>
ED 4-13, Policy 4.A.4		<i>Add new policy:</i> <u>Policy 4.A.4 Anticipating Economic Trends and Shifts.</u> <u>Identify and plan for potential economic and market trends such as growing automation, the impacts of e-commerce, the downsizing of retail sales areas, the migration of stores to mixed use walkable corridors, and the impact of millennials on employment and purchase preferences.</u>
ED 4-16	... Lastly, the General Plan increases the amount of industrial or office space in the city; as the City successfully attracts additional industrial or office users that sell taxable products to other end-users Woodland (i.e. business to business sales), the City may realize new sales tax revenues and point-of-sale industrial development.	... Lastly, the General Plan increases the amount of industrial or office space in the city; as <u>As</u> the City successfully attracts additional industrial or office users <u>uses</u> that sell taxable products to other end-users <u>in</u> Woodland (i.e. business to business sales), the City may realize new sales tax revenues and point-of-sale industrial development.

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ED 4-17, Figure 4-3: City of Woodland Tax Rate Areas by Tax Increment Allocation Factors, 2013	Figure title: City of Woodland Tax Rate Areas by Tax Increment Allocation Factors, 2013	Revise figure title to read City of Woodland Tax Rate Areas by Tax Increment Allocation Factors, 2013 Add to top of the legend: <u>City Share of Property Tax Revenue</u> Add text to the side of the legend: <u>Property taxes are the foundational source of revenue for the Woodland General Fund. The City's actual share of a particular parcel's property tax is determined by the Tax Rate Area (TRA) within which the parcel is located. TRAs with darker shades of red indicate that a higher proportion of tax revenues go to the City. The City receives almost double the underlying property tax from parcels within the downtown core area than it receives from parcels within recently approved new growth areas.</u> <u>Note: TRAs shown only apply to areas within the city. As new growth areas are annexed to Woodland, property tax sharing agreements with the County will be negotiated.</u>
ED 4-19	... •SP-2 Growth Area (East Alternative) ...	... •SP-2 Growth Area (East Alternative) ... Change text to black.
ED 4-22, Goal 4.B		Add the following text below Goal 4.B: <u>See also policies in the Land Use, Community Design, and Historic Preservation Element.</u>

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ED 4-22, Policy 4.B.1	Policy 4.B.1 Public Service Standards. Strive to achieve and maintain levels of service and development standards for necessary public infrastructure to be built and maintained with funding through the Capital Improvement Program and General Fund revenues.	Policy 4.B.1 Public Service Standards. Strive to achieve and <u>Ensure adequate funding through the Capital Improvement Program and General Fund revenues to build and maintain</u> maintain levels of service and development standards for necessary public infrastructure to be built and maintained with funding through the Capital Improvement Program and General Fund revenues.
ED 4-22, Policy 4.B.2	Policy 4.B.2 Efficiency of Public Services. Ensure that public services are being delivered as efficiently as possible.	Policy 4.B.2 Efficiency of Public Services. Ensure that public services are being delivered as efficiently as possible. <u>Strive to provide exemplary public service.</u>
ED 4-22, Policy 4.B.3	Policy 4.B.3 Fair Payments. Require new development to pay its fair share of needed public facilities and infrastructure improvements through impact fees, assessment districts, and other mechanisms.	Policy 4.B.3 Fair Payments Share. Require new development to pay its fair share of needed public facilities and infrastructure improvements, <u>as well as for operations and maintenance,</u> through impact fees, assessment districts, and other mechanisms <u>as appropriate.</u>
ED 4-22		<i>Add new policy:</i> Policy 4.B.6 Equitable Payment of Services. <u>Equitably distribute the burden for services between all areas of the city.</u>
ED 4-23, Policy 4.C.2	Policy 4.C.2 Infill Development. Incentivize infill development, particularly in areas that provide the City with higher proportions of tax revenue (see Figure 4-3), that makes use of existing infrastructure and services.	Policy 4.C.2 Infill Development. Incentivize infill development and <u>redevelopment</u> , particularly in areas that provide the City with higher proportions of tax revenue (see Figure 4-3), that makes use of existing infrastructure and services.
ED 4-23, Policy 4.C.4	Policy 4.C.4 Development Incentives. Adopt development incentives for projects that provide a substantial benefit to the community, such as large numbers of primary wage-earner jobs.	Policy 4.C.4 Development Incentives. Adopt development incentives for projects that provide a substantial benefit to the community, such as <u>providing</u> large numbers of primary wage-earner jobs.

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ED 4-23, Policy 4.C.8	Policy 4.C.8 Retail Base. Enhance the city's retail base through land use and development policies to support businesses that generate sales tax revenue, serve the needs of the local residents, and attract visitors from outside of the community. Promote and develop a clean, visually inviting and safe shopping environment, recognizing its importance in enhancing retail trade.	Policy 4.C.8 Retail Base. Enhance the city's retail base through land use and development policies to support businesses that generate sales tax revenue, serve the needs of the local residents, and attract visitors from outside of the community. Promote and develop a clean, visually inviting and safe shopping environment, recognizing its importance in enhancing retail trade. <u>Prepare zoning and development standards that accommodate the shifts in the downsizing of retail stores; the preference for walkable, mixed use corridors; and the need for on-street parking.</u>
ED 4-24		<i>Add new policy:</i> Policy 4.C.15 Education and Training. <u>Increase the opportunities for educating and training the workforce to meet the demands of employment by working with employers and business educators.</u>
ED 4-24		<i>Add new policy:</i> Policy 4.C.16 Safety and Security. <u>Maintain a high level of safety and security for the benefit of residents, visitors, employers, and employees. Tools and techniques should include good lighting, policing of public spaces and places, and encouraging an abundance of "eyes on the street" by maximizing opportunities for living, working, recreating, and shopping within the observable proximity of fellow citizens in the public realm.</u>

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ED 4-27	... Communities with a high quality of life and a vibrant urban core can also increase their competitive edge in attracting businesses and workers, especially in the knowledge economy; thus, strengthening Woodland's downtown core and providing high-quality community services are important components to the City's economic development strategy.	... Communities with a high quality of life and a vibrant urban core can also increase their competitive edge in attracting businesses and workers, especially in the knowledge economy; thus, strengthening Woodland's downtown core and providing high-quality community services are important components to the City's economic development strategy. <u>The City will increase its ability to grow and attract high-wage employers by investing in relevant education and training to increase the number of well-educated workers.</u>
EC 4-28		<i>Add new policy:</i> <u>Policy 4.D.3 Branding.</u> <u>Create effective city branding that focuses on Woodland's suite of physical assets; housing, educational, and entrepreneurial opportunities; and safety and security.</u>
EC 4-29, Policy 4.E.2	Policy 4.E.2 Workforce Development. Strive to cultivate a skilled, educated, and well-trained workforce by increasing educational attainment and the relevant job skill levels in order to appeal to existing and future businesses.	Policy 4.E.2 Workforce Development. Strive to cultivate <u>Cultivate</u> a skilled, educated, and well-trained workforce by increasing <u>supporting school and college programs that produce increased</u> educational attainment and the relevant job skill levels <u>skills in order</u> to that appeal to existing and future businesses.
ED 4-30	... Building upon interest in local attractions, such as the Woodland Opera House and other entertainment and cultural amenities, would also help in this regard. ...	... Building upon interest in local attractions, such as the Woodland Opera House, <u>the California Agriculture Museum</u> , and other entertainment and cultural amenities, would also help in this regard. ...
ED 4-31, Policy 4.F.2	Policy 4.F.2 Special Facilities. Develop and expand tourism in Woodland by attracting, developing, and expanding public and private recreational and entertainment venues and facilities for visitors of all ages, including youth; by building on Woodland's unique facilities, such as the Woodland Opera House, the City's Sports Park and Community Senior Center, and the Yolo County Fairgrounds; and by capitalizing on the historic character of the city.	Policy 4.F.2 Special Facilities. Develop and expand tourism in Woodland by attracting, developing, and expanding public and private recreational and entertainment venues and facilities for visitors of all ages, including youth; by building on Woodland's unique facilities, such as the Woodland Opera House, <u>the California Agriculture Museum</u> , the City's Sports Park and Community Senior Center, and the Yolo County Fairgrounds; and by capitalizing on the historic character of the city.

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ED 4-31		Add new policy: <u>Policy 4.F.6 Agricultural Tourism.</u> Respect and promote the city's culture of agriculture by supporting historical agriculture attractions. Local historical facilities in Woodland are encouraged to promote community programs and events which recognize the importance of Woodland's agricultural history. Examples include the California Agriculture Museum, the Yolo Archives, and the Gibson Mansion.
ED 4-32	•Woodland Chamber of Commerce. The mission of the Woodland Area Chamber of Commerce is to promote economic progress and quality of life in the Woodland community and to foster a climate in which commerce, industry, and agriculture will flourish. ...	Replace photo with image that includes the updated Chamber of Commerce logo. •Woodland Chamber of Commerce. The mission of the Woodland Area Chamber of Commerce is to promote economic progress and quality of life in the Woodland community and to foster a an economic climate in which commerce <u>business</u>, industry, and agriculture will flourish. ...
PF 5-5	...Ultimately to adequately cover existing development plus the anticipated buildout of Spring Lake and future development in SP-1 (South Alternative) SP-1A and SP-2 (East Alternative) and SP-3, the City would require six (South Alternative) seven (East Alternative) police beats, staffed continuously. Beyond this, additional staff and policing resources will be needed to account for workload and to meet response time standards.	...Ultimately to adequately cover existing development plus the anticipated buildout of Spring Lake and future development in SP-1 (South Alternative) SP-1A and SP-2 (East Alternative) and SP-3, the City would require six (South Alternative) seven (East Alternative) police beats, staffed continuously. <u>Development in SP-2 would require a seventh police beat, staffed continuously.</u> Beyond this, additional staff and policing resources will be needed to account for workload and to meet response time standards.
PF 5-7, Figure 5-1: Public Facilities	<i>Legend label:</i> Existing Parks & Open Space	Shift the fire station symbol to the south. Revise legend label to read: Existing <u>and Planned</u> Parks & Open Space

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PF 5-10, Policy 5.A.1	Policy 5.A.1 Response Time. Strive to maintain a high level of police service to the community by achieving the following response times: ... •Priority 3 (Major Crimes Cold) - 35 minutes. Dispatch time: 15 minutes; Police response time: 10 minutes ...	Policy 5.A.1 Response Time. Strive to maintain a high level of police service to the community by achieving the following response times: ... •Priority 3 (Major Crimes Cold) - 35 25 minutes. Dispatch time: 15 minutes; Police response time: 10 minutes ...
PF 5-10, Policy 5.A.3	Policy 5.A.3 Development Project Requirements. Require development projects to develop and/or fund police facilities, equipment, personnel, and operations and maintenance that maintain the City's standards, as demonstrated through positive fiscal impacts or through specific funding mechanisms in the event of fiscal deficits. New development should not result in a reduction in service levels (or capabilities) to existing service population.	Policy 5.A.3 Development Project Requirements. Require development projects to develop and/or fund police facilities, equipment, personnel, and operations and maintenance that maintain the City's standards, as demonstrated through positive fiscal impacts or through specific funding mechanisms in the event of fiscal deficits. New development should not result in a reduction in service levels (or capabilities) to existing service population. <u>Explore new and innovative programs for at-risk youth and a diverse community, including those that employ restorative justice concepts.</u>
PF 5-12	... For the East Alternative, a fifth station will need to be added in the SP-2 area to service the substantial new population on the east side of the city.	For the East Alternative, a <u>A</u> fifth station will need to be added in the SP-2 area to service the substantial new population on the east side of the city.
PF 5-19	Altogether, Woodland contains a total of approximately 394 acres of parks and recreation facilities. This total includes about 149 acres of developed parkland, 222 acres of undeveloped parkland (including undeveloped parks and stormwater detention basins), and 24 acres of other facilities. ...	Altogether, Woodland contains a total of approximately 394 <u>379</u> acres of parks and recreation facilities. This total includes about 149 <u>139</u> acres of developed parkland, 222 <u>240</u> acres of undeveloped parkland (including undeveloped parks and stormwater detention basins), and 24 acres of other facilities. ...
PF 5-20, Table 5-4: Parks and Recreation Facilities		<i>Update park acreages</i>

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PF 5-23, Figure 5-2: Parks and Recreation Facilities		Update map to show: • The north east portion of the Sports Park as undeveloped. • The "boot" portion of Jack Slaven Park as undeveloped. • The detention basin east of SR 113 and north of Gum Ave.
PF 5-26, Policy 5.C.2	Policy 5.C.2 Sports Park Master Plan. Maintain, implement, and update as necessary the Master Plan for the Sports Park at the Community and Senior Center.	Policy 5.C.2 Sports Park Master Plan. Maintain, implement, and update as necessary the Master Plan for the Sports Park at the Community and Senior Center <u>to ensure the full buildout of the facility expected and required by the community.</u>
PF 5-26 Policy 5.C.3	Policy 5.C.3 Park Acreage Standard. Ensure that the development of parks and recreation facilities keeps pace with development and growth within the city. Of the total acreage, strive to achieve and maintain a standard of 5.0 acres of parks per 1,000 residents for the development of City owned park facilities.	Policy 5.C.3 Park Acreage Standard. Ensure that the development of parks and recreation facilities keeps pace with development and growth within the city. Of the total acreage of new development, strive to achieve and maintain a standard of <u>5.0-6.0 acres</u> of parks per 1,000 residents for the development of City owned park facilities.
PF 5-26, Policy 5.C.7	Policy 5.C.7 Linear Park System. Establish and maintain a linear park system of greenbelts, bicycle paths, and pedestrian walkways that links City park facilities, schools, and Downtown.	Policy 5.C.7 Linear Park System <u>Active Linear Connection System.</u> Establish and maintain a <u>an active</u> linear park system <u>that consists of a combination of existing and new greenbelts, bicycle paths, and pedestrian walkways that provide linkages within the city and allow alternative means of access to parks, schools, public facilities, and shopping.</u> links City park facilities, schools, and Downtown.

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PF 5-27, Policy 5.C.12	Policy 5.C.12 Park Design. Ensure that the City's parks, open space, and recreational resources and facilities include a variety of amenities and features to meet the needs of the diverse Woodland community. Consider the following factors in the design of new and renovated parks and recreation facilities: •Safety •Security •Maintenance •Water conservation/use of recycled water •Urban forest canopy •Accessibility •Travel distance of users •Passive vs. active use areas •Restroom facilities •Bike access and accommodations •Citizen input •Adequacy of off-street parking •Flexibility for programming activities •Lighting	Policy 5.C.12 Park Design. Ensure that the City's parks, open space, and recreational resources and facilities include a variety of amenities and features to meet the needs of the diverse Woodland community. Consider the following factors in the design of new and renovated parks and recreation facilities: •Safety •Security •Maintenance •Water conservation/use of recycled water •Urban forest canopy •Accessibility •Travel distance of users •Passive vs. active use areas •Restroom facilities •<u>Drinking fountains</u> •Bike access and accommodations •Citizen input •Adequacy of off-street parking •Flexibility for programming activities •Lighting •<u>Small community gardens, as appropriate</u>
PF 5-28, Policy 5.C.17	Policy 5.C.17 Accessibility. Enhance accessibility to and at parks and recreational facilities to ensure they are available for use by all community members.	Policy 5.C.17 Accessibility. Enhance accessibility to and at parks and recreational facilities to ensure they are available for use by all community members, <u>regardless of ability or income.</u>
PF 5-28		<i>Add new policy:</i> Policy 5.C.18 Special Facilities. <u>Support special use facilities that foster a variety of sports and recreational activities within the city including baseball, soccer, tennis, swimming, boxing, and others.</u>

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PF 5--28, Policy 5.D.4	Policy 5.D.4 Economically Disadvantaged Programs. Encourage and support recreation programs and activities that provide opportunities for economically disadvantaged families and individuals.	Policy 5.D.4 Economically Disadvantaged Programs. Encourage and support recreation programs and activities that provide <u>affordable</u> opportunities for economically disadvantaged families and individuals.
PF 5-28		Add new policy: Policy 5.D.5 Partnerships in Service. Partner with education agencies such as the Woodland Joint Unified School District, Woodland Community College, and the Yolo County Office of Education, to provide interpersonal skill development activities and programs for at-risk youth.
PF 5-34	Current Unmet Facility Needs In the South Alternative, this General Plan projects that Woodland will add up to 7,000 dwelling units by 2035. Assuming that multi-family dwelling units account for approximately 39 percent of all new dwelling units citywide, it is estimated that the District will add 3,589 new student enrollments by 2035, based on the student generation factors provided in Table 5-7 above. In the East Alternative, this General Plan projects that Woodland will add up to 7,000 dwelling units by 2035. Assuming that multi-family dwelling units account for approximately 30 percent of all new dwelling units citywide, it is estimated that the District will add 3,759 new student enrollments by 2035, based on the student generation factors provided in Table 5-7 above. Using the District's classroom loading factors for determining school capacity, existing facilities accommodate student enrollment growth generated by new development, as shown in Table 5-8. However, when using the State's classroom loading factors of 25 for elementary and 27 for middle and high schools, the projected enrollment exceeds the available capacity for elementary and middle schools. Ultimately the District must at least meet the State's standards for classroom capacity.	Current Unmet Facility Needs In the South Alternative Should new development occur primarily to the south, this General Plan projects that Woodland will <u>would</u> add up to 7,000 dwelling units by 2035. If this were to occur, it is assumed that there would be a higher amount of infill development with Assuming that multi-family dwelling units account <u>accounting</u> for approximately 39 percent of all new dwelling units citywide, <u>Based on these assumptions,</u> it is estimated that the District will <u>would</u> add 3,589 new student enrollments by 2035, based on <u>using</u> the student generation factors provided in Table 5-7 above. In the East Alternative Should new development occur primarily to the east, this General Plan projects that Woodland will <u>would</u> add up to 7,000 dwelling units by 2035. Assuming <u>If this were to occur, it is assumed</u> that multi-family dwelling units <u>would</u> account for approximately 30 percent of all new dwelling units citywide, <u>Based on these assumptions,</u> it is estimated that the District will <u>would</u> add 3,759 new student enrollments by 2035, based on <u>using</u> the student generation factors provided in Table 5-7 above.

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		Using the District's classroom loading factors for determining school capacity, existing facilities accommodate student enrollment growth generated by new development, as shown in Table 5-8. However, when using the State's classroom loading factors of 25 for elementary and 27 for middle and high schools, the projected enrollment exceeds the available capacity for elementary and middle schools <u>if growth occurs primarily to the south, and for elementary and middle schools if growth occurs primarily to the east</u> . Ultimately the District must at least meet the State's standards for classroom capacity.
PF 5-35	<i>Table titles:</i> Table 5-8: Enrollment and Capacity in WJUSD (South Alternative) Table 5-8: Enrollment and Capacity in WJUSD (East Alternative)	<i>Keep both versions of Table 5-8, eliminating blue and green text, and changing the titles as follows.</i> Table 5-8: Enrollment and Capacity in WJUSD (South/<u>Infill Alternative</u>) Table 5-8: Enrollment and Capacity in WJUSD (East Alternative)
PF 5-36	Under the East Alternative, a new school may be necessary to serve new residential development on the eastern side of the city. Detailed plans for this potential school may be developed if necessary over the horizon of the General Plan.	Under the East Alternative <u>Should development occur to the east in SP-2</u> , a new school may be necessary to serve new residential development on the eastern side of the city. Detailed plans for this potential school may be developed if necessary over the horizon of the General Plan.
PF 5-37, Policy 5.E.5	Policy 5.E.5 Joint Use Agreements. Use cooperative joint-use agreements with the Woodland Joint Unified School District for shared use of facilities, including the cogeneration plant, recreational facilities, and open spaces.	Policy 5.E.5 Joint Use Agreements. Use cooperative joint-use agreements with the Woodland Joint Unified School District <u>and Woodland Community College</u> for shared use of facilities, including the cogeneration plant, recreational facilities, and open spaces.

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PF 5-38, Policy 5.E.10	Policy 5.E.10 Other Educational Programs. Support the location and development in appropriate locations of vocational and trade schools and alternative and continuing education programs, such as Woodland Adult Education, to provide a diversity of local, high quality educational opportunities.	Policy 5.E.10 Other Educational Programs. Support the location and development in appropriate locations of vocational and trade schools and alternative and continuing education programs, such as Woodland Adult Education <u>and Regional Occupation Programs (ROP), in appropriate locations</u> to provide a diversity of local, high quality educational opportunities.
PF 5-40	... Historically, groundwater elevations in the region have ranged from roughly 20 feet to -60 feet mean sea level (msl). ...	... Historically, groundwater elevations in the region have ranged from roughly <u>-20</u> feet to -60 feet mean sea level (msl). ...
PF 5-40	The municipal water supply distribution system consists of 260 miles of transmission and distribution lines and a 3 million gallon elevated ground level storage tank and a 400,000 gallon elevated storage tank, which is generally sufficient for peak demands and to regulate water pressure. ...	The municipal water supply distribution system consists of 260 miles of transmission and distribution lines, and a 3 million gallon elevated ground level storage tank, and a 400,000 gallon elevated storage tank, which is generally sufficient for peak demands and to regulate water pressure. ...
PF 5-43, Figure 5-5: Municipal Water Infrastructure		Revise according to City Utility Well graphic. Remove Water Pump Station from map and legend. Correct location and labeling of Water Treatment Facility. Add transmission main along Farmers Central Road.
PF 5-47, Figure 5-6: Wastewater Infrastructure	Legend label: 18 inch diameter	Revise legend label as follows: 18 inch diameter <u>(private - not a municipal facility)</u>

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PF 5-50	The Environmental Services Division in the City of Woodland Public Works Department provides stormwater management services for the city. The Wastewater Operations Division is responsible for stormwater maintenance services. The city's stormwater system includes 130 miles of stormwater drain pipe, 14 miles of drainage channel, 1,600 catch basins, 1,874 drain inlets, nine detention ponds, and nine stormwater pumps located in three stormwater pumping stations. The City maintains a Storm Drainage Facilities Master Plan, which is used to plan and implement improvements to the stormwater infrastructure in Woodland. The stormwater infrastructure is mapped in Figure 5-7.	The Environmental Services Division in the City of Woodland Public Works Department provides stormwater management services for the city. The Wastewater Operations Division is responsible for stormwater maintenance services. The city's stormwater system includes 130 miles of stormwater drain pipe, 14 miles of drainage channels, 1,600 catch basins, 1,874 drain inlets, nine detention ponds, and nine stormwater pumps located in three <u>locations</u> stormwater pumping stations . The City maintains a Storm Drainage Facilities Master Plan, which is used to plan and implement improvements to the stormwater infrastructure in Woodland. The <u>existing</u> stormwater infrastructure is mapped in Figure 5-7.
PF 5-51, Figure 5-7: Storm Drainage Infrastructure		Add labels that show the locations of Browns Corner and West Street Add a note at the bottom of the legend: <u>See Figures 8-5 and 8-6 for the location of floodways and floodplains within the Planning Area.</u>
PF 5-53	•Browns Corner. Browns Corner has experienced significant flooding problems during the last several years from overland flows from unincorporated areas west of Woodland. The City is currently exploring alternatives to a multi-million dollar project to install a larger storm drain main across the center part of the city. •West Street. West Street is experiencing problems with flows from fields south of Woodland that flow north on West Street and flood Del Mar Street and Miramonte Drive. The City is currently working with farmers and Yolo County to divert the flows south to Road 25. Woodland also experiences shallow sheet flooding from surface water runoff (Cache Creek) during large rainstorms with depths generally less than two feet. For discussion of the flood risk associated with the Cache Creek 100-year floodplain, see the Safety Element.	•Browns Corner. Browns Corner has experienced significant flooding problems during the last several years from overland flows from unincorporated areas west of Woodland. The City is currently exploring alternatives to a multi-million dollar project to install a larger storm drain main across the center part of the city. •West Street. West Street is experiencing problems with flows from fields south of Woodland that flow north on West Street and flood Del Mar Street and Miramonte Drive. The City is currently working with farmers and Yolo County to divert the flows south to Road 25 <u>to minimize impacts to residents.</u> Woodland also experiences shallow sheet flooding from surface water runoff (Cache Creek) during large rainstorms with depths generally less than two feet. For discussion of the flood risk associated with the Cache Creek 100-year floodplain, see the Safety Element.

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PF 5-57	Energy Conservation It is possible to improve energy efficiency associated with transportation, industrial buildings, and homes and still maintain a high standard of living and a competitive local economy. By reducing the amount of energy consumed across land uses and transportation choices, as well as using more renewable sources of energy, residents and businesses in Woodland can see many benefits: better protection of the environment, improved public health, and ultimately reduced cost of infrastructure and energy delivery.	<u>Renewable Energy and Energy Conservation</u> It is possible to improve energy efficiency associated with transportation, industrial buildings, and homes and still maintain a high standard of living and a competitive local economy. By reducing the amount of energy consumed across land uses and transportation choices, as well as <u>by using more renewable sources of energy, such as solar and wind energy</u>, residents and businesses in Woodland can see many benefits: better protection of the environment, improved public health, <u>new "green energy" jobs, more stable energy prices, a more reliable and resilient energy system</u>, and ultimately, <u>a reduced cost of infrastructure and energy delivery</u>.
PF 5-57		<i>Lighten the image of solar panels.</i>
PF 5-58, Figure 5-8: Natural Gas Transmission Pipelines		<i>Move Figure 5-8 to page PF 5-57.</i> <i>Revise alignment of gas main on Farnham.</i>
PF 5-62, Policy 5.H.8	Policy 5.H.8 Development Proposals. Review development proposals in the vicinity of the wastewater treatment plant site to ensure their safety, compatibility, and sufficient mitigation of odor nuisances. <i>See also goals and policies in the Conservation and Open Space Element.</i>	Policy 5.H.8 Development Proposals. Review development proposals in the vicinity of the wastewater treatment plant site (<u>as delineated by Figure 7-6</u>) to ensure their safety, compatibility, and sufficient mitigation of odor nuisances. <i>See also goals and policies in the <u>Sustainability</u>, Conservation, and Open Space Element.</i>

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PF 5-64, Policy 5.1.4	Policy 5.1.4 Low Impact Development. Require new development and redevelopment projects to incorporate site design and low impact development runoff requirements, in accordance with the Municipal Code. Such features may include, but are not limited to: •Canopy trees or shrubs to absorb rainwater; •Grading that lengthens flow paths over permeable surfaces and increases runoff travel time to reduce the peak hour flow rate; •Partially removing curbs and gutters from parking areas where appropriate to allow stormwater sheet flow into vegetated areas; •Use of permeable paving in parking lots and other areas characterized by significant impervious surfaces; •On-site stormwater detention, use of bioswales and bioretention basins to facilitate infiltration; and •Integrated or subsurface water retention facilities to capture rainwater for use in landscape irrigation and other non-potable uses.	Policy 5.1.4 Low Impact Development. Require new development and redevelopment projects to incorporate site design and low impact development runoff requirements, in accordance with the Municipal Code <u>to reduce runoff rates, filter out pollutants, and facilitate groundwater infiltration.</u> Such features may include, but are not limited to: •Canopy trees or shrubs to absorb rainwater; •Grading that lengthens flow paths over permeable surfaces and increases runoff travel time to reduce the peak hour flow rate <u>and the number of required drain inlets;</u> •Partially removing curbs and gutters from parking areas where appropriate to allow stormwater sheet flow into vegetated areas; •Use of permeable paving in parking lots and other areas characterized by significant impervious surfaces; •On-site stormwater detention, use of bioswales and bioretention basins to facilitate infiltration; and •Integrated or subsurface water retention facilities to capture rainwater for use in landscape irrigation and other non-potable uses; <u>and</u> •<u>Innovative engineering practices that allow for compact, connected, and walkable urban design.</u>
PF 5-65		Add new policy: Policy 5.K.7 Renewable Energy. Promote the installation of public and private renewable energy production systems including photovoltaics, wind turbines, geothermal systems, and other appropriate technologies.
HC 6-7, Figure 6-1: Medical and Health Facilities and Services		Revise figure as follows: •Remove Peterson Clinic •Add the Hanson Clinic located south and west of Cottonwood and Beamer •Update the base map for the Spring Lake area to show the additional existing residential.

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HC 6-15, Figure 6-2: School Accessibility		Revise figure to include new Spring Lake school (which is currently under construction) and its walk shed
HC 6-19, Policy 6.B.5	Policy 6.B.5 Citywide Pedestrian and Bicycle Network. Promote active modes of transportation through development and add maintenance of a citywide pedestrian and bicycle network map.	Policy 6.B.5 Citywide Pedestrian and Bicycle Network. Promote active modes of transportation through development and add maintenance of a citywide pedestrian and bicycle network map .
HC 6-20	Policy 6.B.9 Safe, Accessible, and Diverse Parks and Recreational Facilities. Ensure parks and recreational facilities are safe for all users, accessible to pedestrians and bicyclists, provide safe drinking water, and meet the needs of Woodland's diverse community through design and amenities.	Policy 6.B.9 Safe, Accessible, and Diverse Parks and Recreational Facilities. Ensure parks and recreational facilities are safe for all users, accessible to pedestrians and bicyclists, provide safe drinking water, and meet the needs of Woodland's diverse community through design and amenities. <u>As needed, evaluate and enhance street lighting along bicycle and pedestrian routes to encourage walking and biking.</u>
HC 6-23, Figure 6-3: Locations of Grocery Stores, Fast Food, and Liquor Stores		Add text to figure 6-3 as definitions on the map. <u>A grocery store is a retail store that primarily sells a wide variety of food products along with general merchandise items. Grocery stores often offer non-perishable food that is packaged in cans, bottles and boxes, with some also having fresh produce, butchers, delis and bakeries. Large grocery stores that stock significant amounts of non-food products, such as clothing or household items, are called supermarkets. Some large supermarkets include pharmacies.</u> <u>Small grocery stores that predominately sell high convenience items, such as food basics that people commonly use and need quickly, prepared food, such as candy or snacks, are known as convenience stores or delicatessens. Some grocery stores specialize in the foods of a certain nationality or culture and are known as ethnic markets. Small grocery stores that that mainly sell fruits and vegetables are known as produce markets.</u> <u>Fast food is a type of mass produced food that is prepared and served quickly. Fast food restaurants are considered quick-serve, which may</u>

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		<u>be preheated or use precooked ingredients, and served in packaged containers for take-out. Fast food is traditionally distinguished by its ability to be served via a drive-through. Terms associated with fast food include consumption of takeaway food or eating on the run.</u> Update Figure 6.3 to show most up-to-date locations.
HC 6-28	•Community and Senior Center. Woodland's Community and Senior Center is located at 2001 East Street and is designed to meet the needs of the population for civic meetings, recreational activities, social gatherings, and cultural events. The facility hosts special programming and events for seniors.	•Community and Senior Center. Woodland's Community and Senior Center is located at 2001 East Street and is designed to meet the needs of the population for civic meetings, recreational activities, social gatherings, and cultural events. The facility <u>also</u> hosts special programming and events for seniors.
HC 6-29, Figure 6-4: Community Facilities	<i>Legend label:</i> Existing Parks	Revise legend label to read: Existing <u>and Planned</u> Parks Revise figure as follows: •Correct Sports Park designations to make clear that the east portion is not developed yet. Remove the "incomplete" portion of the Sports Park from the map. •Correct spelling of "Community" in Community & Senior Center label. •Change the "Heidrick Ag History Center" label to read "California Agriculture Museum."
HC 6-33, Policy 6.D.6	Policy 6.D.6 Community Engagement. Promote and enhance community involvement and participation by all sectors of the community. Foster the participation of residents in local government decision-making and in the social, cultural, and recreational activities of the community.	Policy 6.D.6 Community Engagement. Promote and enhance community involvement and participation by all sectors of the community. Foster <u>transparency and</u> the participation of residents in local government <u>and</u> decision-making and in the social, cultural, and recreational activities of the community.

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HC 6-34, Policy 6.D.11	Policy 6.D.11 Other Programs and Services for Youth. Encourage businesses, agencies, and organizations to develop thoughtful and responsive services and programs that address unmet needs of youth in Woodland.	Policy 6.D.11 Other Programs and Services for Youth. Encourage businesses, agencies, and organizations to develop thoughtful and responsive services and programs that address unmet needs of youth in Woodland. <u>Include and involve youth in the development of these programs and services.</u>
HC 6-36, Policy 6.E.3	Policy 6.E.3 Arts and Culture Events. Continue to support First Friday Artwalk and other similar arts and cultural related events.	Policy 6.E.3 Arts and Culture Events. Continue to support First Friday Artwalk and other similar arts and cultural related events <u>and programs that reflect the community's diversity.</u>
HC 6-37, Policy 6.F.2	Policy 6.F.2 Arts Partnerships. Encourage and support partnerships among arts organizations, businesses, and schools in Woodland. Encourage improved communication, coordination, and sharing of resources among the arts, education, and business communities.	Policy 6.F.2 Arts Partnerships. Encourage and support partnerships among arts organizations, businesses, <u>UC Davis, Taller Arte del Nuevo Amanecer (TANA),</u> and schools in Woodland. Encourage improved communication, coordination, and sharing of resources among the arts, education, and business communities.
HC 6-37, Policy 6.F.5	Policy 6.F.5 Performances in Public Spaces. To the extent feasible, encourage local groups to perform and host events in public spaces and in other non-traditional settings.	Policy 6.F.5 Performances in Public Spaces. To the extent feasible, encourage local groups to perform and host events in public spaces and in other non-traditional settings, <u>such as the California Agriculture Museum.</u>
CO 7-10	In addition, the City promotes "water-wise" landscapes that rely on native and drought tolerant plants. ...	In addition, the City promotes "water-wise" landscapes that rely on native and drought tolerant plants <u>while ensuring adequate water for existing and new trees.</u> ...
CO 7-11, Figure 7-1: Surface Water Hydrology		Revise storage basins and surface water bodies based on latest City maps.

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CO 7-15, Figure 7-2: Habitats		Revise figure as follows: •Revise blues in legend to make it easier to distinguish between them •Label the PCP spray field •Revise habitat on Wastewater Treatment Facility as necessary •Remove Farmers Central Ditch label •Update detention basins based on latest City maps •Update drainages based on latest City maps
CO 7-22, Policy 7.B.5	Policy 7.B.5 Open Space for Conservation. Where appropriate, permanently protect as open space areas of natural resource value, including wetlands preserves, riparian corridors, woodlands, and floodplains. Support the maintenance of open space and natural areas that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems.	Policy 7.B.5 Open Space for Conservation. Where appropriate, permanently protect as open space areas of natural resource value, including <u>sensitive habitat types (e.g. alkali sink and prairie, freshwater wetlands, freshwater marsh, riparian forest, drainages)</u> . wetlands preserves, riparian corridors, woodlands, and floodplains. Support the maintenance of open space and natural areas that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems. <u>Maintain connectivity between open space areas designated for habitat conservation values within the Planning Area as well as linkages to adjacent habitats outside the Planning Area, such as Willow Slough, Cache Creek, and habitat preserves to the east. (EIR Mitigation Measure 4.4-1b)</u>
CO 7-22, Policy 7.B.6	Policy 7.B.6 Open Space Buffer. Continue to work with Yolo County and the City of Davis to maintain the permanent open space buffer between County Roads 27 and 29.	Policy 7.B.6 Open Space Buffer. Continue to work with Yolo County and the City of Davis to maintain the permanent open space buffer between County Roads 27 and 29 <u>and its existing wildlife habitat values. (EIR Mitigation Measure 4.4-2a)</u>
CO 7-25, Policy 7.B.7	Policy 7.B.7 Woodland Regional Park. Protect and maintain Woodland Regional Park as an important wildlife preserve and habitat for rare native plants and allow for public access that is compatible with and promotes public education of the site's habitat value.	Policy 7.B.7 Woodland Regional Park. Protect and maintain Woodland Regional Park as an important wildlife preserve and habitat for rare native special-status plants and allow for public access that is compatible with and promotes public education of the site's habitat value. <u>(EIR Mitigation Measure 4.4-1b)</u>

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CO 7-25, Policy 7.B.8	Policy 7.B.8 Native and Compatible Non-Native Plant Species. Require developers to use native and compatible non-native species, especially drought-resistant species, to the extent possible in order to preserve the visual integrity of the landscape and provide habitat conditions suitable for native wildlife.	Policy 7.B.8 Native and Compatible Non-Native Plant Species. Require developers to use native and compatible non-native species, especially drought-resistant species, to the extent possible in order to preserve the visual integrity of the landscape, <u>and provide benefits habitat conditions suitable for native wildlife, and ensure that a variety of plants suited to the region are maintained. (EIR Mitigation Measure 4.4-2a)</u>
CO 7-25, Policy 7.B.10	Policy 7.B.10 Urban Forest Management Plan. Establish an urban forest management plan to guide the protection and enhancement of the urban forest.	Policy 7.B.10 Urban Forest Management Plan. Establish an urban forest management plan, <u>overseen by a licensed arborist</u> , to guide the protection and enhancement of the urban forest. <u>Work with agencies such as the Woodland Tree Foundation in this effort.</u>
CO 7-25, Policy 7.B.11	Policy 7.B.11 Sensitive Site Planning. Site new development to maximize the protection of native tree species and sensitive plant and wildlife habitats.	Policy 7.B.11 Sensitive Site Planning. Site new development to maximize the protection of native tree species and <u>sensitive special-status plant and wildlife habitats. (EIR Mitigation Measure 4.4-1b)</u>
CO 7-27, Figure 7-4: Farmland		Revise figure to show the boundary of and label the PCP spray field. Add a note pointing to the boundary that reads as follows: <u>Due to the use of the land for the PCP waste water spray fields, the State farmland maps may not reflect current conditions.</u> See new Implementation program: Develop and Adopt an Agricultural Mitigation Ordinance that evaluates appropriate ratios and easement locations with an emphasis on strengthening the agricultural buffer between Woodland and Davis. Add the following additional notes below the legend: <u>Note: See Policy 2.A.3 related to agricultural mitigation.</u> <u>Note: This map may change over time with future Department of Conservation updates. Please review the latest map provided by the</u>

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		<u>Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program.</u>
CO 7-30		<i>Add new policy:</i> <u>Policy 7.C.5 Agricultural Buffer.</u> Require new development that occurs at the edge of the ULL to be set back a minimum of 150 feet from adjacent agricultural land where possible. Equivalent means of providing agricultural buffers may be considered by the Planning Commission on a case by case basis for parcels where development potential would be precluded or severely limited as a result of the required buffer size. The buffer shall be landscaped/vegetated and may include public right of way. <i>(EIR Mitigation Measure 4.2-3)</i>
CO 7-34		<i>Add new policy:</i> <u>Policy 7.E.3 Tribal Cultural Resources.</u> Ensure required tribal consultation regarding tribal cultural resources.

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CO 7-41, Figure 7-6: Recommended Buffer Distances for Different Odor Mitigations	Figure title: Figure 7-6: Recommended Buffer Distances for Different Odor Mitigations	Revise figure title as follows: Figure 7-6: Recommended Buffer Distances for Different Odor Mitigations <u>Odor Impact Area</u> Revise legend and figure to use the "Odor Impact Area" terminology.
CO 7-42	For the East Alternative, before development of SP-2 occurs, the treatment of PCP's processing water must be alternatively accommodated. Moving the sprayfields away from the city or modifying their processing water treatment process would likely significantly reduce or eliminate the odor impacts experienced by residents.	For the East Alternative, before <u>Before</u> development of SP-2 occurs, the treatment of PCP's processing water must be alternatively accommodated. Moving the sprayfields away from the city or modifying their processing water treatment process would likely significantly reduce or eliminate the odor impacts experienced by residents. Change text from blue to black.
CO 7-43	• Carbon dioxide (CO2) , emitted as a result of fuel combustion, with contributions from cement manufacture;	• Carbon dioxide (CO2) , emitted as a result of <u>fossil</u> fuel combustion, with contributions from cement manufacture;
CO 7-47, Policy 7.F.2	Policy 7.F.2 Best Management Practices. Require projects to implement Best Management Practices (BMPs) for reducing air pollutant emissions associated with the construction and operation of development projects.	Policy 7.F.2 Best Management Practices. Require <u>all</u> projects to implement Best Management Practices (BMPs) for reducing air pollutant emissions associated with the construction and operation of development projects <u>as a standard City condition of approval. (EIR Mitigation Measure 4.3-1 b)</u>
CO 7-47, Policy 7.F.3	Policy 7.F.3 Protect Sensitive Receptors. For the purposes of environmental review, consider hospitals and residential care facilities to be "sensitive receptors." Discourage the location of new sensitive receptor uses within 500 feet of a limited access state highway (SR 113 and I-5).	Policy 7.F.3 Protect Sensitive Receptors. For the purposes of environmental review <u>of potential toxic air contaminant impacts</u> , consider <u>residentially designated land uses, hospitals and other medical facilities, and</u> residential care facilities, <u>schools, day care centers, and playgrounds</u> to be "sensitive receptors." Discourage the location of new sensitive receptor uses within 500 feet of a limited access state highway (SR 113 and I-5). <u>Implement applicable buffer distances recommended by the California Air Resources Board between sensitive uses and sources of substantial pollutant concentrations. (EIR Mitigation Measure 4.3-3a)</u>

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CO 7-47, Policy 7.F.5	Policy 7.F.5 Electric and Natural Gas Powered Equipment. Promote inclusion of exterior electrical outlets and natural gas hookups in new residential development to encourage the use of electric, rather than gas-powered, equipment.	Policy 7.F.5 Electric and Natural Gas Powered Equipment. Promote inclusion of features such as exterior electrical outlets and natural gas hookups in new residential development to encourage the use of electric, rather than gas-powered, and other alternative fuel equipment.
CO 7-47, Policy 7.F.6	Policy 7.F.6 Odor Mitigation. Require odors associated with the wastewater treatment plant to be mitigated to acceptable levels in conjunction with planning and development for any land within the odor buffer identified in Figure 7-6. Require an odor mitigation study to be prepared to identify specific measures to be undertaken and a fee program to be in place prior to the approval of development.	Policy 7.F.6 Odor Mitigation. Require odors associated with the wastewater treatment plant to be mitigated to acceptable levels in conjunction with planning and development for any land within the odor buffer <u>impact area</u> identified in Figure 7-6. Require an odor mitigation study to be prepared to identify specific measures to be undertaken and a fee program to be in place prior to the approval of development. <u>including identification of required implementation timing and any necessary financing, as secured through a Development Agreement, or other mechanism acceptable to the city, prior to commencement of development.</u>
CO 7-48, Policy 7.F.12		<i>Add new policy:</i> Policy 7.F.12 MTP/SCS Consistency. For projects seeking to <u>utilize available CEQA streamlining, determine project consistency with the MTP/SCS as a component of application review. (EIR Mitigation Measure 4.5-2)</u>
SE 8-18	<i>Photo caption:</i> Due to inadequate flood infrastructure, major storms can result in significant flooding in the Woodland Planning Area - including in areas that have commercial, industrial, and residential development. Source: LAFCo of Yolo County (March, 2011)	<i>Revise photo caption as follows:</i> Due to inadequate flood infrastructure, major storms can result in significant flooding in the Woodland -Planning Area - including in areas that have commercial, industrial, and residential development. <u>This image shows flooding that occurred in the Planning Area in 1996.</u> Source: LAFCo of Yolo County (March, 2011)
SE 8-19	In addition, in the South Alternative, some portions of SP-3 are subject to flood depths of up to three feet. Before a Specific Plan can be approved for this area, a comprehensive flood solution and supporting funding must be secured. In addition, in the East Alternative, some portions of SP-3 are subject to flood depths of up	In addition, in the South Alternative, some portions of SP-3 are subject to flood depths of up to three feet. Before a Specific Plan can be approved for this area, a comprehensive flood solution and supporting funding must be secured. In addition, in the East Alternative, some portions of SP-3 are subject to flood depths of up

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	to three feet and the majority of SP-2 is susceptible to flooding depths of greater than seven feet. Before a Specific Plan can be approved for either of these areas, a comprehensive flood solution and supporting funding must be secured.	to three feet and the majority of SP-2 is susceptible to flooding depths of greater than seven feet. Before a Specific Plan can be approved for either of these areas, a comprehensive flood solution and supporting funding must be secured the <u>City enters into a Development Agreement for any property located within a floodplain, the City must impose conditions that will ensure 200-year flood protection.</u> <i>Depth is important as shallower depths could facilitate development by padding up.</i>
SE 8-25, Policy 8.B.3		<i>Revise layout so that the entire policy text fits on a single page.</i>
SE 8-27, Policy 8.B.9	Policy 8.B.9 Flood Management Funding. Participate in efforts to secure adequate flood management funding and investments.	Policy 8.B.9 Flood Management Funding. Participate in efforts to secure adequate flood management funding and investments. <u>Actively engage with State and federal agencies to develop and implement flood protection for Woodland from both Lower Cache Creek and the Yolo Bypass West Levee.</u>
SE 8-29	... While the majority of the Planning Area is identified to have little to no wildland fire threat, some areas along CR 102 are identified as Local Responsibility Areas with a moderate fire threat. ...	... While the majority of the Planning Area is identified to have little to no wildland fire threat, some areas along CR 102 are identified as Local Responsibility Areas with a moderate fire threat. <u>However, it is likely that wildfire danger will increase with climate change.</u> ...
SE 8-30		<i>Add new policy:</i> Policy 8.C.5 Fire Station Siting. Site future fire stations so as to <u>achieve the best response times.</u>
SE 8-31, Figure 8-7: Fire Hazards		<i>Add a subset map of the Planning Area to the figure.</i>
SE 8-35, Figure 8-8: ALUCP Overflight Compatibility		<i>Add a subset map of the Planning Area to the figure.</i>

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SE 8-43	The City of Woodland partnered with the County and the cities of Davis, West Sacramento, and Winters to develop the Yolo County Operational Area Multi-Jurisdictional Hazard Mitigation Plan. Most recently updated in 2012, the Mitigation Plan addresses threats from potential hazards and identifies possible strategies to reduce impacts.	<i>Insert new text after first paragraph:</i> <u>SB 379</u> <u>As California confronts mounting climate change impacts, local governments are now required, in accordance with Senate Bill 379, Land Use: General Plan: Safety Element (Jackson) to include a climate change vulnerability assessment, measures to address vulnerabilities, and comprehensive hazard mitigation and emergency response strategy. Impacts that Woodland may face as a result of climate change include increased flooding, wildfires, and heat waves.</u> ... The City of Woodland partnered with the County and the cities of Davis, West Sacramento, and Winters to develop the Yolo County Operational Area Multi-Jurisdictional Hazard Mitigation Plan. Most recently updated in 2012, the Mitigation Plan addresses threats from potential hazards and identifies possible strategies to reduce impacts. <u>It also serves as the document that, upon its next update, will address the requirements of SB 379.</u>
SE 8-44, Policy 8.F.2	Policy 8.F.2 Coordination. Continue to coordinate emergency preparedness, response, recovery, and mitigation activities with Yolo County, special districts, service agencies, voluntary organizations, other cities within the county, surrounding cities and counties, and State and federal agencies.	Policy 8.F.2 Coordination. Continue to coordinate emergency preparedness, response, recovery, and mitigation activities with Yolo County, special districts, service agencies, voluntary organizations, other cities within the county, surrounding cities and counties, and State and federal agencies. <u>Upon the next update of the Yolo County Operational Area Multi-Jurisdictional Hazard Mitigation Plan, participate in the effort to address topics related to climate change vulnerability, as required by SB 379.</u>
SE 8-52, Figure 8-11: Noise Sources and Receivers		<i>Remove map.</i>

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SE 8-64, Policy 8.G.3	Policy 8.G.3 Noise Exposure from Transportation Sources. Require noise-reducing mitigation to meet allowable outdoor and indoor noise exposure standards in Table 8-6. Noise mitigation measures that may be approved to achieve these noise level targets include but are not limited to the following: • Construct facades with substantial weight and insulation; • Use sound-rated windows for primary sleeping and activity areas; • Use sound-rated doors for all exterior entries at primary sleeping and activity areas; • Use minimum setbacks and exterior barriers; • Use acoustic baffling of vents for chimneys, attic and gable ends; • Install a mechanical ventilation system that provides fresh air under closed window conditions; and • Maximize site design so that buildings shelter outdoor areas.	Policy 8.G.3 Noise Exposure from Transportation Sources. Require noise-reducing mitigation to meet allowable outdoor and indoor noise exposure standards in Table 8-6. Noise mitigation measures that may be approved to achieve these noise level targets include but are not limited to the following: • Construct facades with substantial weight and <u>sound</u> insulation <u>to achieve acceptable interior noise</u>; • Use sound-rated windows for primary sleeping and activity areas; • Use sound-rated doors for all exterior entries at primary sleeping and activity areas; • Use minimum setbacks and/or <u>sound</u> exterior barriers <u>where applicable, feasible, and reasonable</u>; • Use acoustic baffling of vents for chimneys, attic and gable ends; • Install a mechanical ventilation system that provides fresh air under closed window conditions; and • Maximize site design so that buildings shelter outdoor areas. <i>(EIR Mitigation Measure 4.11-2a)</i>

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SE 8-65, Policy 8.G.7	Policy 8.G.7 Roadway Improvements. Where existing noise-sensitive receptors may be exposed to increased noise levels due to increased roadway capacity and increases in travel speeds associated with roadway improvements, apply the following criteria to determine the significance of increases in noise related to roadway improvement projects: •Where existing traffic noise levels are less than 70 dB L_{dn} at the outdoor activity areas of noise-sensitive receptors, a +5 dB L_{dn} increase in noise levels due to a roadway improvement project will be considered significant; and •Where existing traffic noise levels raise between 70 and 75 dB L_{dn} at the outdoor activity areas of noise-sensitive receptors, a +3 dB L_{dn} increase in noise levels due to a roadway improvement project will be considered significant; and •Where existing traffic noise levels are greater than 75 dB L_{dn} at the outdoor activity areas of noise-sensitive receptors, a + 1.5 dB L_{dn} increase in noise levels due to a roadway improvement project will be considered significant.	Policy 8.G.7 Roadway Improvements. Where existing noise-sensitive receptors may be exposed to increased noise levels due to increased roadway capacity and increases in travel speeds associated with roadway improvements, apply the following criteria to determine the significance of increases in noise related to roadway improvement projects: •Where existing traffic noise levels are less than 70 dB L_{dn} at the outdoor activity areas <u>(defined as the portion of a property where outdoor activities would normally be expected, such as patios of residences and outdoor instructional areas of schools; does not include gathering spaces alongside transportation corridors or associated public rights-of-way)</u> of noise-sensitive receptors, a +5 dB L_{dn} increase in noise levels due to a roadway improvement project will be considered significant; and •Where existing traffic noise levels raise between 70 and 75 dB L_{dn} at the outdoor activity areas of noise-sensitive receptors, a +3 dB L_{dn} increase in noise levels due to a roadway improvement project will be considered significant; and •Where existing traffic noise levels are greater than 75 dB L_{dn} at the outdoor activity areas of noise-sensitive receptors, a + 1.5 dB L_{dn} increase in noise levels due to a roadway improvement project will be considered significant.
SE 8-66		Add new policy: Policy 8.G.13 Noise Attenuation Barriers. Noise attenuation barriers are strongly discouraged, except to attenuate noise for existing developed uses, and may be used in the context of new developments only when no other approach to noise mitigation is feasible. (EIR Mitigation Measure 4.11-2b)

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SE 8-66		Add new policy: <u>Policy 8.G.14 Vehicle Traffic.</u> <u>New developments shall disperse vehicular traffic onto a network of fully connected smaller roadways and minimize funneling of local traffic onto large-volume, high speed roadways near existing or planned noise-sensitive land uses to the maximum extent feasible. (EIR Mitigation Measure 4.1 I-2b)</u>
SE 8-66		Add new policy: <u>Policy 8.G.15 Operational Noise.</u> <u>In new development areas, service, utility, loading areas, roof-mounted equipment, and noise-generating equipment shall be screened, designed, and located to reduce visibility and noise for surrounding properties and pedestrian areas. (EIR Mitigation Measure 4.1 I-2b)</u>
A-2		Add new language below the bullet points: <u>The following implementation programs implement the General Plan, but are not adopted as part of the General Plan. As a result, future modification of the implementation programs would not trigger the need for a General Plan Amendment. However, any implementation programs that are included as a result of the Environmental Impact Report may not be modified without additional environmental review.</u>
A-3	Column heading: Community	Revise column heading (throughout the table) to read: <u>Community Services</u>

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A-3		Add new implementation program: <u>Coordinate with the State, County, and other public and private entities that control activities or facilities within the City of Woodland. Set up regular meetings with key personnel to keep lines of communication open and ensure a clear understanding of key initiatives and shared objectives.</u> Corresponding GP Policies: <u>2.A.7</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Ongoing</u>
A-3		Add new implementation program: <u>Develop and adopt an Agricultural Mitigation Ordinance that evaluates appropriate mitigation ratios and easement locations with an emphasis on strengthening the agricultural buffer between Woodland and Davis.</u> Corresponding GP Policies: <u>2.A.3</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Short term</u>

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A-3, Implementation Program 2.3	2.3 Develop infill guidelines to promote and facilitate compact development with an accompanying incentive program to encourage new infill development, adaptive reuse, and the restoration of historic buildings in existing urbanized areas. Incentives could include: •Reduced parking requirements or opportunities for shared parking •Streamlined review and permitting •Residential density bonuses •Floor area bonuses for mixed use and/or higher density development •Reduced fees	2.3 Develop infill guidelines to promote and facilitate compact development with an accompanying incentive program to encourage new infill development, adaptive reuse, and the restoration of historic building in existing urbanized areas. Incentives could include: •Reduced parking requirements or opportunities for shared parking •Streamlined review and permitting •Residential density bonuses •Floor area bonuses for mixed use and/or higher density development •Reduced <u>Modified</u> fees
A-4, Implementation Program 2.5	2.5 Rescind the East Street Corridor Specific Plan and move any regulations that remain relevant into the <i>Zoning Ordinance</i>.	2.5 Rescind the East Street Corridor Specific Plan and move any regulations that remain relevant into the <i>Zoning Ordinance</i>. <u>Develop new and relevant provisions through a public engagement process to address the challenges and opportunities presented along this corridor.</u>

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A-5, Implementation Program 2.9	2.9 Amend the <i>Zoning Ordinance</i> and Map to align with the General Plan Land Use Diagram and land use designations and descriptions upon adoption of the General Plan. Amend or create zoning districts as needed. Establish specific development standards for each newly created zoning district. In addition, amend the <i>Zoning Ordinance</i> to: •Promote active uses Downtown and along Main Street, East Street, Kentucky Avenue and CR 102 •Allow increased building heights for development that provides active ground floor commercial uses •Explore the potential for form based standards Downtown and along key corridors •Insure performance standards for industrial areas that ensure compatibility between residential, commercial, and industrial uses •Develop performance standards and regulations that provide specific direction regarding the Light Industrial Flex Overlay; Performance standards include but are not limited to noise, air quality, odor and glare ...	2.9 Amend the <i>Zoning Ordinance</i> and Map to align with the General Plan Land Use Diagram and land use designations and descriptions upon adoption of the General Plan. Amend or create zoning districts as needed. Establish specific development standards for each newly created zoning district. In addition, amend the <u><i>Zoning Ordinance</i></u> to: •Promote active uses Downtown and along Main Street, East Street, Kentucky Avenue and CR 102 •Allow increased building heights for development that provides active ground floor commercial uses •Explore the potential for form-based standards Downtown and along key corridors •Insure performance standards for industrial areas that ensure compatibility between residential, commercial, and industrial uses •Develop performance standards and regulations that provide specific direction regarding the Light Industrial Flex Overlay; Performance standards include but are not limited to noise, air quality, odor and glare •<u>Evaluate and update the non-conforming use provisions</u> ...
A-11		<u>Add new implementation program:</u> <u>Update the procedures for undertaking project-level traffic impact assessments to be consistent with the goals and metrics of the General Plan.</u> Corresponding GP Policies: <u>3.A.1; 3.A.4</u> Responsibility: <u>Public Works, Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Short term</u>

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A-11, Implementation Program 3.1	3.1 Develop an active transportation plan to guide development and maintenance of Woodland's pedestrian and bicycle network and promote active transportation modes. In the active transportation plan: •Identify existing bicycle and walking facilities •Propose improvements and actions to enhance bicycle and walking facilities •Identify locations to add, increase, or improve sidewalk and streetscapes in established neighborhoods to provide a fully integrated pedestrian network •Facilitate the concept of a fully circumscribed path around the perimeter of Woodland for walking and biking •Establish goals, policies, and actions related to safety, accessibility, public health, and connectivity	3.1 Develop an active transportation plan to guide development and maintenance of Woodland's pedestrian and bicycle network and promote active transportation modes. In the active transportation plan: •Identify existing bicycle and walking facilities •Propose improvements and actions to enhance bicycle and walking facilities •Identify locations to add, increase, or improve sidewalk and streetscapes in established neighborhoods to provide a fully integrated pedestrian network •Facilitate the concept of a fully circumscribed path around the perimeter of Woodland for walking and biking •Establish goals, policies, and actions related to safety, accessibility, public health, and connectivity •<u>Engage and collaborate with other jurisdictions to achieve regional transportation facilities</u>
A-11		<i>Add new implementation program:</i> <u>Advocate for the implementation of the I-5/SR-113 interchange.</u> Corresponding GP Policies: <u>3.A.13</u> Responsibility: <u>Community Development, Public Works</u> Funding Source: <u>General Fund and Transportation Roadway Impact Fees</u> Time Frame: <u>Medium term</u>

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A-11		Add new implementation program: <u>After final adoption of SB 743 CEQA Guidelines changes and any associated technical advisory recommendations by the State of California, the City will assess the VMT reduction goal contained in Policy 3.A.4. The assessment should consider substantial evidence presented by the State in recommending any alternative VMT reduction goals as CEQA thresholds plus the community values expressed by the goals and policies. The City should strive to set thresholds consistent with the City's envisioned future while striving to achieve reasonable reductions in vehicle travel that produce air pollution and greenhouse gases.</u> Corresponding GP Policies: <u>3.A.4</u> Responsibility: <u>Community Development, Public Works</u> Funding Source: <u>General Fund</u> Time Frame: <u>Short term</u> <u>(EIR Mitigation Measure 4.13-1c)</u>
A-12, Implementation Program 3.3	3.3 Adopt a transportation demand management (TDM) ordinance that presents strategies for reducing congestion and promotes walking, biking, transit, and other sustainable modes.	3.3 Adopt a transportation demand management (TDM) ordinance that presents strategies for reducing congestion and promotes walking, biking, transit, and other sustainable modes, <u>such as electric vehicles.</u>

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A-12		Add new implementation program: <u>Implement traffic calming measures as part of the review of new development and where necessary throughout the city. Encourage public participation when adjacent to existing residential areas.</u> Corresponding GP Policies: <u>3.D.3</u> Responsibility: <u>Community Development, Public Works</u> Funding Source: <u>General Fund and Development Impact Fees</u> Time Frame: <u>Short term</u>
A-17, Implementation Program 4.10	4.10 Partner with the Chamber of Commerce to pilot a "Jobs in Your City" initiative to ensure residents are aware of job opportunities in their community.	4.10 Partner with the Chamber of Commerce to pilot a "Jobs in Your City" initiative to ensure residents are aware of job opportunities in their community. <u>Provide a focus on jobs for youth and training opportunities.</u>
A-17		Add new implementation program: <u>Focus efforts on encouraging public/private partnerships and the local business community to actively support long term Downtown improvements and maintenance through efforts such as formation of a PBID.</u> Corresponding GP Policies: <u>2.H.4</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Medium term</u>

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A-17		Add new Implementation Program: <u>Partner with the Chamber of Commerce in developing a strategic plan to achieve the goal of retaining and creating new business.</u> Corresponding GP Policies: <u>4.D.1; 4.D.5; 4.G.1</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Short term</u>
A-18, Implementation Program 5.3	5.3 Conduct regular surveys to determine specific recreation needs of various ages, capabilities, and interests.	5.3 Conduct regular surveys <u>outreach</u> to determine specific recreation needs of various ages, capabilities, and interests.
A-19, Implementation Program 5.4	5.4 Target increased participation in existing recreation programs, and increase the number of subsidized program spots available for low-income residents.	5.4 Target increased participation in existing recreation programs, and increase the number of subsidized program spots available for low- <u>lower</u> income residents.
A-21, Implementation Program 6.4	6.4 Require private industrial developers to provide adequate attractively designed, outdoor dining/eating areas for employees.	6.4 Require private industrial developers to provide adequate attractively designed, outdoor dining/eating areas for employees.
A-22, Implementation Program 6.7	6.7 Provide information about federal food assistance programs in City newsletters and on the City's website. Maintain handouts and/or brochures on the various programs at City Hall, the Community and Senior Center, and the library.	6.7 Provide information about federal food assistance programs in City newsletters and on the City's website. Maintain handouts and/or brochures on the various programs at City Hall, the Community and Senior Center, and the library., <u>and distribute widely to community organizations, including the faith community.</u>

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A-23, Implementation Program 6.9	6.9 Partner with the Woodland Joint Unified School District, Yolo County Health and Human Services Agency, Cooperative Extension, Yolo Food Bank, and other organizations to: -Establish higher nutrition standards for school breakfast and lunch menus; -Work to incorporate culturally-sensitive options into available meal plans; -Remove unhealthy food and drinks from vending machines on school property; -Continue to use appropriate sites and operate programs for school gardens, which can be used in curricula, after-school activities, and as a source of fresh produce for school meal plans; and, -Continue the "Farm to School" program that connects local farms to Woodland schools and supplies the balance of fresh produce beyond what is available from the school gardens and the district's lunch program.	6.9 Partner with the Woodland Joint Unified School District, Yolo County Health and Human Services Agency, Cooperative Extension, Yolo Food Bank, and other organizations to: -Establish higher nutrition standards for school breakfast and lunch menus; -Work to incorporate culturally-sensitive options into available meal plans; -Encourage the removal of Remove unhealthy food and drinks from vending machines on school property; -Continue to use appropriate sites and operate programs for school gardens, which can be used in curricula, after-school activities, and as a source of fresh produce for school meal plans; and, -Continue the "Farm to School" program that connects local farms to Woodland schools and supplies the balance of fresh produce beyond what is available from the school gardens and the district's lunch program.

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A-23		Add new implementation program: <u>Partner with the Woodland Joint Unified School District to implement an effective physical education program and to encourage active lifestyle choices including:</u> <u>•Requiring daily exercise by all students in grades K-12;</u> <u>•Providing programs to encourage school children to walk or bike to school; and</u> <u>•Providing instruction regarding healthy lifestyle choices.</u> Corresponding GP Policies: <u>6.B.1; 6.B.6; 6.C.5; 6.C.7</u> Responsibility: <u>Community Development, Community Services</u> Funding Source: <u>General Fund</u> Time Frame: <u>Short term</u>
		Add new implementation program: <u>Adopt a Municipal Facilities Master Plan that studies and identifies future space needs for city government offices, library facilities, and any other municipal service facilities not addressed in the Parks, Recreation, and Community Services Master Plan, and establishes space standards and ratios, as appropriate.</u> Corresponding GP Policies: <u>6.D.1</u> Responsibility: <u>Community Development, Community Services</u> Funding Source: <u>General Fund</u> Time Frame: <u>Medium term</u> <u>(EIR Mitigation Measure 4.12-5a)</u>

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A-24, Implementation Program 7.2	7.2 Adopt the countywide Habitat Conservation Plan/Natural Communities Conservation Plan (HCP/NCCP).	7.2 Adopt, <u>if appropriate,</u> the countywide Habitat Conservation Plan/Natural Communities Conservation Plan (HCP/NCCP).
A-24		<i>Add new implementation program:</i> <u>7.3 a. The City will require biological inventory surveys for new developments that could affect special status species or sensitive habitat in areas designated for development under the General Plan.</u> <u>b. The City will work with project applicants to identify opportunities to preserve special-status species occurrences and sensitive habitats through design and planning. If the HCP/NCCP is adopted and state and federal ITPs have been issued, the City shall implement the applicable requirements of the HCP/NCCP as relevant to any specific land use project. If the HCP/NCCP is not in place and/or ITPs have not been issued, the City shall follow the steps described below.</u> <u>c. If the City determines it is reasonable and feasible to do so, while still achieving the specific project development goals and objectives, the City will require preservation of occupied special-status species habitat and sensitive habitat types as a condition of project approval. If adverse effects cannot be avoided, project proponents shall be required to mitigate all adverse effects in accordance with guidance from the appropriate state or federal agency charged with the protection of the subject species and habitat, including surveys conducted according to applicable standards and protocols where necessary, implementation of impact minimization measures based on accepted standards and guidelines and best available science, and compensatory mitigation for unavoidable loss of special status species and sensitive habitats.</u> <u>d. If the project would result in take of state or federally listed species, the City will require project proponent/s to obtain take authorization from the U.S. Fish & Wildlife Service or the California Department of Fish and Wildlife, as appropriate, depending on species status, and comply with all conditions of the take authorization.</u> <u>e. If the Yolo HCP/NCCP is not adopted or the affected species or habitat is not covered under the plan, the City will require project</u>

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		<u>applicants to develop a mitigation and monitoring plan, in coordination with CDFW and/or USFWS, as appropriate depending on species status, to compensate for the loss of special-status species and sensitive habitats. The mitigation and monitoring plan will describe in detail how loss of special-status species or sensitive habitats shall be avoided or offset, including details on restoration and creation of habitat, compensation for the temporal loss of habitat, management and monitoring to avoid indirect habitat degradation (e.g., management of invasive plant species, maintenance of required hydrology), success criteria ensuring that habitat function goals and objectives are met and target special-status species are established, performance standards to ensure success, and remedial actions if performance standards are not met. The plan will include detailed information on the habitats present within the preservation and mitigation areas, the long-term management and monitoring of these habitats, legal protection for the preservation and mitigation areas (e.g., conservation easement, declaration of restrictions), and funding mechanism information (e.g., endowment).</u> <u>f. If available, purchase of mitigation credits at an agency-approved mitigation bank (i.e., approved by the agency with jurisdiction over the affected species or habitat) in Yolo County, will be acceptable for compensatory mitigation for special-status species that are not covered under the Yolo HCP/NCCP.</u> Corresponding GP Policies: <u>7.B.1; 7.B.2; 7.B.3; 7.B.4</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Short term</u> <i>(EIR Mitigation Measure 4.4-1a)</i>

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A-24		Add new implementation program: <u>If the project would result in fill or alteration of a waterway or any body of water supporting riparian forest habitat, the City will require project proponent/s to notify the California Department of Fish and Wildlife, obtain a Lake and Streambed Alteration Agreement if determined necessary by the California Department of Fish and Wildlife, and comply with all conditions of the Lake and Streambed Alteration Agreement.</u> Corresponding GP Policies: <u>7.B.4</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Ongoing</u> <u>(EIR Mitigation Measure 4.4-3a)</u>

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A-24		<u>Add new implementation program:</u> <u>If the project would result in ground disturbance on sites containing waterways or other aquatic habitats, the City will require project proponent/s to complete a delineation of waters of the United States according to U.S. Army Corps of Engineers' methods, and to submit the completed delineation to the U.S. Army Corps of Engineers for jurisdictional determination. If the project would result in fill of wetlands or other waters of the United States, the City will require project proponent/s to obtain a Section 404 Clean Water Act permit from the U.S. Army Corps of Engineers and water quality certification from the Regional Water Quality Control Board pursuant to Section 401 of the Clean Water Act. If the project involves work in areas containing waters disclaimed by the USACE, project applicants shall obtain a Waste Discharge Requirement permit from the Regional Water Quality Control Board pursuant to the Porter Cologne Act. Project applicants shall be required to obtain all needed permits prior to project implementation, to abide by the conditions of the permits, including all mitigation requirements, and to implement all requirements of the permits in the timeframes required therein.</u> Corresponding GP Policies: <u>7.B.2</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Ongoing</u> <u>(EIR Mitigation Measure 4.4-3a)</u>

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A-24		Add new implementation program: • <u>Where soils are proposed for use as leach fields associated with wastewater treatment, the City will require a site-specific evaluation by a licensed geotechnical engineer regarding the soil suitability, including a perc test, as appropriate.</u> • <u>All septic systems or other forms of on-site wastewater treatment and disposal facilities shall be designed by a licensed geotechnical or civil engineer. On-site wastewater treatment systems shall be designed to meet the following parameters:</u> -<u>Provide available effective absorptive area in both primary and reserve disposal fields;</u> -<u>Provide appropriate separation between the disposal field bottom and groundwater or a restrictive soil layer;</u> -<u>Factor the ground slope in both the primary and reserve disposal field areas;</u> -<u>Factor the influent wastewater strength and quantity in wastewater system design;</u> -<u>Accommodate requirements for setbacks from wells, surface waters, and property boundaries; and</u> -<u>Provide treatment of wastewater such that it does not adversely affect water quality or endanger public health.</u> Corresponding GP Policies: <u>5.H.8; 5.H.11</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Ongoing</u> <u>(EIR Mitigation Measure 4.7-3a)</u>

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A-24		<u>Add new implementation program:</u> <u>Projects that could have significant adverse impacts to potentially significant archaeological resources shall be required to assess impacts and provide feasible mitigation. The following steps, or those deemed equally effective by the City, will be followed:</u> a. <u>Request information from the California Native American Heritage Commission to obtain a review of the Sacred Lands File and a list of local Native American groups and individuals that may have specific knowledge of cultural resources in the area that could be affected by project implementation. Each Native American group and individual identified by the Native American Heritage Commission will be contacted to obtain any available information on cultural resources in the project area. Additional consultation with relevant tribal representatives may be appropriate depending on the relatively level of cultural sensitivity.</u> b. <u>Request updated information from the Northwest Information Center of the California Historical Resources Information System to determine whether the project area has been previously surveyed and whether archaeological resources were identified. In the event the records indicate that no previous survey has been conducted or existing survey data is greater than five years old, the applicant will retain the services of a qualified archaeologist to assess the adequacy of the existing data (if any) and assess the archaeological sensitivity of the project area. If the survey did not meet current professional standards or regulatory guidelines, or relies on outdated information, a qualified archaeologist will make a recommendation on whether a survey is warranted based on the sensitivity of the project area for archaeological resources.</u> c. <u>If a survey is warranted, it will include all necessary background research in addition to an archaeological pedestrian survey. Based on findings of the survey, additional technical studies may be required, such as geoarchaeological sensitivity analysis, or other analysis scaled according to the nature of the individual project. A report will document the results of the survey and provide appropriate management recommendations, and include recordation of identified</u>

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		<u>archaeological resources on appropriate California Department of Parks and Recreation site record forms and cultural resources reports.</u> <u>d. Management recommendations may include, but are not limited to additional studies to evaluate identified sites or archaeological monitoring at locations determined by a qualified archaeologist to be sensitive for subsurface cultural resource deposits.</u> <u>e. Once approved by the City, provide the Northwest Information Center with appropriate California Department of Parks and Recreation site record forms and cultural resources reports for any resources identified. Any subsequent reports completed as a result of additional technical work will likewise be submitted to the Northwest Information Center.</u> <u>f. If no archeological resources are identified that may be directly or indirectly impacted by project activities, mitigation is complete as there would be no adverse change to documented archeological resources. The exception would be in the event of the discovery of a previously unknown archaeological site inadvertently exposed during project implementation. In such an event, a qualified archaeologist will be retained to assess the discovery and provide management recommendations as necessary.</u> <u>g. When a project will impact a known archaeological site, and avoidance is not a feasible option, a qualified archaeologist shall evaluate the eligibility of the site for listing in the California Register of Historic Resources. If the archaeological site is found to be a historical resource as per CEQA Guidelines Section I 5064.5 (a)(3), the qualified archaeologist shall recommend further mitigative treatment which could include preservation in place or data recovery.</u> <u>h. If a site to be tested is prehistoric, local tribal representatives should be afforded the opportunity to monitor the ground-disturbing activities. Appropriate mitigation may include curation of artifacts removed during subsurface testing.</u> <u>i. If significant archaeological resources that meet the definition of historical or unique archaeological resources are identified in the project area, the preferred mitigation of impacts is preservation in place. If impacts cannot be avoided through project design,</u>

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		<u>appropriate and feasible treatment measures are required, which may consist of, but are not limited to actions, such as data recovery excavations. If only part of a site will be impacted by a project, data recovery will only be necessary for that portion of the site. Data recovery will not be required if the implementing agency determines prior testing and studies have adequately recovered the scientifically consequential information from the resources. Studies and reports resulting from the data recovery shall be deposited with the Northwest Information Center. Archaeological sites known to contain human remains shall be treated in accordance with the provisions of Section 7050.5 Health and Safety Code.</u> Corresponding GP Policies: <u>7.E.1; 7.E.2; 7.E.3</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Ongoing</u> <i>(EIR Mitigation Measure 4.6-1b)</i>

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A-24		<u>Add new implementation program:</u> <u>For projects that could adversely affect a potential historic resources:</u> <u>a. Consult the City's Historic Resources Inventory and, as necessary, seek updated information from the North Central Information Center or other applicable data repositories to determine whether the project area has been surveyed, and whether historic built environment resources were identified.</u> <u>b. If a survey of the property or the area in which the property is located has not been conducted, a qualified architectural historian shall conduct a study of the project area for the presence of historic built environment resources.</u> <u>c. If a study is required, it will evaluate the significance of built environment resources greater than 50 years in age that may be directly or indirectly impacted by project activities. The study may include a field survey; background, archival and historic research; and consultation with local historical societies, museums or other interested parties; as necessary.</u> <u>d. If necessary, the qualified architectural historian's study will recommend appropriate protection or mitigative treatment, if any, and include recordation of identified built environment resources on appropriate California Department of Parks and Recreation (DPR) series 523 forms. Recommended treatment for historical resources identified in the report shall be implemented.</u> <u>e. If no significant historic built environment resources are identified in the study or prior survey of the project area that may be directly or indirectly impacted by project activities, there is no adverse change to documented historical built environment resources and no further action is required.</u> <u>f. If a significant historic built environment resource could be directly or indirectly impacted by project activities, avoidance shall be considered the primary mitigation option. If avoidance is not feasible, then the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of the historical resource, conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties will</u>

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		<u>reduce impacts to an acceptable level. If adherence to the Secretary of the Interior's Standards cannot avoid materially altering in an adverse manner the physical characteristics or historic character of the surrounding environmental setting that contribute to a resource's historic significance, additional mitigation may be required.</u> <u>g. If avoidance is not feasible and minimizing impacts through adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties is not feasible, documentation is required using, as appropriate, Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), and/or Historic American Landscapes Survey (HALS) guidelines.</u> Corresponding GP Policies: <u>7.E.1; 7.E.2; 7.E.3</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Ongoing</u> <i>(EIR Mitigation Measure 4.6-1c)</i>

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A-24		<u>Add new implementation program:</u> <u>a. During ground-disturbing activities necessary to implement proposed development and infrastructure projects, if any prehistoric or historic subsurface resources are discovered, all work within 100 feet of the resources shall be halted and a qualified archaeologist⁴ shall be consulted within 24 hours to assess the significance of the find, according to CEQA Guidelines Section 15064.5, and implement, as applicable, CEQA Guidelines Sections 15064.5(d), (e), and (f).</u> <u>b. If any find is determined to be a historical resource according to CEQA Guidelines Section 15064.5, representatives from the City and the archaeologist will meet to determine the appropriate avoidance measures or other appropriate mitigation. Cultural resources shall be recorded on appropriate Department of Parks and Recreation forms, and all significant cultural materials recovered shall be, as necessary and at the discretion of the qualified archaeologist and in consultation with the local Native American community if the discovery is prehistoric in age, subject to scientific analysis, professional curation, and documentation according to professional standards. If it is determined that the proposed development or infrastructure project could damage a historical resource or a unique archaeological resource (as defined pursuant to the CEQA Guidelines), mitigation shall be implemented in accordance with Section 21083.2 of the California Public Resources Code and CEQA Guidelines Section 15126.4, with a preference for preservation in place. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is being carried out. Preservation in place may be accomplished by planning construction to avoid the resource; incorporating the resource within open space; capping and covering the resource; or deeding the site into a permanent conservation easement.</u> <u>c. If avoidance is not feasible, the qualified archaeologist shall develop and oversee the execution of a treatment plan. The treatment plan shall include, but shall not be limited to, data recovery procedures based on location and type of archaeological resources discovered and a preparation and submittal of report of findings to the</u>

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		<u>Northwest Information Center of the California Historical Resources Information System. Data recovery shall be designed to recover the significant information the archaeological resource is expected to contain, based on the scientific/historical research questions that are applicable to the resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable resource questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by project proponents' actions. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practical.</u> Corresponding GP Policies: <u>7.E.1; 7.E.2; 7.E.3</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Ongoing</u> <u>(EIR Mitigation Measure 4.6-1 d)</u>

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A-24		<u>Add new implementation program:</u> <u>a. Consistent with Health and Safety Code, Section 7050 through 7052 and Health and Safety Code Section 8010 through 8030, in the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery during construction, the City and contractor/s shall take the following steps:</u> <u>(1) No further excavation or disturbance of the project site or any nearby area reasonably suspected to overlie adjacent human remains will occur until:</u> <u>(A) the coroner of Yolo County has been contacted to determine that no investigation of the cause of death is required, and</u> <u>(B) if the coroner determines the remains to be Native American:</u> <u>1. the coroner shall contact the Native American Heritage Commission within 24 hours;</u> <u>2. the Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendant from the deceased Native American; and</u> <u>3. the most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods, as provided in Section 5097.98 of the Public Resources Code; or</u> <u>(2) Where the following conditions occur, the landowner or his or her authorized representative shall reburial the Native American remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:</u> <u>(A) the Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant fails to make a recommendation within 24 hours after being notified by the commission;</u> <u>(B) the most likely descendant identified fails to make a recommendation; or</u> <u>(C) the landowner or his or her authorized representative rejects the recommendation of the most likely descendant, and mediation by the Native American Heritage Commission fails to provide measures</u>

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		<u>acceptable to the landowner.</u> Corresponding GP Policies: <u>7.E.1; 7.E.2; 7.E.3</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Ongoing</u> <u>(EIR Mitigation Measure 4.6-2)</u>

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A-24		Add new implementation program: • <u>Prior to the start of earthmoving activities that would disturb 1 acre of land or more within the Riverbank or Modesto Formations, the project applicant shall inform all construction personnel involved with earthmoving activities regarding the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and proper notification procedures should fossils be encountered.</u> • <u>If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work in the vicinity of the find and notify the City of Woodland Community Development Department.</u> • <u>The project applicant shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan. The recovery plan may include, but is not limited to, a field survey, construction monitoring, sampling and data recovery procedures, museum curation for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the City to be necessary and feasible shall be implemented before construction activities can resume at the site where the paleontological resources were discovered.</u> Corresponding GP Policies: <u>7.E.1; 7.E.2; 7.E.3</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Ongoing</u> <u>(EIR Mitigation Measure 4.7-4)</u>

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A-24	7.3 Adopt a citywide tree palate for publically maintained street trees that includes native, compatible non-native, and pollution absorbing species.	7.3 Adopt a citywide tree palate for publically maintained street trees that includes native, compatible non-native, and pollution absorbing species. <u>Address soils, tree spacing, and planting techniques.</u>
A-24		Add new implementation program: <u>Partner with the Woodland Tree Foundation to develop and maintain an Urban Forest Management Plan. Strive to achieve a standard of one tree per single family lot.</u> Corresponding GP Policies: <u>7.B.10</u> Responsibility: <u>Community Development, Community Services</u> Funding Source: <u>General Fund</u> Time Frame: <u>Medium term</u>
A-24		Add new implementation program: <u>Evaluate and amend the existing tree preservation ordinance.</u> Corresponding GP Policies: <u>7.B.9; 7.B.10</u> Responsibility: <u>Community Development, Community Services</u> Funding Source: <u>General Fund</u> Time Frame: <u>Short term</u>

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A-24		Add new implementation program: <u>Work with Woodland's public and private schools to educate students on conservation of all resources and wise water use.</u> Corresponding GP Policies: <u>7.A.6</u> Responsibility: <u>Community Development, Public Works</u> Funding Source: <u>General Fund</u> Time Frame: <u>Short term</u>
A-25, Implementation Program 7.6	7.6 Update the Municipal Code and develop programs to implement policies and objectives contained within the Climate Action Plan. Such actions may include: •Developing a program to ensure the retrofit of existing residential units to current code, energy and water uses •Facilitate possible off-set fee for new development •Consider participation in a Community Choice Aggregation program •Developing a list of mandatory compliance options including net zero energy for new developments	7.6 Update the Municipal Code and develop programs to implement policies and objectives contained within the Climate Action Plan. Such actions may include: •Developing a program to ensure the retrofit of existing residential units to current code, energy and water uses •Facilitate <u>Facilitating</u> possible off-set fee for new development •Consider <u>Considering</u> participation in a Community Choice Aggregation program •Developing a list of mandatory compliance options including net zero energy for new developments •<u>Developing a program to implement the CAP and integrate it into the development review process</u> •<u>Inventorying public and private projects on a regular basis (every 5 years) for reductions in GHGs to assess the success of programs in achieving GHG reduction targets</u>

**Recommended Changes to the July 8, 2016 Draft General Plan
(Incorporates all changes through and including April 4, 2017 direction from City Council)**

Page Number (July 2016 Public Review Draft GP)	Original Text (July 2016 Public Review Draft GP)	Proposed Changes
A-25		<u>Add new implementation program:</u> <u>New developments that could generate a potentially significant short-term air quality impact shall incorporate feasible construction mitigation strategies, including those listed below, those included in an updated set of mitigation recommendations prepared by the Yolo-Solano Air Quality Management District, or those determined by the City to be as effective:</u> <u>a. Water all active construction areas at least twice daily.</u> <u>b. Haul trucks shall maintain at least two feet of freeboard.</u> <u>c. Cover all trucks hauling soil, sand, and other loose materials.</u> <u>d. Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut-and-fill operations and hydroseed area.</u> <u>e. Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).</u> <u>f. Plant tree windbreaks on the windward perimeter of construction projects if adjacent to open land.</u> <u>g. Plant vegetative ground cover in disturbed areas as soon as possible.</u> <u>h. Cover inactive storage piles.</u> <u>i. Sweep streets if visible soil material is carried out from the construction site.</u> <u>j. Treat accesses to a distance of 100 feet from the paved road with a 6 to 12 inch layer of wood chips or mulch.</u> <u>k. Treat accesses to a distance of 100 feet from the paved road with a 6-inch layer of gravel.</u> <u>l. Limit all idling of vehicles and equipment that use gasoline or diesel fuel to five minutes maximum.</u> <u>m. Use alternative power source, such as electricity, for construction equipment or use reformulated and emulsified fuels, incorporate catalyst and filtration technologies, and generally modernize the equipment fleet with cleaner and newer engines.</u> Corresponding GP Policies: <u>7.F.2</u>

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(Incorporates all changes through and including April 4, 2017 direction from City Council)**

<i>Page Number (July 2016 Public Review Draft GP)</i>	<i>Original Text (July 2016 Public Review Draft GP)</i>	<i>Proposed Changes</i>
		Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Short term</u> <u>(EIR Mitigation Measure 4.3-1a)</u>

**Recommended Changes to the July 8, 2016 Draft General Plan
(Incorporates all changes through and including April 4, 2017 direction from City Council)**

Page Number (July 2016 Public Review Draft GP)	Original Text (July 2016 Public Review Draft GP)	Proposed Changes
A-25		<u>Add new implementation program:</u> <u>a. New development shall be required to demonstrate adherence with applicable YSAQMD recommended health risk thresholds involving sensitive receptors, uses that involve substantial truck trips, and large gas stations, as defined by the applicable regulations. “Substantial truck trips” is defined as more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or TRU unit operations that exceed 300 hours per week. A “large gas station” is one that would be anticipated to accommodate a throughput of 3.6 million gallons per year or greater.</u> <u>b. Proposed uses that include sensitive receptors may demonstrate compliance with this implementation program by providing a minimum 1,000-foot buffer from existing uses that involve substantial truck trips and a minimum 50-foot buffer from existing large gas stations.</u> <u>c. Proposed uses that involve substantial truck trips may demonstrate compliance with this implementation program by providing a minimum 1,000-foot buffer from properties where the City’s land use designation would allow sensitive receptors.</u> <u>d. Proposed large gas stations may demonstrate compliance with this implementation program by providing a minimum 300-foot buffer, while typical gas dispensing facilities would provide a minimum 50-foot buffer from existing sensitive receptors and from properties where the City’s land use designation would allow sensitive receptors.</u> <u>e. Avoid siting new sensitive receptors within 500 feet of the edge of the closest travel lane of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day.</u> <u>f. Avoid siting new sensitive land uses within 300 feet of any existing dry cleaning operation.</u> <u>g. As an alternative to these buffer distances, proposed sensitive receptors, uses that involve substantial truck trips, and large gas stations may provide a site-specific health risk assessment, using methods consistent with applicable guidance from the Office of Environmental Health Hazard Assessment, with mitigation, if</u>

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Page Number (July 2016 Public Review Draft GP)	Original Text (July 2016 Public Review Draft GP)	Proposed Changes
		<u>necessary, to demonstrate compliance with applicable YSAQMD-recommended health risk thresholds. When health risk impacts exceed YSAQMD-recommended thresholds, feasible on-site mitigation measures to reduce TAC exposure shall be implemented to mitigate health risk impacts below YSAQMD thresholds. On-site measures could include, but are not limited to providing enhanced filtration systems (e.g., MERV 13 or greater) for near-by sensitive receptor buildings, changes to the TAC emission source's operation, and positioning of exhaust and intake for ventilation systems to minimize exposure among others.</u> Corresponding GP Policies: <u>7.F.1; 7.F.3</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Short term</u> <u>(EIR Mitigation Measure 4.3-3c)</u>

**Recommended Changes to the July 8, 2016 Draft General Plan
(Incorporates all changes through and including April 4, 2017 direction from City Council)**

Page Number (July 2016 Public Review Draft GP)	Original Text (July 2016 Public Review Draft GP)	Proposed Changes
A-25		Add new implementation program: <u>a. New development that would require the use of diesel-fueled construction equipment within 300 feet of an existing sensitive receptor shall use an equipment mix, incorporate buffering, schedule construction activities, or use other strategies to reduce potential health risk consistent with guidance from the Yolo-Solano Air Quality Management District.</u> <u>b. Alternatively, a project applicant may prepare a site-specific estimate of diesel PM emissions associated with total construction activities and evaluate for health risk impact on existing sensitive receptors in order to demonstrate that applicable YSAQMD-recommended thresholds for toxic air contaminants would not be exceeded or that applicable thresholds would not be exceeded with the application of alternative mitigation techniques approved by the City. The General Plan contains policies to reduce emissions associated with both construction and operational activities.</u> Corresponding GP Policies: <u>7.F.2</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Short term</u> <u>(EIR Mitigation Measure 4.3-3d)</u>

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Page Number (July 2016 Public Review Draft GP)	Original Text (July 2016 Public Review Draft GP)	Proposed Changes
A-25		<u>Add new implementation program:</u> <u>a. The City will maintain a Climate Action Plan designed to achieve the reduction targets for land use-related emissions for the years 2020 and 2035 and put the City on a trajectory toward goals for longer-term years, such as 2050. The City's reduction targets may be revised over time, but will represent a rate of emissions that is efficient enough to provide for Woodland's share of AB 32, Executive Order B-30-15, SB 32, and Executive Order S-3-05 emissions reductions.</u> <u>b. The Climate Action Plan will focus on GHG emission sectors over which the City could have influence – either through entitlement authority, public investments, incentives, or other feasible means. When making the comparison between Woodland's GHG efficiency and that required for the state as a whole, the City can remove from consideration GHG sources that are beyond local control.</u> <u>c. The City will monitor relevant local, regional, State, and federal legislation and regulations related to GHG emissions, land use planning, and environmental review, and will make changes to the Climate Action Plan accordingly. Future regulations may have the effect of reducing GHG emissions associated with implementation of the Proposed Project. The effect of future regulations shall be taken into account in future revisions to the Climate Action Plan. New transportation modeling tools may become available that allow revisions to emissions estimates based on the City's policies related to land use, urban design, and transportation.</u> <u>d. The City will revise the Climate Action Plan, as necessary, based on updated inventories and assessments of the effectiveness of reduction strategies no less than every 5 years. If, based on the City's future updated assessments, existing reduction strategies would not achieve the City's reduction targets, the City will make revisions to strategies or develop new strategies. The City will make revisions to its reduction targets, if necessary, to ensure that the target continues to demonstrate an appropriate share of the State's emission reduction goals for Woodland. The City anticipates that a Climate Action Plan update will be needed after new statewide measures are</u>

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		<u>adopted to reduce GHG emissions, such as when the State updates the Air Resources Board Scoping Plan. The City will make revisions to the Climate Action Plan, if necessary, as new technology becomes available that would affect emissions in the Planning Area or the City's ability to forecast future emissions. e. In maintaining the Climate Action Plan, during the CAP updates described above, the City will consider new or revised reduction strategies that may be necessary to achieve the City's reduction targets, while also promoting other goals of the City's General Plan. The City will identify additional plans, policies, projects, mitigation measures, and regulations that are necessary to reduce GHG emissions and achieve the City's reduction targets. The City will consider regulatory changes, infrastructure investment strategies, incentives, contributions to (or local use of) carbon offset programs, and other measures, as appropriate. The City shall consider financing programs for installation and use of renewable energy infrastructure in new and/or existing development, building codes to further increase energy efficiency in new buildings, incentive programs to assist existing property owners in making energy efficiency upgrades, travel demand management programs for new nonresidential projects, and other mechanisms that would reduce GHG emissions. The City will prioritize reduction strategies that offer co-benefits, such as reducing household or business transportation costs, reducing household and business utility bills, improving local air quality, reducing energy use, reducing traffic congestion, conserving water and other resources, moderating the heat island effect, preserving natural habitat, creating local jobs, among other benefits. f. The City anticipates that State funding for GHG-efficient transportation systems and other local applications of the State's GHG reduction mandates will be important in meeting the State's overall GHG goals. Local governments will rely on state funding to improve existing buildings and provide more energy- and GHG efficient sources of electricity. The City will monitor grant and other funding programs that could be used to implement different components of the Climate Action Plan.</u>

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<i>Page Number (July 2016 Public Review Draft GP)</i>	<i>Original Text (July 2016 Public Review Draft GP)</i>	<i>Proposed Changes</i>
		Corresponding GP Policies: <u>7.F.9</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Ongoing</u> <u>(EIR Mitigation Measure 4.5-1a)</u>
A-26, Implementation Program 8.2	<i>Time Frame:</i> Ongoing	<i>Revise Time Frame to read:</i> Ongoing <u>Short term</u>
A-26, Implementation Program 8.3	8.3 Participate in regional efforts for flood management improvements for the Yolo Bypass and support flood management improvements for the Yolog Bypass West Levee. ... <i>Time Frame:</i> Ongoing	8.3 Participate in regional efforts for flood management improvements for the Yolo Bypass and support flood management improvements for the Yolog <u>Yolo</u> Bypass West Levee. ... <i>Revise Time Frame to read:</i> Ongoing <u>Short term</u>
A-26		<i>Add new implementation program:</i> <u>Prepare a Fire Master Plan. Update on a five year cycle.</u> Corresponding GP Policies: <u>8.C.1; 8.C.2; 8.C.3; 8.C.4; 8.C.5</u> Responsibility: <u>Fire</u> Funding Source: <u>General Fund</u> Time Frame: <u>Medium term</u>

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Page Number (July 2016 Public Review Draft GP)	Original Text (July 2016 Public Review Draft GP)	Proposed Changes
A-26		Add new implementation program: <u>Conduct a Fire Station Location Assessment to ensure the most effective coverage and response time.</u> Corresponding GP Policies: <u>8.C.4; 8.C.5; 8.F.2</u> Responsibility: <u>Fire</u> Funding Source: <u>General Fund</u> Time Frame: <u>Medium term</u>
A-27		Add new implementation program: <u>a. Demolition, construction, site preparation, and related activities that would generate noise perceptible at the property line of the subject property are limited to the hours between 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 and federal holidays. The building inspector may issue an exception to this limitation on hours in cases of urgent necessity where the public health and safety will not be substantially impaired.</u> <u>b. Idling times for noise-generating equipment used in demolition, construction, site preparation, and related activities shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes.</u> <u>c. Demolition, construction, site preparation, and related activities that do not involve pile driving proposed within 445 feet from the edge of properties with existing, occupied noise-sensitive uses shall incorporate all feasible strategies to reduce noise exposure for noise-sensitive uses, including:</u> <u>o Provide written notice to all known occupied noise-sensitive uses within 400 feet of the edge of the project site boundary at least 2 weeks prior to the start of each construction phase of the construction schedule;</u> <u>• Ensure that construction equipment is properly maintained and equipped with noise control components, such as mufflers, in accordance with manufacturers' specifications;</u>

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		• <u>Re-route construction equipment away from adjacent noise-sensitive uses;</u> • <u>Locate noisy construction equipment away from surrounding noise-sensitive uses;</u> • <u>Use sound aprons or temporary noise enclosures around noise-generating equipment;</u> • <u>Position storage of waste materials, earth, and other supplies in a manner that will function as a noise barrier for surrounding noise-sensitive uses;</u> • <u>Use the quietest practical type of equipment;</u> • <u>Use electric powered equipment instead of diesel or gasoline engine powered equipment;</u> • <u>Use shrouding or shielding and intake and exhaust silencers/mufflers; and</u> • <u>Other effective and feasible strategies to reduce construction noise exposure for surrounding noise-sensitive uses.</u> <u>d. For construction of buildings that require the installation of piles, an alternative to installation of piles by hammering shall be used. This could include the use of augured holes for cast-in-place piles, installation through vibration or hydraulic insertion, or another low-noise technique.</u> Corresponding GP Policies: <u>8.G.11</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Ongoing</u> <u>(EIR Mitigation Measure 4.11-1)</u>

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Page Number (July 2016 Public Review Draft GP)	Original Text (July 2016 Public Review Draft GP)	Proposed Changes
A-27		Add new implementation program: <u>a. New development that proposes the use of piles for foundations shall include all feasible measures necessary with the goal to ensure that vibration exposure for adjacent buildings is less than 0.5 PPV and less than 80 VdB for adjacent vibration-sensitive uses and less than 0.2 PPV for adjacent historic buildings. These performance standards shall take into account the reduction in vibration exposure that would occur through coupling loss provided by each affected building structure. If it is determined necessary to avoid damage, the project applicant shall coordinate with the Chief Building Official to implement corrective actions, which may include, but is not limited to building protection or stabilization.</u> <u>b. New developments that would generate substantial long-term vibration shall provide analysis and mitigation, as feasible, to achieve velocity levels, as experienced at habitable structures of vibration sensitive land uses, of less than 80 vibration decibels.</u> Corresponding GP Policies: <u>8.G.5; 8.G.6</u> Responsibility: <u>Community Development</u> Funding Source: <u>General Fund</u> Time Frame: <u>Ongoing</u> <u>(EIR Mitigation Measure 4.11-3a)</u>
B-2 and B-2 Table B-1		See revised table. Remove the two alternative Anticipated Growth Tables and provide a single revised version that applies to both South and East. Removes phasing and triggers. Approval of new project development during the horizon of the General Plan shall be dependent upon evaluation

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<i>Page Number (July 2016 Public Review Draft GP)</i>	<i>Original Text (July 2016 Public Review Draft GP)</i>	<i>Proposed Changes</i>
		<i>for consistency with the General Plan and General Plan Environmental Impact Report.</i>
C-3 Table C-1: General Plan/Zoning Consistency matrix		Add new row to the table: General Plan Land Use Designation: <u>Urban Reserve (UR)</u> Zoning District(s): <u>Subject to County zoning - Agricultural Intensive (A-N)</u>
D-4	Density. The number of residential dwelling units per acre of land.	Density. The number of <u>permanent</u> residential dwelling units per acre of land. <u>Gross density includes the total acreage of a site measured to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets. Net density contains only the site or parcel area. For General Plan purposes, gross density is used in land use designations unless otherwise noted.</u>
D-6		Add new glossary term: Form-Based Code. <u>A land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law.</u>

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Page Number (July 2016 Public Review Draft GP)	Original Text (July 2016 Public Review Draft GP)	Proposed Changes
D-9		Add new glossary term: Outdoor Activity Area. <u>Considered to be the portion of a property where outdoor activities would normally be expected (i.e., patios of residences and outdoor instructional areas of schools). For the purposes of the Safety Element, outdoor activity areas do not include gathering spaces alongside transportation corridors or associated public rights-of-way.</u>
D-9		Add new glossary term: Performance Zoning. <u>Under performance zoning, land development and use are regulated by a series of performance standards related to specific impacts of a proposed development. Performance zoning offers flexibility by allowing greater discretion by the regulatory jurisdiction using specific, established standards and metrics. The increased flexibility afforded by performance zoning can be more responsive to market forces and result in more economically efficient outcomes.</u> <u>Performance standards can limit the intensity of development, control the impacts of development on nearby land uses, limit the effects of development on public infrastructure, and protect the natural environment. For example, performance zoning can set a maximum level for the noise impacts on adjacent property, or it can require specified types of buffers to be established between certain types of land uses.</u>

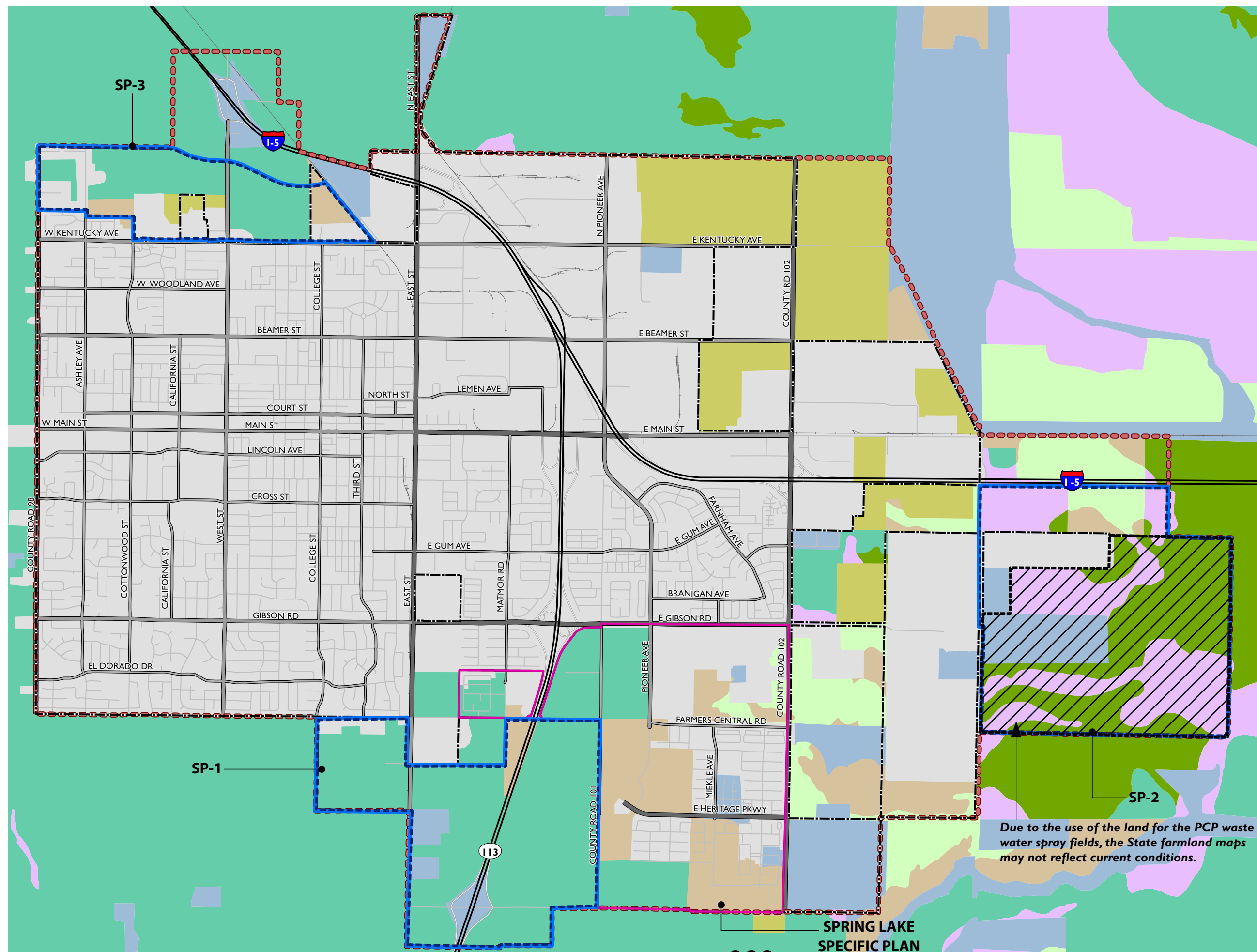


Figure 7-4

Farmland

Farmland Category

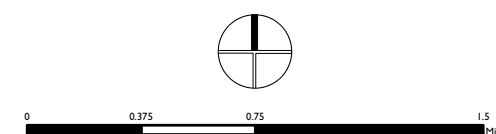
-  Prime Farmland
-  Farmland of Statewide Importance
-  Unique Farmland
-  Farmland of Local Importance
-  Farmland of Local Potential
-  Grazing Land
-  Urban and Built Up Land
-  Other Land
-  PCP Sprayfield
-  Highways
-  Principal Arterials
-  Minor Arterials
-  Collectors
-  Local Roads
-  Ramps
-  Railroads
-  New Specific Plan Boundary
-  Spring Lake Specific Plan Boundary
-  Urban Limit Line

Note: See Policy 2.A.3 related to agricultural mitigation.

Note: Source data for farmland cateogry is from 2012. Some additional urban development has occurred since then.

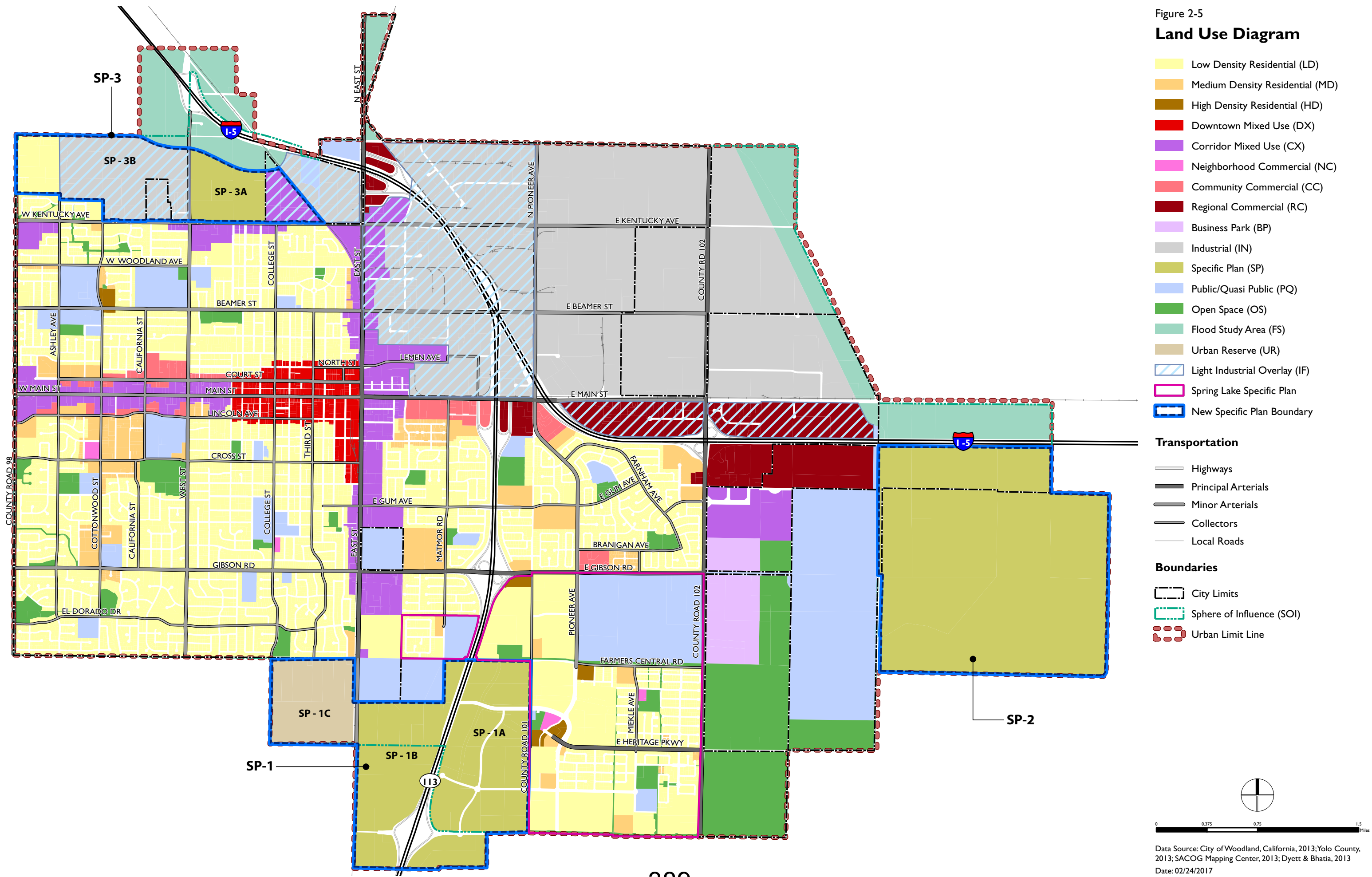
Note: This map may change over time with future Department of Conservation updates. Please review the latest map provided by the Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program.

Due to the use of the land for the PCP waste water spray fields, the State farmland maps may not reflect current conditions.



Data Source: Farmland Mapping and Monitoring Program (FMMP), 2012; City of Woodland, California, 2013; Yolo County, 2013; SACOG Mapping Center, 2013; Dyett & Bhatia, 2013

Figure 2-5
Land Use Diagram



16.

Legislation Details (With Text)

File #:	17-0395	Version:	1	Name:	
Type:	Report of the City Manager	Status:		Agenda Ready	
File created:	4/6/2017	In control:		City Council	
On agenda:	4/18/2017	Final action:			
Title:	SUBJECT: Report and Recommendation of the Community Choice Energy Technical Advisory Committee				
	Recommendation for Action: Staff recommends that the City Council: (1) receive a presentation on the report and recommendation of the Community Choice Energy (CCE) Technical Advisory Committee, and (2) provide input to staff regarding next steps.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Report to Council - Participation of Woodland in a CCE Program with attachments				
Date	Ver.	Action By	Action		Result

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: April 18, 2017

SUBJECT: Report and Recommendation of the Community Choice Energy Technical Advisory Committee

Recommendation for Action: Staff recommends that the City Council:
(1) receive a presentation on the report and recommendation of the Community Choice Energy (CCE) Technical Advisory Committee, and
(2) provide input to staff regarding next steps.

Staff Contact

Roberta Childers, Environmental Sustainability Manager
(530) 661-2060, roberta.childers@cityofwoodland.org

Council Goal

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

Fiscal Impact

There is no fiscal impact associated with receiving the committee's report and recommendation. If the City Council decides to participate in a CCE program, the City would need to commit funds toward program

administrative costs and energy contracts. The City's initial start-up investment is estimated to be in the range of \$500,000, with the expectation of recovering those expenses over time through the CCE customers' payments for electricity. General Fund reserves represent the most likely funding source.

Participation in the CCE program could provide substantial economic benefits through the provision of favorable electricity rates for Woodland residents and businesses, as well as for the City of Woodland.

Background

The CCE Technical Advisory Committee was appointed by the City Council to consider the benefits and risks of Woodland participation in CCE and make a recommendation to the City Council by April 2017.

CCE enables local governments to procure and/or develop power on behalf of their public facilities, residents, and businesses. The aims are to increase local choice in energy supply and provide electricity with high renewable energy content at electric rates that are competitive with those of the incumbent investor-owned utility (IOU), such as PG&E. While a CCE determines the sources of its power supply, sets customer rates, and develops programs and incentives, the IOU continues to deliver the energy, maintain infrastructure, read meters, and bill the customers.

Participation in CCE has the potential to provide substantial economic benefits through the provision of favorable electricity rates and incentive programs tailored to local needs and could accelerate progress toward the City's Climate Action Plan targets for greenhouse gas emission reductions.

Discussion

The CCE Technical Advisory Committee met bi-weekly from January 9, 2017, through April 3, 2017. The committee developed its recommendation by considering Woodland's objectives, reviewing many sources of information, consulting with staff members of existing CCEs, attending relevant meetings of the California Public Utilities Commission and the Valley Clean Energy Alliance (VCEA) Board of Directors, receiving technical study results from The Energy Authority, and gathering input during public presentations.

The committee began by considering a range of options, including participating with Davis and Yolo County in the VCEA CCE, joining another northern California CCE, forming a Woodland CCE, and maintaining the status quo by not participating in a CCE. The options were eventually narrowed down to the following three:

- Option 1 - No CCE participation
- Option 2 - Join VCEA in time to be included in its February 2018 launch
- Option 3 - Join VCEA at an unspecified time subsequent to the February 2018 launch

The evaluation efforts culminated in an exercise of eight committee members in which they rated these three options in relation to considerations in three main categories of comparative criteria - Cost-competitiveness Governance and Local Control, and Risk - which was followed by a vote. The rating exercise resulted in favorable outcomes for Options 2 and 3, with Option 2 slightly favored. Although Option 2 was considered to entail more risk to the City, the participants determined that the risks are outweighed by the benefits of being part of the VCEA decision-making processes before program launch, when VCEA priorities and policies are being developed.

The participants unanimously agreed to recommend Option 2 to the City Council.

The attached report describes the background and functioning of CCEs, explains the committee's workplan and evaluation process, summarizes the findings of the technical study performed by The Energy Authority, and explains the committee's final recommendation.

If the Council agrees with this recommendation to pursue Option 2 and wishes to seek VCEA membership before the program launch, a number of administrative steps would need to be completed by July 2017. Based on Council direction, staff would return to the next Council meeting with a resolution stating the Council's desire to participate in VCEA and initiating the delivery of the request to the VCEA Board of Directors to consider at its monthly meeting on May 9. The VCEA Board would need to accept and notify the Davis City Council and the Yolo County Board of Supervisors of the request, triggering a period of at least 45 days to allow those agencies to provide feedback to the VCEA Board. During this time, the City of Woodland would need to pass a CCE ordinance and prepare to provide any financial commitments anticipated to be required upon joining VCEA. The VCEA Board would finally need to extend approval to join to the City after the end of the 45 days, and the Woodland City Council would need to pass a resolution to join the VCEA joint powers agency. Also during this period, additional public presentations and other forms of outreach would occur.

Conclusion

Staff recommends that the City Council (1) receive a presentation on the report and recommendation of the CCE Technical Advisory Committee, (2) provide input to staff regarding next steps.

Prepared by: Roberta Childers, Environmental Sustainability Manager

Reviewed by: Rob Sanders, Deputy Public Works Director



Paul Navazio, City Manager

Attachment: Report and Recommendation to City Council: Participation of Woodland in a Community Choice Energy Program



Background

- 2015-2016 TEA prepared report for City of Davis and Yolo County on feasibility of CCE
 - Examined Stand-alone, Joining MCE & Outsourced
 - Supported recommendation by Davis Citizens Advisory Committee to do Stand-alone
- Current Analysis is Update of Davis-Yolo analysis and extended to include Woodland

April 7, 2017

3



Current Analysis

- Updated key inputs
 - New energy, capacity and renewables prices (as of March for energy, and Jan/Feb for Capacity & Renewables)
 - New PG&E generation and PCIA rates and rate forecasts (hired new rates consultant)
- Incorporated Woodland load
- Focus on key issues for Woodland
 - Impact of larger load & load diversification
 - Potential economic contribution

April 7, 2017

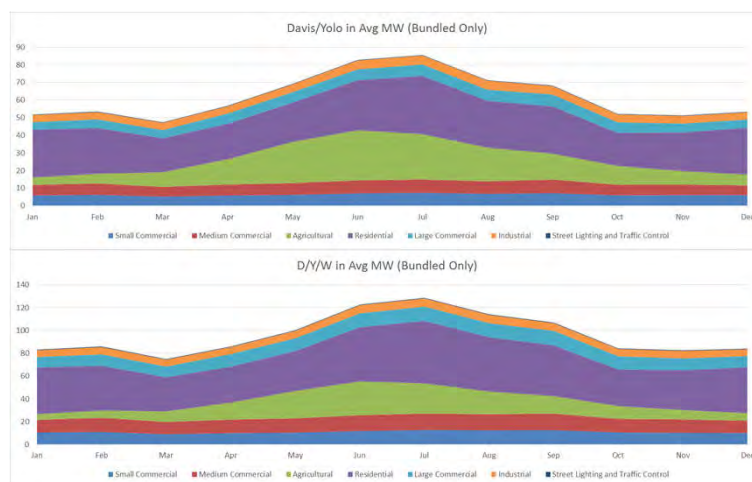
4

Load Overview

April 7, 2017

5

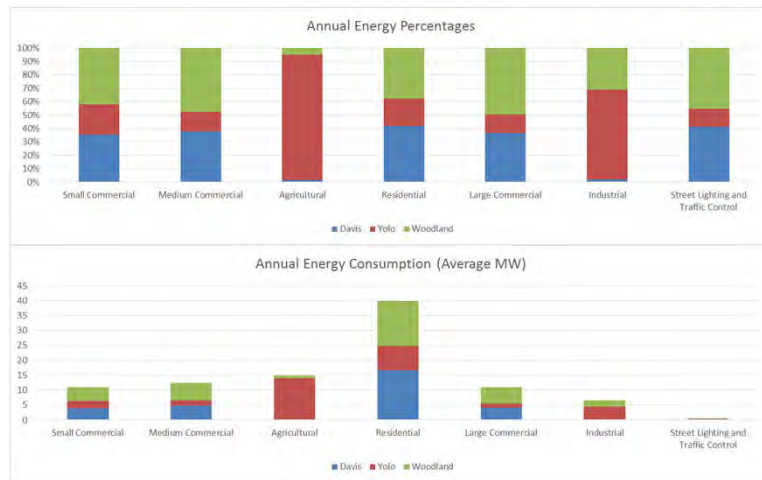
Historical Load by Class



April 7, 2017

6

Historical Load – D/Y/W by Class



Small Commercial:
load < 17.1 avg kW & demand not > 75 kW for 3 consecutive months

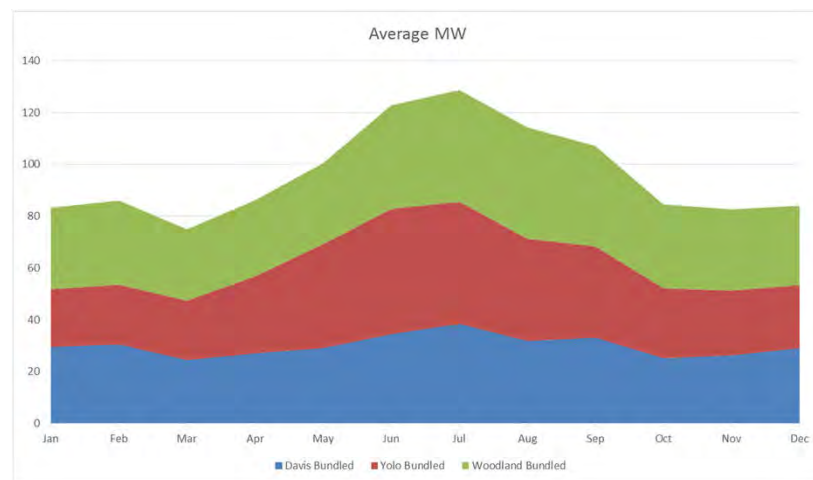
Med Commercial:
demand < 499 kW for 3 consecutive months

Large Commercial:
demand > 499 kW for 3 consecutive months

April 7, 2017

7

Historical Load – Total Bundled Load



April 7, 2017

8

Financial Analysis

April 7, 2017

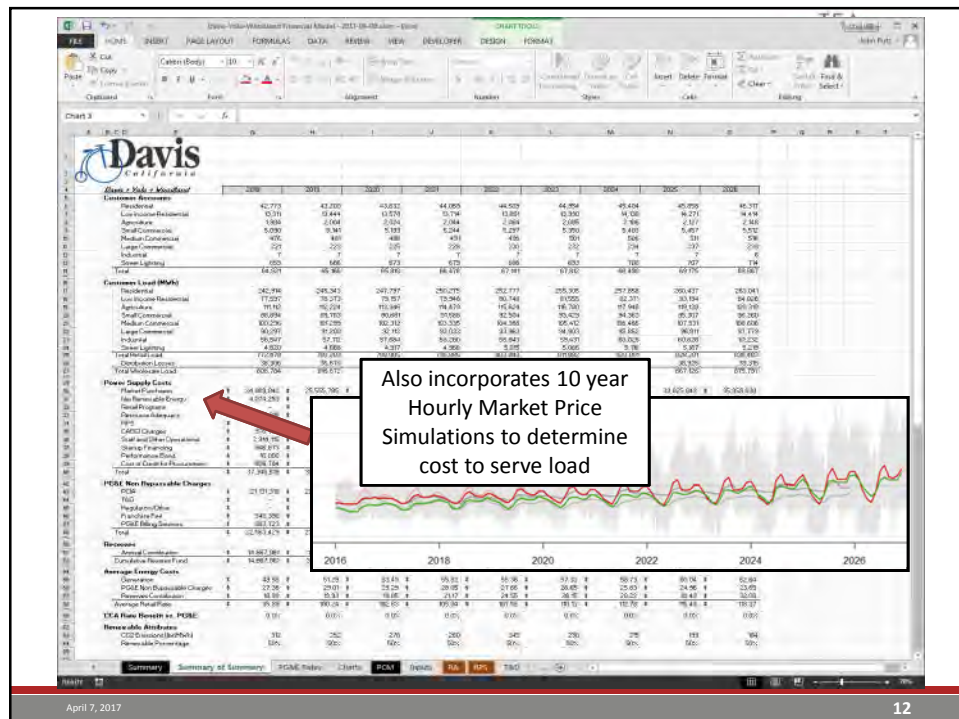
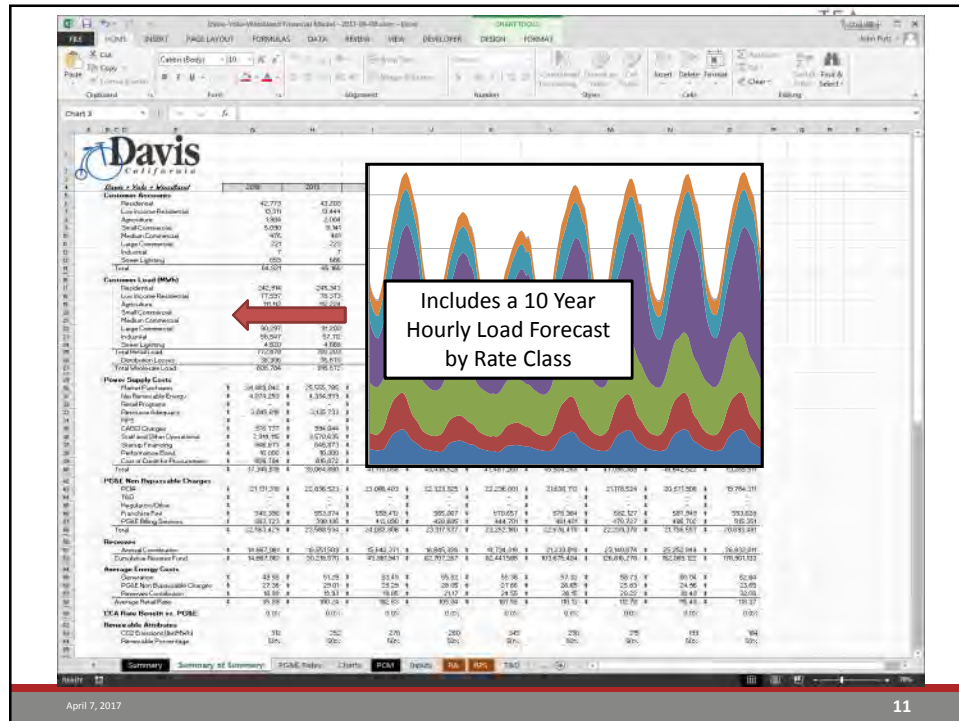
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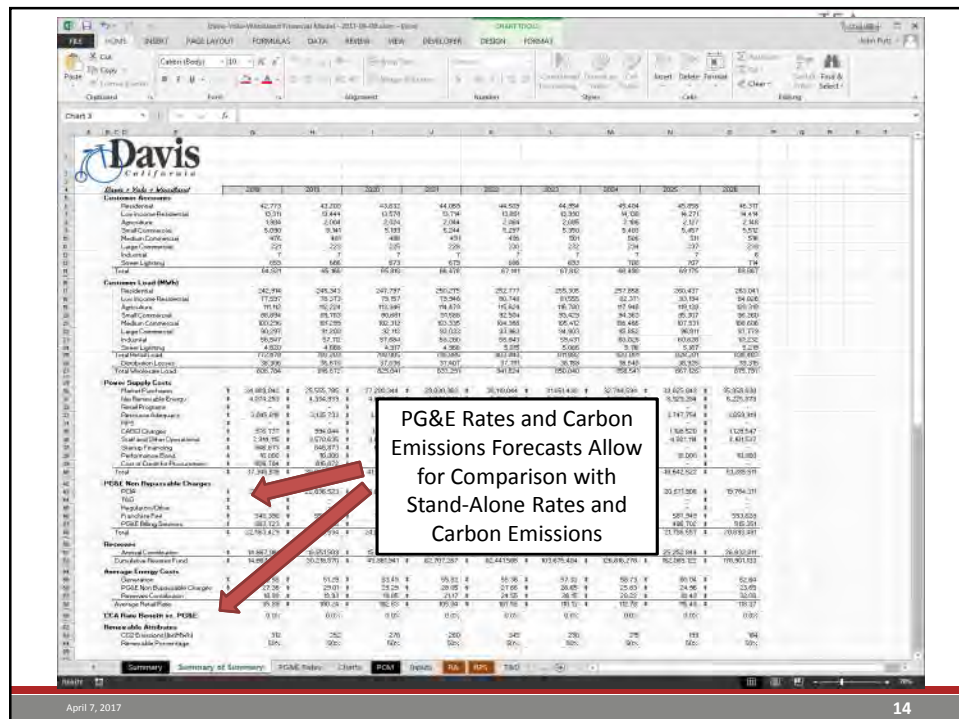
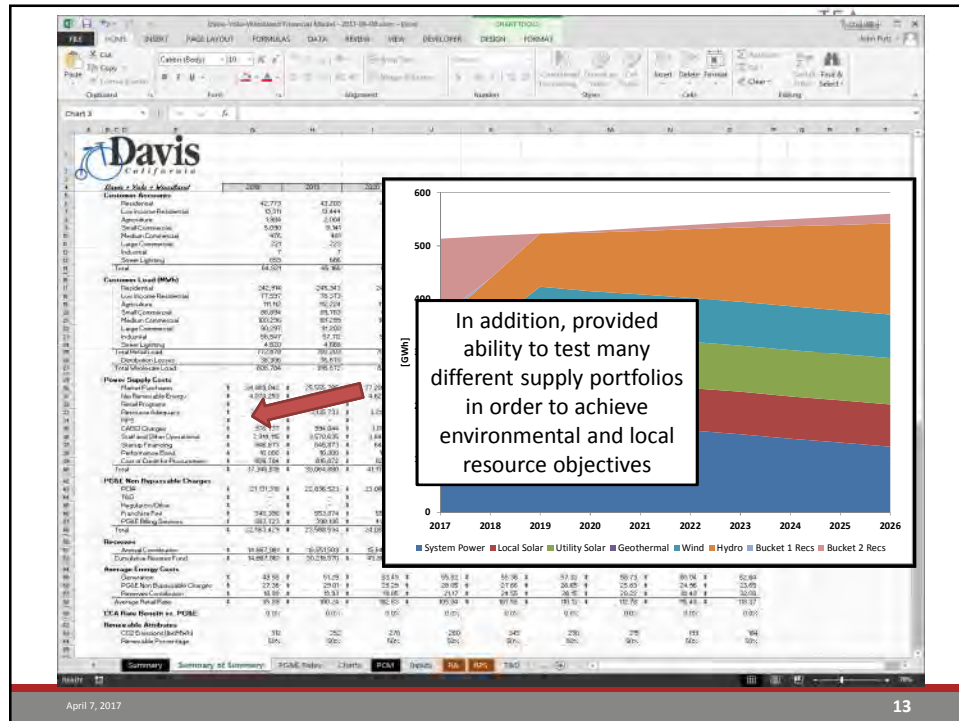
10 Year Pro Forma to assess feasibility of VCEA w/ & w/o Woodland

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Customer Revenue															
Residential	42,773	43,200	43,632	44,065	44,497	44,930	45,362	45,795	46,227	46,659	47,091	47,523	47,955	48,387	48,819
Low Income Residential	1,310	1,344	1,378	1,412	1,446	1,480	1,514	1,548	1,582	1,616	1,650	1,684	1,718	1,752	1,786
Nonresidential	1,380	2,064	2,534	2,944	3,354	3,764	4,174	4,584	4,994	5,404	5,814	6,224	6,634	7,044	7,454
Small Commercial	5,090	5,341	5,592	5,843	6,094	6,345	6,596	6,847	7,098	7,349	7,600	7,851	8,102	8,353	8,604
Medium Commercial	405	440	475	510	545	580	615	650	685	720	755	790	825	860	895
Large Commercial	222	220	218	216	214	212	210	208	206	204	202	200	198	196	194
Industrial	105	105	105	105	105	105	105	105	105	105	105	105	105	105	105
Street Lighting	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680
Total	54,565	56,064	57,563	59,062	60,561	62,060	63,559	65,058	66,557	68,056	69,555	71,054	72,553	74,052	75,551
Customer Load (MW)															
Residential	362,446	363,341	364,236	365,131	366,026	366,921	367,816	368,711	369,606	370,501	371,396	372,291	373,186	374,081	374,976
Low Income Residential	17,257	17,272	17,287	17,302	17,317	17,332	17,347	17,362	17,377	17,392	17,407	17,422	17,437	17,452	17,467
Nonresidential	91,140	132,044	166,948	201,852	236,756	271,660	306,564	341,468	376,372	411,276	446,180	481,084	515,988	550,892	585,796
Small Commercial	60,694	64,183	67,672	71,161	74,650	78,139	81,628	85,117	88,606	92,095	95,584	99,073	102,562	106,051	109,540
Medium Commercial	8,024	8,720	9,416	10,112	10,808	11,504	12,200	12,896	13,592	14,288	14,984	15,680	16,376	17,072	17,768
Large Commercial	50,091	50,000	49,909	49,818	49,727	49,636	49,545	49,454	49,363	49,272	49,181	49,090	48,999	48,908	48,817
Industrial	19,047	19,122	19,197	19,272	19,347	19,422	19,497	19,572	19,647	19,722	19,797	19,872	19,947	20,022	20,097
Street Lighting	4,837	4,838	4,839	4,840	4,841	4,842	4,843	4,844	4,845	4,846	4,847	4,848	4,849	4,850	4,851
Total	529,791	529,791	529,791	529,791	529,791	529,791	529,791	529,791	529,791	529,791	529,791	529,791	529,791	529,791	529,791
Power Supply Costs															
Power Purchase Agreement	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261
Gas	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261
Renewable	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261
Total	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261	1,458,261
Other Non-Depreciable Charges															
SG&A	21,913.78	22,036.52	22,159.26	22,281.99	22,404.73	22,527.47	22,650.21	22,772.94	22,895.68	23,018.42	23,141.16	23,263.89	23,386.63	23,509.37	23,632.11
SG&A	21,913.78	22,036.52	22,159.26	22,281.99	22,404.73	22,527.47	22,650.21	22,772.94	22,895.68	23,018.42	23,141.16	23,263.89	23,386.63	23,509.37	23,632.11
SG&A	21,913.78	22,036.52	22,159.26	22,281.99	22,404.73	22,527.47	22,650.21	22,772.94	22,895.68	23,018.42	23,141.16	23,263.89	23,386.63	23,509.37	23,632.11
Total	1,480,174.78	1,480,297.52	1,480,420.26	1,480,542.99	1,480,665.73	1,480,788.47	1,480,911.21	1,481,033.94	1,481,156.68	1,481,279.42	1,481,402.16	1,481,524.89	1,481,647.63	1,481,770.37	1,481,893.11
Revenue															
Annual Revenue	1,480,174.78	1,480,297.52	1,480,420.26	1,480,542.99	1,480,665.73	1,480,788.47	1,480,911.21	1,481,033.94	1,481,156.68	1,481,279.42	1,481,402.16	1,481,524.89	1,481,647.63	1,481,770.37	1,481,893.11
Customer Revenue	54,565	56,064	57,563	59,062	60,561	62,060	63,559	65,058	66,557	68,056	69,555	71,054	72,553	74,052	75,551
Average Energy Costs															
SG&A	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91
SG&A	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91
Total	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91
SG&A Rate Results vs. POE															
SG&A	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91
SG&A	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91	14.91
Revenue Results															
Annual Revenue	1,480,174.78	1,480,297.52	1,480,420.26	1,480,542.99	1,480,665.73	1,480,788.47	1,480,911.21	1,481,033.94	1,481,156.68	1,481,279.42	1,481,402.16	1,481,524.89	1,481,647.63	1,481,770.37	1,481,893.11
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Revenue Results															
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Customer Revenue	54,565	56,064	57,563	59,062	60,561	62,060	63,559	65,058	66,557	68,056	69,555	71,054	72,553	74,052	75,551

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Financial Viability – Headroom

- Headroom = Difference between PG&E's Gen Rates for Bundled Customers and Cost Paid by a CCE Customer
 - Costs Paid by CCE Customer:
 - CCE's Costs (overhead, supply)
 - PG&E PCIA – Exit fee charged to CCE customers but not PG&E Bundled Customers
- Headroom with respect to a base-case costs
- Reflects “Surplus” which can be applied to:
 - Building Reserves
 - Rate savings
 - Investment in lower GHG content, local renewables, programs, etc.

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Headroom Calculation – Portfolio Assumptions

- Only Bundled Load (no DA customers) w/ 10% Opt-outs
- 50% Renewable, 5% Lower GHG Emissions than PG&E
- No local or owned supply
- No specific reserves set-aside
- No funding for local programs
- Using overhead assumptions from Davis/Yolo Study
- Base case for PG&E rates & current market prices

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Headroom

	Davis + Yolo	Davis + Yolo + Woodland	Notes on Differences
<u>2018</u>			
Load (MWh)	495k	772k	
Supply Cost (\$/MWh)	\$42.58	\$42.68	Larger % of Peaking (Res/Com) load
Overhead (\$/MWh)	\$9.49	\$6.88	Costs Spread over more customers
Headroom (\$/MWh)	\$15.39	\$18.97	Difference between PG&E Gen Rates & CCE Customer Costs (= Supply + O/h + PCIA)
Headroom (\$)	\$7.6mm	\$14.7mm	Greater Headroom / customer * more customers
<u>2020</u>			
Load (MWh)	505k	788k	
Supply Cost (\$/MWh)	\$45.66	\$45.75	
Overhead (\$/MWh)	\$10.82	\$7.74	
Headroom (\$/MWh)	\$15.71	\$19.84	
Headroom (\$)	\$7.9mm	\$15.6mm	

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Economic Impact

- CCE Redirects Funds which would otherwise flow out of Davis/Yolo/Woodland Area
- Headroom
 - will primarily flow to local economy through rate discounts, local programs, reserves
 - ~\$14mm/year
- Admin
 - ~\$2mm/year
- Local Supply
 - Fraction of local supply expenditures will go to local economy (solar installers, etc.)
 - Total Supply Cost ~\$40mm/year

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Rate Class Costs/Revenues

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Cost to Serve vs Revenue from Rate Classes

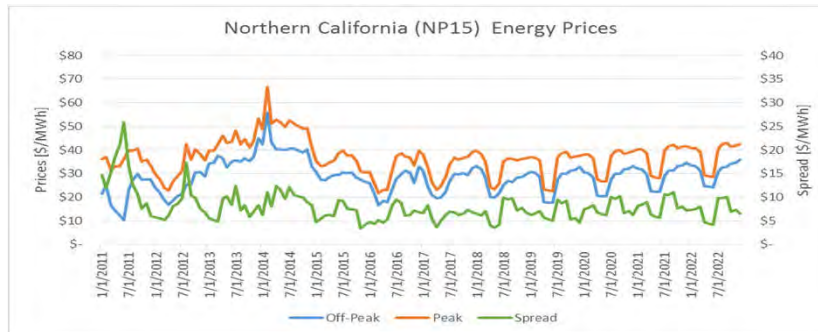
- CCE's Rate Structures
 - Generally copy PG&E's but offer discount
 - Relying on PG&E's Cost-of-Service being accurate
 - CCE can structure rates however it likes
- Cost of Rate Class
 - Depends on pattern of energy use
 - summer, peak hours more expensive
 - Depends on when and how large peak use is
 - Coincidence with system peak
 - Cost for capacity higher in peak months (summer)

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Energy Costs

- Peak – Off-Peak Spreads
 - With $\uparrow$ in solar, Peak – Off-Peak Spreads have $\downarrow$
- Energy Costs Function of Peak/Off-Peak Ratios

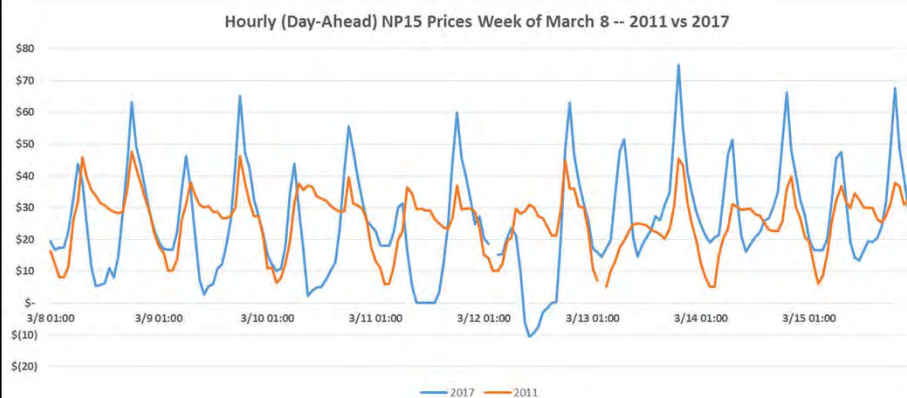


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Energy Costs

- Hourly Shapes
 - Solar-based Duck Curve leading to higher afternoon peak, lower midday prices



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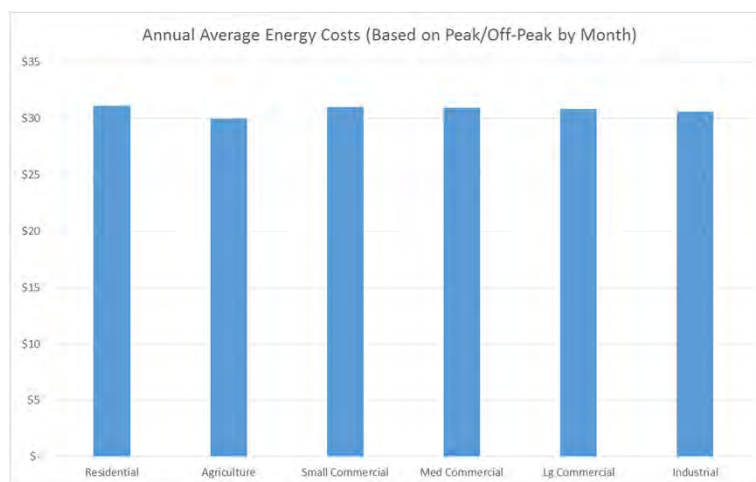
Energy Costs

- Peak/Off-Peak Usage → Determines relative cost to serve for energy
- Presumably PG&E COSA based on average shapes over service area
- Likely Davis/Yolo/Woodland has higher Peak/Off-Peak than average
- However, on daily basis, for non-TOU rates billed based on PG&E load profiles
- As change to TOU rates, usage patterns should correspond more closely to charges

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Energy Costs by Rate Class



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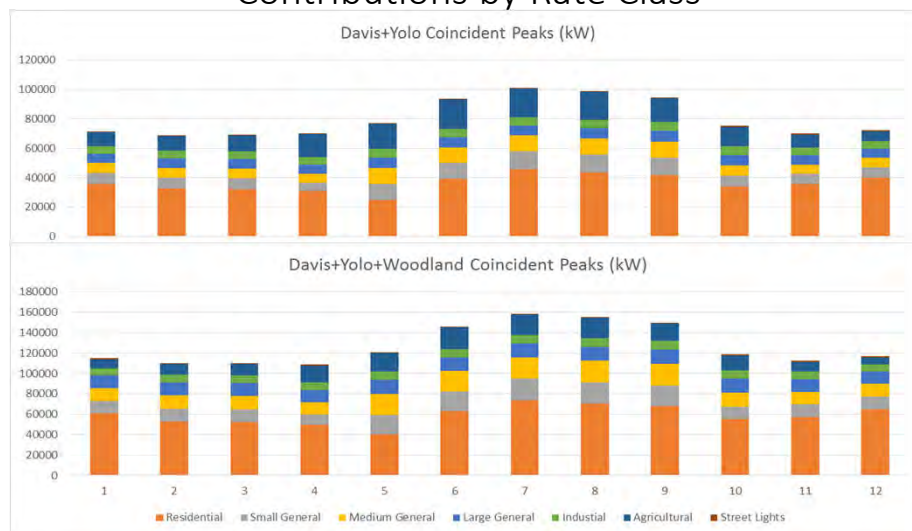
Demand (capacity) Costs

- Relative cost depends on (forecasted) coincidence of peak demand with system peak
- Some rate classes (large commercial, industrial, agriculture) include demand charges
- System peaks likely pretty correlated with D/Y/W peaks

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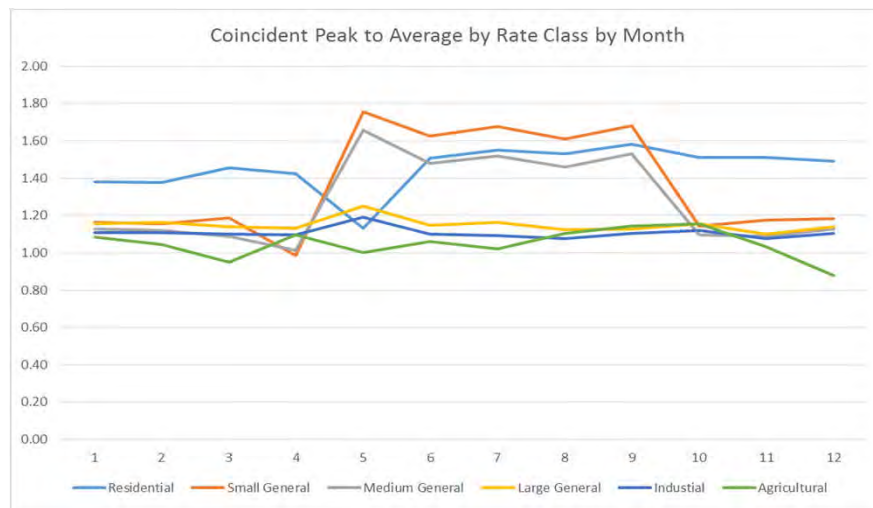
D/Y Peaks vs D/Y/W Peaks Contributions by Rate Class



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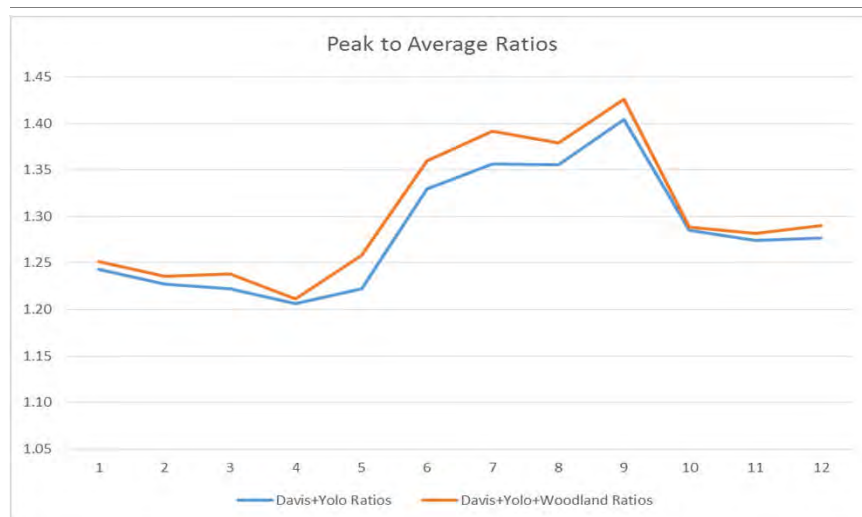
Rate Class Peaks by Month



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Peak/Average Ratios



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Overall Rate Impacts of joining VCEA

- Overall Woodland joining VCEA Reduces Costs through spreading overhead cost over larger customer base
- Little impact on Supply Cost and Revenue
 - Supply cost on \$/MWh basis ~ same
 - Revenue on \$/MWh basis ~ same

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Specific Rate Classes

- Industrial
 - Expect PG&E COSA, which provides basis for CCE rates is fair
- Direct Access
 - CCE's have not auto-enrolled DA accounts
 - DA accounts can join – function of rates offered & environmental/other objectives
- Net Energy Metering
 - NEM is subsidized by other ratepayers in CCE
 - CCE's pay a premium for surplus power produced in low-priced periods
 - Don't have data to know how big an impact in D/Y/W

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Risks

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Risks to CCE's Generally – Regulatory

- PCIA has been rising rapidly
 - Still undercompensating IOUs (according to IOUs)
 - If PCIA continues to increase significantly or is reworked, potential for CCE's to have more difficulty competing
- Wild Cards
 - Energy business is highly regulated
 - Many opportunities for Leg/Reg to impact CCE's
- Mitigations
 - Keep cost structure flexible
 - Build reserves
 - Engage in reg/leg efforts w/ other CCE's

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Market Risk

- Key Metric is CCE rate competitiveness w/ PG&E
- CCE supply costs can become expensive relative to PG&E
 - Through PCIA, CCE essentially still owns PG&E supply portfolio
 - If CCE locks in its own high-price supply and market prices decline can get upside-down to PG&E
- Mitigations
 - Build reserves
 - Only moderate amount of long-term supply contracts

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Opt-Out Risk

- Primarily a Function of Rate Competitiveness
- MCE customers have shown willingness to pay modestly higher premiums for short periods of time
- Mitigations
 - Maintain rate competitiveness
 - Build brand loyalty through local, service and environmental focus

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Sensitivities

- PCIA
 - Any increase is \$-per-\$ decrease in headroom
 - Over last 2 years, rose ~\$20/MWh
 - Expect it to rise more slowly, but may be wrong
- PG&E Generation Rates
 - Any decrease is \$-per-\$ decrease in headroom
 - Large hydro gen, low market prices ↓ PG&E gen cost
- Opt-outs
 - Not too sensitive to increased opt-outs within normal range of CCE opt-outs (0%-15%)
 - Larger opt-outs can lead to death spiral as fixed costs are spread over smaller revenue base
- Supply portfolios
 - Higher cost, longer obligation lead to higher risk of rate uncompetitiveness given continued decline in renewable prices
- Customer type / DA participation – low risk / conservative assumptions

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Costs / Benefits of Woodland joining VCEA

Entity	Costs	Benefits
Woodland	Reputational risk should VCEA fail (no financial risk); Loss of share of initial startup costs should VCEA fail to launch	Economic benefit; Lower costs to customers & city; Climate action goals
Customers	None (can choose to opt-out at any time)	Lower rates; greener supply; local programs; better service
VCEA	Potential dilution of control	Better economies of scale; greater reach; more stable

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17.

Legislation Details (With Text)

File #: 17-0388 Version: 1 Name:
Type: Report of the City Manager Status: Agenda Ready
File created: 4/6/2017 In control: City Council
On agenda: 4/18/2017 Final action:
Title: SUBJECT: First Reading of Ordinance No. _____, Amending Chapter 14C of the Woodland Municipal Code related to Weed Abatement

Recommendation for Action: Staff recommends that the City Council approve the first reading of Ordinance No. _____, amending Chapter 14C of the Woodland Municipal Code Ordinance related to weed abatement.

Sponsors:

Indexes:

Code sections:

Attachments: [Attachment - Ch 14C Weed Abatement Revision 2017-04-18](#)
[Attachment - Weed Abatement Ordinance 2017-04-18](#)
[Attachment - Notice Letter to Parcel Owners 2017-04-18](#)

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

DATE: April 18, 2017

SUBJECT: First Reading of Ordinance No. _____, Amending Chapter 14C of the Woodland Municipal Code related to Weed Abatement

Recommendation for Action: Staff recommends that the City Council approve the first reading of Ordinance No. _____, amending Chapter 14C of the Woodland Municipal Code Ordinance related to weed abatement.

Staff Contact

Jessica Walton, Fire Prevention Specialist - (530)661-5858, jessica.walton@cityofwoodland.org

Fiscal Impact

Adoption of this ordinance will have fiscal impact. It will save approximately 100 Fire Prevention staff hours annually thus increasing staff efficiency. The ordinance will also result in a reduction in the cost of mailing certified letters and newspaper posting for public hearings multiple times a year.

Background

Chapter 14C-Weed Abatement of the Woodland Municipal Code is used on a complaint basis. The Fire

Department sets a weed abatement compliance deadline every year, usually in early June.

The proposed Ordinance will help streamline the process of weed abatement in the City. This will reduce significant staffing hours required for the weed abatement program. Adoption of this Ordinance will also provide greater consistency among the local jurisdictions.

Discussion

The Department will inspect the parcel only after a complaint is received after the weed abatement compliance deadline has passed. If said parcel has not been abated to the standard set by the Department as posted online, then the Department posts the parcel and sends notice via certified mail to the parcel owner requiring abatement within 10 days. If the owner does not comply within 10 days, the Department posts the parcel again, and sends another certified letter to the parcel owner announcing the date and time for a public hearing occurring within 10 days. A minimum of 20 days plus a hearing date may pass before compliance is gained. This is the procedure for every parcel and vacant lot and any complaint the City receives.

There are minor procedural changes to the process of weed abatement including defining what a weed is, and the identifying specific parcels as “seasonal and recurrent nuisances.” This change will allow for the Department to give the compliance date to known parcels that are already contacted every year, and have the parcel be abated once the public hearing and compliance date had passed. The amended changes involving formatting and changing language or requirements now align this ordinance with the Government Code. The attached notice letter was sent to all parcel owners to inform them of the changes in the ordinance.

With this adoption, all former amendments have been rewritten, deleted, or revised to reflect the most current needs of the City of Woodland. Woodland Municipal Code sections not specifically included within this ordinance remain unchanged.

The formal implementation of the proposed Ordinance will take place following Council approval after the second public reading is held. The Department will publish notice of the public hearing twice in a locally circulated newspaper, with the first notice published at least 14 days prior to the public hearing. One copy of the updated Ordinance will be available for public inspection in the City Clerk’s office.

Conclusion

Staff recommends that the City Council approve the first reading of Ordinance No. _____, amending Chapter 14C of the Woodland Municipal Code Ordinance related to weed abatement.

Prepared by: Jessica Walton
Fire Prevention Specialist

Becky Ramirez
Fire Chief



Paul Navazio, City Manager

Attachments:

- (1) Proposed Ordinance amending Chapter 14C Weed Abatement
- (2) Revised Chapter 14C Weed Abatement
- (3) Notice Letter to Parcel Owners

Chapter 14C - WEED ABATEMENT.

Sections:

Sec. 14C-1-1. - Public nuisance declared—Exemptions.

Sec. 14C-1-2. - Weeds—Definition.

Sec. 14C-1-3. - Determination of public nuisance.

Sec. 14C-1-4. - Notice to destroy weeds.

Sec. 14C-1-5. - Authority to enter upon land.

Sec. 14C-1-6. - Hearing by the Fire Chief or his or her authorized representative.

Sec. 14C-1-7. - Decision of the Fire Chief or his authorized representative.

Sec. 14C-1-8. - Abatement by property owner.

Sec. 14C-1-9. - Abatement by the city.

Sec. 14C-1-10. - Record of costs of abatement.

Sec. 14C-1-11. - Notice of hearing.

Sec. 14C-1-12. - Report—Hearing and proceedings.

Sec. 14C-1-13. - Assessment of costs against property.

Sec. 14C-1-14. - Grievance with final order—Appeal to city council.

Sec. 14C-1-15. - Alternatives.

Sec. 14C-1-1. - Public nuisance declared—Exemptions.

- (a) Weeds and rubbish, refuse, and dirt upon parkways, sidewalks, or private property in the city are declared to be public nuisance.
- (b) Cultivated and useful grasses and pastures shall not be declared a public nuisance. However, if the Fire Chief or his or her authorized representative determines that a firebreak is necessary to protect adjacent improved property from fire exposures, an adequate firebreak shall be required as determined by the Fire Chief or his or her representative.

Sec. 14C-1-2. - Weeds—Definition.

“Weeds” shall mean any of the following:

- (a) Weeds which bear seeds of a downy or wingy nature.
- (b) Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property.
- (c) Weeds which are otherwise noxious or dangerous.
- (d) Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
- (e) Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard.

Sec. 14C-1-3. – Determination of public nuisance.

- (a) Whenever the Fire Chief or his or her authorized representative finds, upon the recommendation of a duly authorized representative of the fire department, that a nuisance as defined in this chapter exists on any lot or premises, or upon any sidewalk, parking or street adjacent to such lot or premises, he or she may declare such weeds as a public nuisance. Such declaration shall be documented in a writing signed by the Fire Chief. Any number of streets, parcels or sidewalks may be declared to be nuisances in a single declaration.
- (b) In addition, the Fire Chief may declare that weeds on a specific parcel are seasonal and recurrent nuisances. Such seasonal and recurrent nuisances shall be abated in accordance with the provisions of this chapter, provided, that upon the second and any subsequent occurrence of such nuisance on the same parcel or parcels within the same calendar year, no further hearings need be held and it shall be sufficient to mail a post card notice to the owners of the property as they and their addresses appear upon the current assessment roll.

The notice shall refer to and describe the property and shall state that noxious or dangerous weeds of a seasonal and recurrent nature are growing on or in front of the property, and that the same constitute a public nuisance which must be abated by the removal of said noxious or dangerous weeds, and that otherwise they will be removed and the nuisance will be abated by the city authorities, in which case the cost of such removal shall be assessed upon the parcel and lands from which or in front of which such weeds are removed and that upon confirmation such cost will constitute a lien or special assessment upon such parcel or lands until paid.

In addition, the Fire Chief may require the owner to conduct preventive abatement of such seasonal and recurrent nuisance. In such event, the notice required by this subsection shall also state that the efficient and economical control of such seasonal and recurrent nuisance requires preventive chemical control of such weeds, weed seeds and weed seedlings and that the city may require preventive chemical control of such nuisance. In the event the city is once required to abate such nuisance the city may, in addition, before and during the next following germinating season of such weeds, provide for the preventive abatement of such nuisance by using chemical control of such weeds.

Sec. 14C-1-4. – Notice to destroy weeds and remove rubbish, refuse, and dirt.

- (a) Upon issuance of the declaration in Section 14C-1-3, the code compliance officer or such other city official as may be designated shall post notices in substantially the form set forth in subsection (b) in the manner as set forth in subsection (c).
- (b) Notices shall be in substantially the following form:

NOTICE TO DESTROY WEEDS AND REMOVE RUBBISH, REFUSE, AND DIRT

Notice is hereby given that on the ____ day of _____, 20____, the Woodland Fire Chief declared that noxious or dangerous weeds were growing upon or in front of the property on this street, and that rubbish, refuse, and dirt

were upon or in front of property on this street, in, and more particularly described in the declaration, and that they constitute a public nuisance which must be abated by the removal of the weeds, rubbish, refuse, and dirt. Otherwise they will be removed and the nuisance abated by the city and the cost of removal assessed upon the land from or in front of which the weeds are removed and will constitute a lien upon such land until paid. Reference is hereby made to the declaration for further particulars. A copy of said declaration is on file in the office of the city clerk.

All property owners having any objections to the proposed removal of the weeds, rubbish, refuse, and dirt are hereby notified to attend a hearing to be held (give date), when their objections will be heard and given due consideration.

Dated this _____ day of _____, 20____.

Code Compliance Officer

- (c) The notice shall be posted at least five days before the hearing in the following locations:
 - (1) One notice to each separately owned parcel of property of not over fifty feet frontage.
 - (2) Not more than two notices to any such parcel of one hundred feet frontage or less.
 - (3) Notices at not more than one hundred feet apart if the frontage of such a parcel is greater than one hundred feet.
- (d) As an alternative to subsection (c), the code compliance officer may mail notice to each person to whom such described property is assessed in the last equalized assessment roll available on the date the declaration was signed by the Fire Chief. Such notice shall be mailed at least five days before the hearing.

Sec. 14C-1-5. - Authority to enter upon land.

The code compliance officer or a duly authorized representative of the fire department may enter upon the land for posting notice.

Sec. 14C-1-6. - Hearing by the Fire Chief or his or her authorized representative.

At the time and place stated in the notice, the Fire Chief or his or her authorized representative shall hear and consider all relevant evidence, objections or protests and shall receive testimony of property owners, lessees, occupants, witnesses, city personnel and interested persons relative to such alleged public nuisance and to proposed abatement measures. The hearing may be continued from time to time.

Sec. 14C-1-7. - Decision of the Fire Chief or his authorized representative.

Following the public hearing, the Fire Chief or his or her authorized representative shall consider all evidence and determine whether or not the property, or any part of the property, constitutes a public nuisance as alleged. If the Fire Chief or his or her authorized representative finds that a public nuisance does exist and that there is sufficient cause to abate the nuisance, the Fire Chief or his or her authorized representative shall make a written order setting forth those findings and ordering the owner, agent of the owner, lessee, occupant or other person having charge or control of the property to abate the nuisance in the manner and by the means specifically set forth in the Fire Chief's or his or her authorized representative's order. The order shall state that if the nuisance is not abated, it will be abated by the city. The order shall state that the cost of abatement will be assessed upon the property from which the nuisance is removed and will constitute a lien or special assessment upon the property until paid. The order shall set forth the time within which the work shall be commenced and completed. A copy of the order shall be mailed to the owner of the property.

Sec. 14C-1-8. - Abatement by property owner.

The property owner, lessee, occupant or person having charge or control of the property, may, at his or her own expense, abate the nuisance as prescribed by the order of the Fire Chief or his or her authorized representative prior to the expiration of the abatement period set forth in the order. If the nuisance has been inspected by the representative of the fire department and has been abated in accordance with the order, the proceedings shall be terminated. Any costs incurred by the city up to the owner's abatement may be recovered by the city as provided in this chapter.

Sec. 14C-1-9. - Abatement by the city.

If a declared nuisance is not completely abated by the owner, lessee, occupant or person having charge or control of the property within the time prescribed in the Fire Chief's or his or her authorized representative's order, the Fire Chief, the code compliance officer, or any designated city official, is authorized to cause the nuisance to be abated by city forces or private contract. In furtherance of this section, the Fire Chief, the code compliance officer or any designated agent is expressly authorized to enter upon the premises for the purpose of abating the nuisance.

Sec. 14C-1-10. - Record of costs of abatement.

The code compliance officer or such other city official as may be designated, shall keep an account of the costs (including incidental expenses) of abating such nuisance on each separate lot or parcel of land where work is done and shall tender an itemized report, in writing, to the Fire Chief or authorized representative, showing the cost of abatement of each parcel and same shall be filed with the Fire Chief or authorized representative.

Sec. 14C-1-11. - Notice of hearing.

The Fire Chief or authorized representative shall set a hearing to determine the correctness and reasonableness of the account of the costs. An invoice for the costs shall be mailed to the owner of said parcels with notice of the time and date when the report shall be heard by the Fire

Chief or authorized representative to determine the correctness and reasonableness of such costs. Such notice shall be mailed at least five days before such hearing.

Sec. 14C-1-12. - Report—Hearing and proceedings.

At the time and place fixed for receiving and considering the report, the Fire Chief, or an authorized representative shall hear and pass upon the report of such costs of abatement, together with any objections or protests. Thereupon, the Fire Chief, or the authorized representative may make such revision, correction or modification in the report as he or she may deem just, after which, by motion, the report, as submitted or as revised, corrected or modified, shall be confirmed. The decision of the Fire Chief, or the authorized representative on all protests and objections which may be made, shall be final and conclusive, unless appealed in accordance with this chapter.

Sec. 14C-1-13. - Assessment of costs against property.

The total cost for abating such nuisance, as confirmed by the Fire Chief, or the authorized representative shall constitute a special assessment against the respective lot or parcel of land to which it relates, and/or upon recordation in the office of the county recorder of a notice of lien as so made and confirmed, shall constitute a lien on the property for the amount of such assessment. Such lien or special assessment shall be imposed in the manner provided in Government Code sections 39577 through 39585.

Sec. 14C-1-14. - Grievance with final order—Appeal to city council.

- (a) Whenever any person is aggrieved by any final order of the Fire Chief, or an authorized representative issued pursuant to Section 14C-1-7 or the confirmation of costs pursuant to Section 14C-1-12, such person may appeal to the city council the issuance of said order or confirmation by filing a written notice of appeal therefrom with the city council no later than ten days from the date of the decision.
- (b) The written notice of appeal shall be filed in duplicate with the city clerk and shall state the grounds for such appeal and the specific factual and/or legal errors committed by the Fire Chief, or the authorized representative in issuing its order or confirmation.
- (c) The city clerk shall forthwith transmit one copy of said notice of appeal to the Fire Chief, or authorized representative.
- (d) The Fire Chief, or the authorized representative of either, shall transmit to the city council, no later than twenty days from receipt of the notice of appeal, the original declaration and copies of all other papers constituting the record upon which the decision was taken, including, but not limited to, the minutes of all hearings thereon, and shall submit to the city council a written report, prepared from the record upon which the final determination was made, stating the factual and legal basis on which the Fire Chief or the authorized representative reached his or her decision.
- (e) The city council may, by resolution, affirm, reverse or modify, in whole or in part, any final determination, assessment, or order of the Fire Chief or authorized representative which is

appealed from. After reviewing the proceedings relating to the decision appealed from, including, but not limited to, minutes of hearings, notice of appeal and the report of the Fire Chief, or authorized representative, the city council, by resolution, may affirm without further action the determination, assessment, or order appealed from.

- (f) The city council may not affirm, reverse, or modify the Fire Chief's, or authorized representative's final determination which is appealed until it has held a hearing thereon, said hearing being set and notice thereof being given. The city council, by resolution, after the completion of said hearing, which it may continue for any reason it deems proper and reasonable, may reverse or modify, in whole or in part, any final decision, assessment, or order of the Fire Chief, or the authorized representative of either.
- (g) On the date a notice of appeal is filed under this section, all proceedings in furtherance of the determination or order appealed from shall be stayed until the final determination by the city council of the appeal.
- (h) All decisions of the Fire Chief, or the authorized representative of either shall be final unless appealed within the time prescribed herein.

Sec. 14C-1-15. - Alternatives.

Nothing in the foregoing sections shall be deemed to prevent the city council from ordering the city attorney to commence a civil or criminal proceeding to abate a public nuisance under applicable civil or penal code provisions as an alternative to the proceedings set forth herein.

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ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AMENDING CHAPTER 14C OF THE WOODLAND MUNICIPAL CODE REGARDING
WEED ABATEMENT**

WHEREAS, the City Council of the City of Woodland (“City”) is authorized by California Constitution, Article XI, Section 7 to make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws; and

WHEREAS, Government Code sections 39501 and 35902 authorize the City Council to compel the owner, lessee, or occupant of buildings, grounds, or lots to remove dirt, rubbish, weeds, and rank growths from buildings or grounds and adjacent sidewalks, and if such person defaults, after notice prescribed by the City Council, it may authorize the removal or destruction of the dirt, rubbish, weeds, and rank growths at the owner’s expense by a city officer; and

WHEREAS, Government Code sections 39501 and 35902 further authorize the City Council to prescribe a procedure for the removal or destruction of dirt, rubbish, weeds, and rank growths, and make the expense a lien upon the buildings or grounds.

NOW, THEREFORE, the City Council of the City of Woodland does hereby ordain as follows:

SECTION 1. Recitals. The above recitals are true and correct and are incorporated into this Ordinance by reference.

SECTION 2. Amendment. Chapter 14C of the Woodland Municipal Code is hereby amended to read in full as set forth in the attached Exhibit A, incorporated by this reference.

SECTION 3. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable.

SECTION 4. Effective Date. This Ordinance shall take thirty (30) days after its adoption.

SECTION 5. Publication. The City Clerk shall certify to the adoption of this Ordinance, and the City Clerk shall cause this Ordinance or a summary thereof to be published as required by law.

INTRODUCED on the _____ day of _____, 2017, and **PASSED AND ADOPTED** by the City Council of the City of Woodland on this _____ day of _____, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Angel Barajas
Mayor

ATTEST:

Ana Gonzalez
City Clerk

APPROVED AS TO FORM:

Kara Ueda
City Attorney

EXHIBIT A
CHAPTER 14C

[ATTACHED TO THIS PAGE]



WOODLAND FIRE DEPARTMENT

April 11, 2017

Fire Chief
REBECCA RAMIREZ

Subject: City of Woodland Weed Abatement Ordinance Change

Battalion Chief
ERNIE FATTA

Dear Property Owner,

Battalion Chief
RICH THOMAS

The Woodland Fire Department is proposing an amendment to the weed abatement ordinance for review by the City Council at the April 18, 2017 meeting. The proposed amendment will help streamline the weed abatement process in the City, increase staff efficiency by reducing staffing hours required for the weed abatement program and reduce costs associated with mailing certified letters and posting public notices. Adoption of this amended ordinance will provide greater consistency among the local jurisdictions.

Battalion Chief
ERIC ZANE

Fire Marshal
TIM ANNIS

There are minor procedural changes to the process of weed abatement including defining what a weed is, and the identifying specific parcels as "seasonal and recurrent nuisances." This change will allow for the Department to give the compliance date to known parcels that are already contacted every year, and have the parcel be abated once the public hearing and compliance date had passed. The amended changes involving formatting and changing language or requirements now align this ordinance with the Government Code.

Upon implementation of this amendment, the Department will still send out a compliance letter with weed abatement requirements to all parcel owners. There will still be a public hearing before parcels are abated; however, this public hearing is will now be for all parcels at one time. For parcels that are not abated as required and the compliance date has passed, the City will then mitigate the parcel and the parcel owner will be billed.

The formal implementation of the proposed ordinance will take place following Council approval after the second public reading is held. One copy of the updated Ordinance will be available for public inspection in the City Clerk's office.

Sincerely,

Tim Annis

Fire Marshall

FIRE HEADQUARTERS

1000 Lincoln Ave
Woodland, CA 95695

P: 530-661-5860

F: 530-662-5781

18.

Legislation Details (With Text)

File #: 17-0408 Version: 1 Name:
Type: Report of the City Manager Status: Agenda Ready
File created: 4/13/2017 In control: City Council
On agenda: 4/18/2017 Final action:
Title: SUBJECT: Approval of the Measure E Spending Plan

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the updated Measure E Spending Plan.

Sponsors:

Indexes:

Code sections:

Attachments: [MSE Spending Plan Resolution 2017](#)
[2017 Measure E Spending Plan](#)

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

DATE: April 18, 2017

SUBJECT: Approval of the Measure E Spending Plan

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the updated Measure E Spending Plan.

Staff Contact

Kim McKinney, Finance Officer-(530) 661-5849, kimberly.mckinney@cityofwoodland.org

Council Goal

This recommendation is consistent with the City's goal for Fiscal Responsibility by ensuring that ongoing expenditures are supported by ongoing revenue.

Fiscal Impact

Total Measure E (MSE) revenues are estimated to be \$51.9 million through the 12-year life of the sales tax measure. The spending plan remains balanced between annual revenue and annual expenditures to ensure that there is no inter-fund borrowing required for project execution and continues to utilize a portion of the MSE revenue to pay on-gong annual debt service on the Community & Senior Center/Sports Park bonds through the life of MSE.

The \$2 million reserve target/contingency that was requested by Council in 2010 has been maintained

throughout the subsequent spending plans, and is programmed for the replacement of the artificial turf at the Sports Park in the final year of MSE (FY2019).

Background

On June 6, 2006 the Woodland voters approved MSE, which extended the ½ cent supplemental sales tax collected within the boundaries of and for the benefit of the City of Woodland. Additionally, the voters approved three advisory measures outlining the types of projects for which proceeds from MSE would be spent.

- Measure B allocated a minimum of \$30.2 million or 45% of MSE for road rehabilitation;
- Measure C approved funding for Community and Senior Center Phase II, Sports Park and renovation and improvement of parks, recreation facilities and pools;
- Measure D approved funding for expansion of the Library, City Hall and the Opera House.

The purpose of the MSE Spending Plan is to allocate the anticipated revenue between the various categories based on the advisory measures and overall community need. An update to the MSE Spending Plan is required based on voter desire to receive an update bi-annually and Council's request to update the MSE Spending Plan annually. Council approved the last MSE Spending Plan on April 19, 2016.

In addition to the spending plan update being a requirement, the update is also necessary so the proposed MSE funded projects can be included in the FY 2017/18 Capital Improvement Program that will be presented for adoption in May with the City's Budget. Changes to the MSE Spending Plan require a 4/5 approval from the City Council.

Discussion

No new projects have been added to the proposed MSE Spending Plan since the last approval, only minor funding allocations between certain road projects occurred throughout the current fiscal year, which have been approved by Council. Several large projects funded by MSE are in progress and planned for the upcoming fiscal year. Some of these projects include the following:

Projects

- The Kentucky Avenue Reconstruction project is using MSE for right-of-way acquisition with federally funded construction. The project includes widening and reconstructing Kentucky Avenue between East and West streets. The project will include new sidewalk, curb/gutter and bike lanes in addition to the widening and reconstruction of the roadway. The widened roadway will consist of one lane in each direction and a two-way turn-lane from West to College streets. From College to East streets the roadway will consist of two lanes in each direction and center medians or turn-lanes. Construction is expected to begin in spring 2017.
- The W. Main Street Bicycle/Pedestrian Mobility and Safety Improvements will improve W. Main Street from West Street to CR 98 including installation of bicycle lanes, sidewalk, pavement rehabilitation, transit improvements, ADA corner improvements and signal modifications. The project will utilize ~\$1.2 million of MSE funding to design the project and provide matching funds for the \$3.7 million grant award from SACOG. The project is under design in the current fiscal year and construction is expected to occur in 2018.

- The West Woodland Safe Routes to School project will provide safety improvements to W. Court Street, W. Woodland Avenue, Southwood and California Street. ~\$700,000 of MSE funding will be used for design and matching funds for the ~\$1.6 million of SACOG's Active Transportation Program grant. Construction is expected to occur during 2019.
- The 2017 Road Maintenance Project includes contract road maintenance work in the area south of Gibson Avenue, west of CR 102, and east of East Street. This roadwork will be focused on streets 10 years and older. This resurfacing work will extend the lifespan of the asphalt surfaces.
- Annual In-House Road Program Support has been included in the MSE spending plan from inception and provides funding for material and labor done by in-house road crews for road program support. The funding for this project will also be utilized to alleviate at least a portion of the funding shortfall from TDA and Gas Tax revenues that fund ongoing street and road related programs. While the new Gas Tax passed by the State will provide additional funding to assist with ongoing maintenance, TDA revenues continue to decline. Ongoing support will be continually revisited each year and into the future with the Measure F spending plan.

Contingency

A \$2 million reserve/contingency has been maintained in the plan since 2010 to help the City's short term MSE cash flow on an annual basis. As the sunset of the ½ cent tax gets closer, a project that utilizes this reserve to fund the replacement of the Sports Park Artificial Turf was included in the FY2016/17 MSE Spending Plan and continues to be included in the current proposed plan. Actual expenditure of the contingency is not planned in the upcoming fiscal year, but would instead be included in the FY2018/19 budget. A final MSE spending plan will be presented to Council next spring for revisiting the allocation of remaining resources.

Long Term Loan

The repayment of the loan of MSE to the park development fund to pay for debt service related to the Community & Senior Center/Sports Park will be available in the future to program toward other projects that fall within the advisory measures. The timing of this loan repayment is contingent on the receipt of park development fees sufficient to cover annual debt service. The amount loaned through FY2015/16 was \$8.2 million. The refunding of two debt issuances related to the Community & Senior Center/Sports Park reduced the debt service payment to approximately \$1.8 million/year. This is the total amount owed annually by the park development fund at this time. All park development revenue the City receives (\$3,900 - \$7,100 per single-family unit), is prioritized over all other items to pay debt service first. Whatever remains of the annual debt service obligation is then loaned from MSE.

For 2016, the City received \$874,000 in park development fee thus ~\$1.0 million was needed as a MSE loan. Staff has assumed the development of 100 single-family residential units annually through 2019 to calculate the amount of MSE that will need to be loaned through the life of the spending plan. Although a portion of the bond debt will be paid off in 2018, the remaining debt service obligation will continue through 2026.

The current total MSE revenue estimate (including other miscellaneous revenues included in the fund) is approximately \$51.9 million of which ~\$33 million has already been spent, and another \$8.7 million is appropriated in the current fiscal year. The revenue estimate is consistent with the out year sales tax forecasts contained in the FY 2017/18 and 2018/19 Operations & Maintenance budget.

MSE Spending Plan Summary by Category

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, approving the updated Measure E Spending Plan.

Prepared by: Kim McKinney, Finance Officer

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

Attachments: Resolution
2017 MSE Spending Plan

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE
UPDATED MEASURE E SPENDING PLAN

WHEREAS, on June 6, 2006 the Woodland voters approved Measure E (MSE) which extended the ½ cent supplemental sales tax collected within the boundaries of and for the benefit of the City of Woodland; and;

WHEREAS, on February 6, 2007 the City Council adopted Resolution 4804 that approved a MSE Spending Plan and defined a strategy for financing and execution of projects as defined in the advisory ballot measures; and

WHEREAS, the MSE Spending Plan is updated at least bi-annually; and

WHEREAS, a revised MSE Spending Plan was approved by Council on May 13, 2008 and September 21, 2010; and

WHEREAS, as part of the September 21, 2010 Council action, the City Council requested that the Spending Plan be updated annually and that \$2 million of MSE revenue be set aside from project allocation as a reserve target to be programmed at the conclusion of the 12-year tax measure; and

WHEREAS, on March 20, 2012 Council authorized the use of MSE revenue as a loan to the Park Development Fund for the payment of debt service related to the Community Center and Sports Park facilities for FY2012 and directed staff to update project cost estimates and review the draft MSE Spending Plan with the Infrastructure Subcommittee prior to approving the Spending Plan; and

WHEREAS, on July 3, 2012 Council adopted Resolution No. 6085 authorizing the use of MSE revenue to cover on-going debt service requirements related to the Community and Senior Center and Sports Park up to \$2 million per year and directed that a loan be established from MSE to the necessary development fee fund to be repaid to MSE as revenue becomes available, and approved the updated MSE Spending Plan;

WHEREAS, on April 23, 2013 Council adopted Resolution No. 6125 approving the updated MSE Spending Plan; and

WHEREAS, on April 15, 2014 Council adopted Resolution No. 6227 approving the updated MSE Spending Plan; and

WHEREAS, on March 17, 2015 Council adopted Resolution No. 6405 approving the updated MSE Spending Plan.

WHEREAS, on April 19, 2016 Council adopted Resolution No. 6620 approving the updated MSE Spending Plan.

NOW, THEREFORE, BE IT RESOLVED, that a change in the use of funds as recommended by the three advisory measures adopted on June 6, 2006 requires a vote of four members of the City Council during a regular meeting following a public hearing.

BE IT FURTHER RESOLVED, that the attached MSE Spending Plan is hereby approved.

PASSED AND ADOPTED by the City Council of the City of Woodland this 18th day of April 2017, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

Angel Barajas, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

Revenues					Totals
MSE Annual Revenue (projections based on Q4-2016 Muni Report)	\$ 40,524,345	\$ 4,769,323	\$ 4,880,478	\$ 1,249,709	\$ 51,696,692
Reimbursement for purchase of State Theatre	\$ 272,837				\$ 272,837
Transfers from Other Funds	\$ -	\$ 18,023			\$ 18,023

	Previous	2016/17	2017/18	2018/19	Totals	% of Total
Expenditures						
Roads	\$ 6,835,345	\$ -	\$ -	\$ -		
<i>Kentucky Avenue Widening & Recon Grant Match</i>	\$ 140,264	\$ 2,460,386	\$ -	\$ -		
<i>E. Main St</i>	\$ 16,469	\$ 433,531	\$ -	\$ -		
<i>Grant Match</i>	\$ -	\$ 100,000	\$ 100,000	\$ -		
<i>O&M Road Maintenance - In House</i>	\$ 2,232,669	\$ 550,000	\$ 600,000	\$ -		
<i>Road Program Management</i>	\$ 399,230	\$ 50,000	\$ 50,000	\$ -		
<i>Main Street Improvements/Beautification</i>	\$ 855,574	\$ 150,995	\$ -	\$ -		
<i>W. Main Street Bicycle/Ped Mobility & Safety</i>	\$ -	\$ 516,000	\$ 731,000	\$ -		
<i>W. Woodland Safe Routes to School</i>	\$ -	\$ 200,000	\$ 482,000	\$ 790,000		
<i>ADA Transition Plan</i>	\$ -	\$ 125,000	\$ -	\$ -		
<i>Lit Crosswalk Replacement</i>	\$ 41,909	\$ 58,091	\$ -	\$ -		
<i>Corridor Safety</i>	\$ -	\$ 20,000	\$ -	\$ -		
<i>Contract Pavement Maintenance/Rehabilitation</i>	\$ -	\$ 1,694,280	\$ 1,700,000	\$ 300,000		
Subtotal for Roads	\$ 10,521,460	\$ 6,358,283	\$ 3,663,000	\$ 1,090,000	\$ 21,632,743	42%
Opera House/State Theatre/City Hall Annex (for OH)	\$ 1,467,416	\$ 16,300	\$ -	\$ -	\$ 1,483,716	3%
Library	\$ 273,688	\$ -	\$ -	\$ -		
<i>Library Facility Improvements</i>	\$ 89,189	\$ 528,834	\$ -	\$ -		
<i>Library Facility Needs Assessment</i>	\$ -	\$ 125,000	\$ -	\$ -		
Subtotal for Library					\$ 1,016,711	2%
Facilities/City Hall/ADA Facilities	\$ 329,455	\$ -	\$ -	\$ -	\$ 329,455	1%
Community Senior Center/Sports Park Debt Service	\$ 6,791,308	\$ 359,623	\$ 105,407	\$ -		
Misc. Park Improvements	\$ 2,505,496	\$ -	\$ -	\$ -		
<i>Rehabilitation of Brooks Swim Center</i>	\$ 1,333,653	\$ -	\$ -	\$ -		
<i>Clark Field Improvements</i>	\$ 533,427	\$ 15,000	\$ 15,000	\$ -		
<i>Play Equipment & Electrical Panel - Crawford Park</i>	\$ 137,259	\$ -	\$ -	\$ -		
<i>Sports Park Turf Replacement</i>	\$ -	\$ -	\$ -	\$ 2,450,000		
<i>Main Distribution Panel - Brooks Pool</i>	\$ 49,838	\$ -	\$ -	\$ -		
<i>Grant Match - Camarena Field</i>	\$ 25,000	\$ 25,000	\$ -	\$ -		
<i>Sports Park Field Repairs</i>	\$ -	\$ 31,000	\$ -	\$ -		
Subtotal for Community Center/Sports Park/Park Maint.					\$ 14,377,011	28%
Overhead Allocation	\$ 756,653	\$ 70,000	\$ 70,000	\$ 35,000	\$ 931,653	2%
Long Term Loan for Debt Service on the CCS/Sports Park*	\$ 8,179,596	\$ 1,125,953	\$ 1,220,000	\$ 1,011,750	\$ 11,537,299	22%
Total Expenditures	\$ 32,993,438	\$ 8,654,993	\$ 5,073,407	\$ 4,586,750	\$ 51,308,588	
MSE Fund Balance	\$ 7,803,744	\$ 3,936,097	\$ 3,743,168	\$ 406,127		
MSE Reserve Target/Contingency	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ -		
Variance	\$ 5,803,744	\$ 1,936,097	\$ 1,743,168	\$ 406,127		

* The repayment of the loan of MSE to the Park Development Fund to pay for debt service related to the Community & Senior Center/Sports Park will be available in the future to program towards other projects that fall within the advisory measures.