City of Woodland

PLANNING COMMISSION AGENDA

July 18, 2013
CITY COUNCIL CHAMBERS
6:30 PM

1. Call to order

2. Roll Call

3. **Approval of Minutes for May 16, 2013 and June 20, 2013**

4. **Director's Report**: This an opportunity for the Community Development Department's Director or designee to provide the Commission with information on any items other than those listed on the Agenda.

5. **Public Comment**: This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.

6. **Communication - Commission Statements and Requests**: This is an opportunity for the Commission members to make comments and announcements to express concerns or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

7. **Subcommittee Reports**:

PUBLIC HEARING:

8. **Golden State Reclamation Project Condition Use Permit** - Request to approve a Conditional Use Permit to allow the construction and operation of a concrete slurry processing facility. Included in the proposed project design are two reclamation ponds for the concrete slurry, one retention pond for leachate, one storage building for construction equipment, and one on-site mobile office trailer. The site (APN 027-350-058) is located in an industrial area in the northeastern portion of the City of Woodland, Yolo County. The proposed project site is located on a 17.56-acre property at 231 Hanson Way in the Industrial zone. The requested entitlements include a Conditional Use Permit, review of the proposed Initial Study and Mitigated Negative Declaration and the proposed adoption of the Mitigation Monitoring and Reporting Plan, and a review of the Site Plan and Design Review.

Applicant:	Travis Brandt, Golden State Reclamation
Environmental Document:	Initial Study and Mitigated Negative Declaration with a Mitigation Monitoring Reporting Plan
Staff Contact:	Paul L Hanson, AICP, Senior Planner Cindy Gnos, AICP, Contract Planner
Recommended Action:	Conditional Approval

9. **Cal West Investors, LLC/Optimistic Partners Tentative Subdivison Map # 4991 and Development Agreement -** A request to approve a Tentative Subdivision Map and Development Agreement on 33.89 acres to create 176 residential lots in the R-8 single family district, in three phases, with a 5.61 acre remainder parcel of multi-family designated R-15 land, a 0.88 acre parcel designated as Lot A to create a 28-foot wide landscape buffer on the east side of SR 113, and a 0.10 acre parcel for Lot B, an oak tree preservation lot. The proposed project site is located north of the future extension of Farmers Central Road, west of Harry Lorenzo Avenue, east of SR 113 and north west of the proposed future 8-acre park and 2 acre neighborhood commercial site. (APN 041-070-044 & 046)

Applicant:	Melanie Mathews, Cal West Investors, LLC Bill Streng, Optimistic Partners, LLC
Staff Contact:	Cindy Norris, Principal Planner
Recommended Action:	Approval with Conditions

NEW BUSINESS:

10. **Nugget Market Mural Design Review -** Design review for two (2) proposed murals to be painted over the entrance into the Nugget Market. The murals are part of Nugget Market's façade improvement project. Subject property (APN 0005-670-028) is located at 157 Main Street.

Applicant:	Tom De Kleer, De Kleer and Associates
Staff Contact:	Paul L. Hanson, AICP, Senior Planner.
Recommended Action:	Conditional Approval

OLD BUSINESS: NONE

11. Adjournment

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.

City of Woodland

PLANNING COMMISSION AGENDA

May 16, 2013
CITY COUNCIL CHAMBERS
6:30 PM
DRAFT MINUTES

1. Call to order

2. Roll Call
Commissioners Present: Murray, Lopez, Murphy, Wurzel, Holt, Wells, Lizarraga

Staff Present: Ken Hiatt, Community Development Director; Cindy. Norris, Principal Planner; Dan Sokolow, Senior Planner/Housing and CDBG Coordinator; Heidi Tshcudin, General Plan Project Manager; Jeff Goldman, AECOM Housing Consultant; Mathew Gerken, AECOM, Housing consultant; Bruce Grove, RBF Planning Consultant

3. **Approval of Minutes for April 18, 2013**
Ayes: Lopez,, Holt, Wells, Murray, Murphy, Lizarraga, Wurzel
No's:
Abstain:

4. **Director's Report**: This an opportunity for the Community Development Department's Director or designee to provide the Commission with information on any items other than those listed on the Agenda.
   - *Introduce Ken Hiatt, new Community Development Director*
   - *Change of regular schedule back to 2 meetings a month to be held open, 1st and 3rd; availability for June 6? (Commissioners Wurzel and Kirby indicated that they are not available on the 6th)*
   - *Joint Planning Commission and City Council workshop on June 11, 2013 at the Community and Senior Center*
   - *Number of reports coming out in advance of the joint workshop that will provide a great amount of information: Workshop summary report; Community Survey Report; Existing Conditions Report.*

5. **Public Comment**: This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.
None

6. **Communication - Commission Statements and Requests**: This is an opportunity for the Commission members to make comments and announcements to express concerns or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.
None

7. **Subcommittee Reports**:
Commissioner Holt stated that he had attended the General Plan Steering Committee #2 in which the Housing Element had been a topic for the group.

PUBLIC HEARING:

8. **Draft Housing Element 2013 – 2021**: That the Planning Commission make the following recommendations to the City Council: 1) Receive the Draft 2013 Housing Element; 2) Direct staff to transmit the document to the State Department of Housing and Community Development (HCD) for review and comment; and 3) Commence preparation of appropriate environmental impact analysis on the Draft 2013 Housing Element in preparation for adoption later this year.

Applicant:	City of Woodland
Staff Contact:	Cindy Norris, Principal Planner, and Heidi Tschudin, General Plan Project Manager
Recommended Action:	Receive the Draft and Recommend the actions outlined above to the City Council

Motion: Commissioner Lizarraga made a motion that the Planning Commission recommends to the City Council that the Council review the draft housing element, direct staff to submit the document to the Department of Housing and Community Development and commence preparation of appropriate environmental review, which was seconded by Commissioner Murray.

Ayes: Commissioners: Wells, Lopez, Murray, Holt, Murphy, Wurtzel, and Lizarraga
Nos: Commissioner:

NEW BUSINESS:

9. **Review of the proposed City of Woodland Capital Improvement Program (CIP) for 2013/14 – 2016/2017**: The 10-year Capital Improvement Programs (CIP) that presents a balanced ten-year spending plan. The Capital Budget represents the first year of the CIP and identifies projects for which appropriations will be requested. The CIP and associated Capital Budget are typically re-evaluated, updated and presented to the City Council annually. Pursuant to Government Code 65401, a finding of conformity with the General Plan is required for new projects.

Applicant:	City of Woodland
Staff Contact:	Lynn Johnson, Senior Management Analyst
Recommended Action:	Finding of conformity with the General Plan

Motion: Commissioner Lizzaraga made a motion that the Planning Commission make a finding that the proposed new project for the 2013/14 – 2016/2017 CIP are consistent with the General Plan, which was seconded by Commissioner Wells-.

Ayes: Commissioners: Wells, Lopez, Murray, Holt, Murphy, Wurtzel, and Lizarraga
Nos: Commissioner:

10. **Woodland Commerce Center Draft Environmental Impact Report Circulation**: The Draft EIR for Woodland Commerce Center is a program level analysis for annexation, a General Plan Amendment to formally change the City's corporate boundaries, a Tentative Subdivision Map (TSM) to subdivide the site into approximately 15 parcels for future development, and a Development Agreement to extend the life of the Tentative Subdivision Map beyond the limits established in the California Subdivision Map Act, and to provide for other provisions. The DEIR public review period started on Friday, April 26, 2013, and will end on Monday, June 10, 2013. The Notice of Public Comment Meeting/Notice of Availability of the Draft EIR was published in the Daily Democrat newspaper on Thursday, April 25, 2013. A public comment meeting will be held on

Thursday, May 30, 2013, in the City Council Chambers from 5:30 – 7:00 p.m. to receive comments from the public on the Draft EIR.

Applicant:	City of Woodland
Staff Contact:	Dan Sokolow, Senior Planner
Recommended Action:	Informational Review and to receive comments from Planning Commissioners on the Draft EIR

The Commissioners offered comments on the draft.

OLD BUSINESS: NONE

11. Adjournment

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City of Woodland

PLANNING COMMISSION AGENDA

June 20, 2013
CITY COUNCIL CHAMBERS
6:30 PM

DRAFT MINUTES

1. Call to order

2. Roll Call
Commissioners Present: Murray, Lopez, Wurzel, Wells, Lizarraga
Commissioners Absent: Murphy and Holt.

Staff Present: Cindy. Norris, Principal Planner; Paul Hanson, Senior Planner; Bruce Pollard, Senior Civil Engineer

3. **Approval of Minutes for May 16, 2013**
Minutes were inadvertently left out of the packet and will be rescheduled for review at the next meeting.

4. **Director's Report**: This an opportunity for the Community Development Department's Director or designee to provide the Commission with information on any items other than those listed on the Agenda.
   - *Staff mentioned the upcoming Walmart grand opening on Wednesday, June 26, 2013 at 7:30 AM.*
   - *Staff also mentioned the June 11, Joint City Council and Planning Commission meeting.*

5. **Public Comment**: This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.
None

6. **Communication - Commission Statements and Requests**: This is an opportunity for the Commission members to make comments and announcements to express concerns or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.
Commissioner Wurzel asked about the status report update. Staff indicated that this is a quarterly report and that the next update will be provided to the Commission.

7. **Subcommittee Reports**:

PUBLIC HEARING:

8. **Golden State Reclamation Project (CONTINUED) -** Request to approve a Conditional Use Permit to allow the construction and operation of a concrete slurry processing facility. Included in the proposed project design are two reclamation ponds for the concrete slurry, one retention pond for leachate, one storage building for construction equipment, and one on-site mobile office trailer. The site (APN 027-350-058) is located in an industrial area in the northeastern portion of the City of Woodland, Yolo County. The proposed project site is located on a 17.56-acre property at 231 Hanson Way in the

Industrial zone. The requested entitlements include a Conditional Use Permit, review of the proposed Initial Study and Mitigated Negative Declaration and the proposed adoption of the Mitigation Monitoring and Reporting Plan, and a review of the Site Plan and Design Review.

Applicant:	Travis Brandt, Golden State Reclamation
Environmental Document:	Initial Study and Mitigated Negative Declaration with a Mitigation Monitoring Reporting Plan
Staff Contact:	Paul L Hanson, AICP, Senior Planner
Recommended Action:	Conditional Approval

9. **Pioneer Investors, LLC - Heidrick Ranch II Development Agreement (DA) Amendments:**
The applicant, Pioneer Investor, LLC, is requesting amendments to the Heidrick Ranch II Development Agreement. The proposed amendments will update to the conditions of approval and provide clarification of the infrastructure of construction at the intersection of Harry Lorenzo Avenue and Farmers Central Road.

Applicant:	Melanie Mathews, Pioneer Investors, LLC
Staff Contact:	Cindy Norris, Principal Planner Paul L Hanson, AICP, Senior Planner
Recommended Action:	Approval with Conditions

Motion: Commissioner Wells made a motion that the Planning Commission recommends to the City Council that the Council approve the requested modifications and clarifications to the conditions of approval, which was seconded by Commissioner Wurzel and as stated in Motion #1.

Ayes: Commissioners: Wells, Lopez, Murray, Wurtzel, and Lizarraga
Nos: Commissioner:

MOTION #1 **I move that the Planning Commission make a recommendation to the City Council for the approval of the Pioneer Investors LLC Development Agreement Amendments based on the identified Findings of Fact (See Attachment "B") and subject to the identified Modified Conditions of Approval (See Attachment "D"), by taking the following actions:**

1. Adopt the attached Ordinance No. _____ **(Attachment "C")** Amending the Development Agreement between the City of Woodland and Pioneer Investors, LLC – Heidrick Ranch II Relative to Property Located Within the Spring Lake Specific Plan Area including the Modified Findings and Conditions of Approval **(Attachment "D").**

NEW BUSINESS:

10 **Lennar Homes of California "Lennar Homes at Spring Lake" Design Review -** Design review for 98 R-4 units for "Lennar Homes at Spring Lake", within the Spring Lake Specific Plan area. The units consist of 98 single-family. Subject property (APN 042-030-031, 033, & 040) is located in the Spring Lake Specific Plan area south of Heritage Parkway and on both sides of Meikle Avenue.

Applicant:	Don Barnett, Lennar Homes of California
Staff Contact:	Cindy Norris, Principal Planner Paul L. Hanson, AICP, Senior Planner
Recommended Action:	Approval with Conditions

Motion: Commissioner Liarraga made a motion that the Planning Commission approves the Design and Site Plan Review as proposed, which was seconded by Commissioner Murray.

Ayes: Commissioners: Wells, Lopez, Murray, Wurtzel, and Lizarraga
Nos: Commissioner

OLD BUSINESS: NONE

10. Adjournment

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.

PROJECT TITLE:	**Golden State Reclamation.** A request to approve a Conditional Use Permit, Site Plan, and Design Review to construct and operate a concrete slurry processing facility on a portion of 17.5 acres in the Industrial (I) zone.
LOCATION:	East end of Hanson Way, just north of East Main Street as Hanson Way makes a 90-degree turn in the southern direction
APPLICANT/OWNER:	Applicant: Travis Brandt, Golden State Reclamation Owner: Woodland Gateway Industrial 109, LLC
ENVIRONMENTAL REPORT:	Mitigated Negative Declaration
A.P.N.	027-350-058
PROJECT PLANNER:	Paul L. Hanson, AICP, Senior Planner Cindy Gnos, AICP, Contract Planner
STAFF RECOMMENDATION:	Conditional Approval
REPORT FOR:	Planning Commission Public Hearing – 7/18/13
GENERAL PLAN DESIGNATION:	Industrial (I)
CURRENT ZONING:	Industrial (I)
EXISTING LAND USES:	Vacant
FLOOD ZONE:	AE Zone - Area of 100-Year Flooding, Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood Event (Base Flood Elevation Determined), FIRM Community Panel Number – 06113C0465H Revised May 16, 2012.
STREET ACCESS:	Hanson Way

ADJACENT LAND USES & ZONING / GENERAL PLAN:

North	Industrial	I
South	Vacant and Industrial	I
East	Industrial	I
West	Farm land	County

PENDING / POTENTIAL ACTION

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Mitigated Negative Declaration **(MND)** and approve the Mitigation Monitoring and Reporting Plan **(MMRP).** In accordance with the California Environmental Quality Act (CEQA) section 15074, the Planning Commission finds on the basis of the whole record before it (including the Initial Study and any comments received), that there is no substantial evidence that the project, with the implementation of the recommended mitigation measures, will have a significant effect on the environment, and that the Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis;
2. Approve the Conditional Use Permit, Site Plan, and Design Review for Golden State Reclamation, application dated 3/11/13, Site Plan dated 7/10/13, and Landscape Plans dated 4/29/13, as based on the Findings of Fact and subject to the Conditions of Approval as provided in the Staff Report presented on July 18, 2013 **(See Attachment A - Application, Site Plan, Elevations, and Landscape Plans).**

PROJECT SITE DESCRIPTION

The site contains 17.5 acres of property located at the east end of Hanson Way, just north of East Main Street as Hanson Way makes a 90-degree turn in the southern direction (APN 027-350-058) in the City of Woodland, Yolo County, California. The project site has a City of Woodland General Plan and Zoning Designation of Industrial (I).

Existing industrial developments are located directly south, west, and north of the site, and agricultural land uses are located east and northeast of the project site. A vacant lot separates the development south of the project site which is PGP International, Inc., a large manufacturer of cereal and dairy-based food ingredients. A public utility and access road easement is located along the eastern border of the site. Along the project border further to the east of the site, a Sacramento and San Joaquin Drainage District levee easement exists for a canal. Further to the south, approximately one half-mile from the project site is Interstate 5 (I-5), on the opposite side of East Main Street.

BACKGROUND

The proposed project site is currently vacant.

PROJECT PROPOSAL

The proposed concrete slurry processing facility would receive only cured concrete slurry generated from local construction and improvement projects, particularly highway profile grinding. Uncured concrete would not be accepted at the site. Hazardous wastes would not be accepted at the site. Concrete slurry generated from local projects would be brought to the site in tanker trucks. The trucks would dump the waste concrete directly into designated ponds. Any residual waste concrete remaining in the trucks would be washed from the trucks directly into the ponds.

A 5,000-gallon tanker would be kept on-site at all times to supply water for washing out the residual waste from the trucks, as well as to supply the trucks with water to be carried back out to ongoing

construction and improvement project sites, where the water would be used for cooling grinding equipment. At most, the water tanker would need to be filled once per day.

Included in the proposed project design are two reclamation ponds for the concrete slurry, one retention pond for leachate, one storage building for construction equipment, and one on-site mobile office trailer. The processing ponds would be approximately 6,857 square feet each, or 13,714 square feet total, and would be oriented in a north-south direction. The 14,029-square-foot retention pond would be located directly to the north of the processing ponds. A three-sided, 30-by-50-foot or 1,500-square-foot metal building with a concrete pad and side gaps for flood flow would be utilized for equipment storage. The mobile office trailer would be approximately 10-by-32-foot or 320-square-feet and would be on wheels for ease of movement. A bathroom for employee-use would be located in the mobile office trailer.

The processing ponds would be double-lined and include a leachate collection system. The leachate collection system would consist of a filter fabric layer, followed by a layer of rock, then a layer of dirt. Perforated piping in the dirt layer would collect and convey the filtered leachate to a retention pond. A maximum of approximately 75,000 gallons of water per day is anticipated to be used for the proposed operations. The leachate collected in the retention pond would be used to refill the on-site water tanker and/or to supply the tanker trucks with water to be carried back to local project sites. Thus, all water used at the site would be recycled back into the process.

The waste concrete slurry would be collected and allowed to set in the processing ponds. The volume of material processed at the facility would vary according to the time of year and local construction activity; however, a maximum of 45,000 gallons of slurry, 43 cubic yards per day of material, and 6,450 yards annually is currently anticipated to be processed at the proposed concrete slurry processing facility. It should be noted that an excavator, Bobcat, and front-end loader are anticipated to be utilized and stored on-site for the proposed operations. **The proposed project would operate from April through October and would shut down during the winter wet season (November through March).** Prior to operational shut down, the processed material in the processing ponds would be loaded onto trucks and delivered to a regional inert material recycler to be incorporated into post-consumer aggregate products. The processing ponds would be cleaned out and any remaining slurry would be hauled to an appropriate disposal facility. Clean water from the retention pond would be used to fill the on-site water tanker, and any remaining water would be hauled to a treatment facility for disposal. Accordingly, processed materials would be hauled from the project site once per year.

Employment at the proposed project would vary according to the time of year, business cycles, and local construction activity. However, between five and 10 individuals per shift are anticipated to be employed for the activities at the project site. The site would operate Mondays through Fridays from 6:00 AM to 6:00 PM, and Saturdays and Sundays from 8:00 AM to 5:00 PM.

Access to the project site would be provided through a new drive isle through a new extension north from Hanson Way, adjacent to an existing 40-foot-wide access point utilized by the development to the west. Four parking spaces (including ADA parking) and a processing area are also proposed for the project site. Anticipated trips associated with operation of the proposed concrete slurry processing facility include a maximum of 12 one-way heavy truck trips per day for the delivery of waste concrete to the site and hauling of water back to local project sites. Assuming that 10

employees would be on-site during operations, a maximum of 10 one-way passenger vehicle trips per day would be anticipated.

CITY SERVICES

The project site will be required to hookup to City water services. Water, sewage, electrical and telephone connections will be required as a part of this application. All services shall be shown on the improvements plans to be reviewed and approved by the Public Works Department prior to building permit issuance.

PUBLIC NOTIFICATION

A Notice of Intent to Adopt a Mitigated Negative Declaration and Public Hearing was released May 14, 2013 **(See Attachment B -Notice of Intent to Adopt a Mitigated Negative Declaration and Public Hearing).** The Notice was prepared by the Community Development Department in accordance with notification procedures set forth by the City of Woodland's Municipal Code, CEQA, and State Planning Law.

- Legal notice was published in the Woodland Daily Democrat on May 14, 2013 and July 8, 2013.
- Notice was posted with the County of Yolo on May 14, 2013.
- Notices were mailed to all property owners within 300 feet of the project site and to other listed interested persons and agencies on or before May 14, 2013.
- Notice and the environmental document was delivered to the State Clearing House on May 14, 2013.

Copies of the factual staff report for the proposed project have been on file at City Hall since Friday, July 12, 2013.

At the time of preparation of this staff report, public comment on the Mitigated Negative Declaration was received from the following:

- Yolo-Solano Air Quality Management District
- Regional Water Quality Control Board, Central Valley (May 28, 2013)
- Sacramento – Yolo Mosquito & Vector Control District
- City of Woodland – Transportation Engineer
- Central Valley Flood Protection Board
- Regional Water Quality Control Board, Central Valley (June 11, 2013)
- PGP International (June 12, 2013)
- Yolo County Environmental Health Solid Waste Program (June 12, 2013)
- Yolo Habitat JPA (June 13, 2013)

Those comments and the responses to those comments can be found in **Attachment C**, the **Response to Comments on the Mitigated Negative Declaration**.

APPLICABLE LAWS, CODES, AND ORDINANCES

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

- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance
- Community Design Standards
- City of Woodland Stormwater Quality Control Ordinance
- The California Environmental Quality Act (CEQA)
- State of California's Water Efficient Landscape Ordinance AB 1881
- Regional Water Quality Control Board (RWQCB) compliance with Title 27 of the California Code of Regulations
- National Flood Insurance Program (NFIP) Regulations (44 CFR Parts 59-78).

ENVIRONMENTAL ASSESSMENT STATUS

A draft Mitigated Negative Declaration for the subject project was circulated on May 14, 2013 for a 30-day comment period extending from May 14, 2013 to June 12, 2013 (**See Attachment D - Mitigated Negative Declaration SCH# 2013052036**).

Changes have been made to the Initial Study/Mitigated Negative Declaration based upon the comments received and the subsequent modifications to the proposed project. The changes include raising of the ponds to meet the requirements of the RWQCB and additional paving and site modifications to address the concerns of PGP International. Flood modeling was run on the proposed raising of the ponds and concluded minimal hydrological impacts. Therefore, the conclusions in the Initial Study/Mitigated Negative Declaration remain consistent.

Staff requests the Planning Commission determine that the subject project, as revised, as further defined and discussed in the attached Environmental Checklist/Initial Study, and with the implementation of the recommended mitigation measures from the Mitigation Monitoring and Reporting Program (MMRP), will not have any significant effects on the environment. As a result, the preparation of an environmental impact report pursuant to the California Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.

Staff also requests that the Planning Commission adopt the Mitigated Negative Declaration as a final document and make specified findings required under CEQA. Pursuant to Public Resources Code Section 21081.6 and Section 15097 of the CEQA Guidelines, a Mitigation Monitoring and Reporting Program (MMRP) has been prepared **(See Attachment E - Mitigation Monitoring and Reporting Program)** to ensure that during all phases of the project, the City and any other responsible parties implement the adopted mitigation measures. If this project is approved by the Planning Commission, staff will file a Notice of Determination with the Yolo County Clerk's Office in conformance with Article 5 §15075(a) of the CEQA guidelines.

REVIEWING AGENCY COMMENTS

All reviewing city departments and responsible agencies comments have also been integrated into the conditions of approval.

DISCUSSION

Currently, very few locations are available within the Central Valley that provides the services proposed for the project. The project would provide a local disposal site for contractors in the area who need to rid of slurry from construction projects. Accordingly, the project would likely result in various regional and even statewide benefits, such as potential reductions in truck trips and miles traveled and reductions in waste disposed in landfills. In addition, the proposed project would provide jobs for local truckers, laborers, and operators of heavy equipment.

RWQCB

The proposed processing ponds and retention pond will be regulated by the Regional Water Quality Control Board (RWQCB), specifically Title 27 of the California Code of Regulations. Of primary concern is the location of the ponds within the floodplain and proximity to groundwater. The concrete waste that would be processed at the project site is considered designated waste and the site would be considered a Class II waste management unit. According to Section 13173 of the California Water Code, designated waste is nonhazardous waste that could be released in concentrations exceeding applicable water quality objectives or that could reasonably be expected to affect beneficial uses of the water of the State. Designated waste and Class II waste management units are regulated by the SWRCB through the RWQCB and compliance with Title 27 of the California Code of Regulations. Title 27 Section 20250(a) requires that Class II waste management units be located where site characteristics and containment structures isolate waste from waters of the State. Section 20250(c) of Title 27 states that new Class II units shall be designed, constructed, operated, and maintained to prevent inundation or washout due to floods with a 100-year return period. Section 20080(b) of Title 27 allows for engineered alternatives to construction or prescriptive standards, provided demonstration that the alternative is consistent with the performance goal in Section 20250(a) of Title 27. The RWQCB would consider the engineered alternative and determine whether the alternative would still attain the Title 27 performance standard.

In order to meet Section 20250(c) of Title 27, the project would provide an engineered alternative by designing, constructing, operating, and maintaining the proposed project such that all designated waste is not present on the site during the wet season. The proposed project would operate from April through October and would shut down during the winter wet season (November through March) when conditions develop where the probability of a flood with a 100-year return is most likely to occur. Prior to operational shut down, the processed material in the processing ponds would be loaded onto trucks and delivered to a regional inert material recycler to be incorporated into post-consumer aggregate products. The processing ponds would be cleaned out and any remaining slurry would be hauled to an appropriate disposal facility. Clean water from the retention pond would be used to fill the on-site water tanker, and any remaining water would be hauled to a treatment facility for disposal. Thus, all waste solids and water would be removed prior to the beginning of the wet season, which would prevent any waste from coming into contact with flood waters and isolating waste from waters of the State. Therefore, by shutting down and clearing the site of any wastes during the wet season, the project would meet the performance standard of isolating waste from waters of the State during flooding and preclude degradation and/or impairment of receiving waters. The RWQCB must approve the engineered alternative through adoption and issuance of a Waste Discharge Requirements (WDR) Order.

The RWQCB has raised concerns regarding the depth of groundwater. The RWQCB during their permit review will ensure that a minimum five foot separation exists between the ponds and the

highest anticipated elevation of underlying ground water. The RWQCB has also raised concern that the volume of the ponds may not be adequate to accommodate the proposed volume of slurry. The applicant has indicated that if the volume is exceeded, the ponds will be cleaned out and the slurry taken to a permitted disposal site. The applicant has also modified the project to raise the ponds in order to address the flooding and depth to groundwater concerns.

Staff is recommending conditions of approval to address the concerns of the RWQCB.

PGP INTERNATIONAL

On June 12, staff received a letter from PGP International identifying concern related to the proposed project and the Initial Study/Mitigated Negative Declaration. The letter and responses to the comments are included in **Attachment C.** In addition, the applicant has met with representatives of PGP to discuss their concerns. The applicant's correspondence with PGP is provided in **Attachment F**. PGP has operational concerns related to dust. In response, the applicant has modified the project to include additional paving and providing an organic layer over the outside of the ponds to prevent dust. PGP also had concerns related to the ponds related to water quality and vector control. The ponds are double lined to prevent leaching into the water table and monitored regularly. A monitoring report must be submitted quarterly to the State RWQCB. In regards to vector control, a condition of approval requires the City to consider vector control in the project design and also requires regular monitoring of the retention pond to ensure that standing winter storm water does not accumulate. It should be noted that the distance from the closest pond to the closest point of the PGP building is over 1,000 feet. The proposed project is a small processing facility located over 1,000 feet from the PGP facility. The City and the applicant attempted to meet with PGP representatives to discuss the applicant's response to their concerns and PGP cancelled the meeting. The applicant is still attempting to meet with PGP; however, as of the date of this staff report, no follow-up from PGP has been received.

STAFF ANALYSIS

Staff supports this project subject to the attached conditions of approval and provides the following analysis:

GENERAL PLAN CONSISTENCY

The General Plan (GP) designation for the site is Industrial (I). This General Plan designation provides for industrial parks, warehouses, manufacturing, research and development, commercial uses compatible with the industrial uses, public and quasi-public uses, and similar and compatible uses. The project as conditioned is consistent with the General Plan.

CONSISTENCY WITH OTHER PLANS

The project site is subject to the Community Design Standards. The proposed buildings for the project include one 320 square-foot mobile office trailer (10 by 32 feet) and one 1,500 square-foot equipment storage building (30 by 50 feet). The office building is designed as a mobile building due to the location of the building in the floodplain. The building must be able to be removed within 12 hours. The exterior of the building is wood siding. Colors have not been determined. The Community Design Standards recommend that industrial buildings have an enhanced main entrance which has not been detailed on the proposed elevations. **Staff is recommending a condition of approval requiring that the mobile office building use earth tone colors and incorporate an awning or other form of enhancement of the main entrance for the final review and approval of the Community Development Department.**

The storage building is proposed as a three-sided metal building. The building is setback a considerable distance from the street and is shielded by adjacent development, the mobile office building, and landscaping. Colors have not been indicated for the proposed metal storage building. The City of Woodland Building Department has commented that given the depth of the floodplain on the project site, the building must be open on three sides because flood vents are not adequate. **Staff is recommending a condition of approval requiring that the storage building use earth tone colors and the closed side of the building be the western wall for the final review and approval of the Community Development Department.**

ZONING CONSISTENCY

Land Use

The zoning designation for the site is Industrial (I). This purpose of this zoning designation is to encourage sound industrial development by providing areas exclusively for such development subject to regulations necessary to insure the protection of adjoining uses. The closest land use to the proposed project is a concrete and asphalt batch plant which requires a Conditional Use Permit. The proposed project, as conditioned, is consistent with the Zoning Ordinance, provided the Planning Commission approves a conditional use permit.

Setbacks

The proposed buildings will comply with all the required setbacks of Section 25-18-40 of the Zoning Ordinance.

Height

The proposed buildings are not located within 200 feet of any residential or agricultural zone; therefore, no height limitations exist (Sec. 25-18-30 of the Zoning Ordinance).

Off-Street Parking

Article 23 of the Zoning Regulations commencing with Section 25-23-10 addresses off-street parking and loading requirements. Because the site is not a specified industrial use, Section 25-23-10W notes that for mixed uses and uses not listed above, the parking shall be determined. The proposed site plan indicates 14 spaces provided on the site. The applicant has indicated that the maximum number of employees at the site will be 10. Staff recommends that the 14 spaces provided are adequate to serve the proposed development.

Landscaping

Article 22 of the Zoning Ordinance commencing with Section 25-22-10 addresses landscaping requirements. Zoning Ordinance requires that not less than six percent (6%) of the interior area of all auto parking lots shall be devoted to permanent landscaping. The Zoning Ordinance also requires that shade trees shall be planted and evenly distributed within the uncovered portions of the auto parking area so that at the trees maturity forty percent (40%) of the parking stalls and back up area will be in shade at high noon at such times as the trees have full foliage.

Applicant is required to comply with the State of California's new Water Efficient Landscape Ordinance AB 1881. The landscape architect shall document and attest to the compliance with the new State ordinance on the final landscape plans. The applicant has submitted a preliminary landscape plan which complies with the minimum requirements. **Staff is recommending a condition requiring the applicant shall submit final landscape and irrigation plans for the review and approval of the Community Development Department.**

Signage

Article 24 of the Zoning Regulations commencing with Section 25-24-10 addresses signs. The applicant has submitted a preliminary sign concept which includes a 3 foot by 6 foot painted metal sign attached to the south-facing side of the mobile office building. The colors have not been determined. The signage is required to comply with the City Sign Ordinance and Community Design Standards. The proposed 18 square feet of signage is allowed by the Zoning Ordinance. **Staff is recommending a condition requiring City approval for the final sign design, including colors compatible with the proposed building.**

Conditional Use Permit

Article 27 of the Zoning Regulations commencing with Section 25-27-01 addresses conditional use permits. The Planning Commission may approve, conditionally approve or deny an application for a conditional use permit; and in authorizing a conditional use, may impose such requirements and conditions with respect to location, construction, time period, maintenance, and operation, as deemed necessary for the protection of adjacent properties and the public interest, when reasonably related to the use of the property. Before granting any conditional use permit the Planning Commission shall be satisfied that, the proposed structure or use conforms to the requirements and the intent of this chapter and the General Plan.

SUBSTANTIAL CHANGES

At the discretion of the Community Development Department, any substantial modifications or changes to the approved site plan and/or project description may result in further CEQA analysis and public hearings.

APPEAL

The planning commission action on the conditional use permit shall be final unless, within **fourteen (14) calendar** days after the decision, the applicant, or any other person including the city council, any individual city council member, or the city manager, not satisfied with the decision of the planning commission, may appeal to the city council. No conflict of interest shall exist solely by reason of the filing of an appeal by the city council, an individual city council member, or the city manager. Any appeal shall be filed with the city clerk and, except an appeal by the city council, a council member, or the city manager, shall be accompanied by a filing fee as prescribed by city council resolution. The city clerk shall set a date for a public hearing and shall give notice to the appellant, the applicant, and neighboring property owners in the manner provided in Section 25-27-50.

SUMMARY

The applicant is requesting a Conditional Use Permit, Site Plan Review, and Design Review of the Golden State Reclamation project which consists of a concrete slurry processing facility on a 17.56-acre property in the City of Woodland, CA. Operations at the facility would include the recovery of reusable concrete fines from local construction and improvement projects and delivery of finished product to a regional inert material recycler to be incorporated into post-consumer aggregate products. Included in the project design are two reclamation ponds for the concrete slurry, one retention pond for leachate, one storage building for construction equipment, and one on-site mobile office trailer.

RECOMMENDATION

Staff recommends approval of the project by making an affirmative motion as follows:

Motion #1 **Move That The Planning Commission Approve The Conditional Use Permit (CUP), Site Plan, and Design Review for the Golden State Reclamation Project Based On The Identified Findings Of Fact And Subject To The Identified Conditions Of Approval, By Taking The Following Actions:**

- Adopt the Mitigated Negative Declaration, including errata;
- Approved the Mitigation Monitoring and Reporting Program;
- Determine that the project, as conditioned, is consistent with the General Plan;
- Determine that the project, as conditioned, is consistent with the Zoning Ordinance;
- Determine that the project, as conditioned, is consistent with the Community Design Standards;
- Approve the Conditional Use Permit to allow the construction and operation of a concrete slurry processing facility located at east end of Hanson Way, just north of East Main Street as Hanson Way makes a 90-degree turn in the southern direction (APN 027-350-058);

-OR-

Should the Commission decide to recommend a denial of the project, the motion should be made as follows:

Motion #2 **Move That The Planning Commission Deny The Conditional Use Permit (CUP), for the Golden State Reclamation Project, Based On The Identified Findings Of Fact (Specify Findings)**

ATTACHMENTS:

A. Application, Site Plan, Elevations, and Landscape Plans
B. Notice of Intent to Adopt a Mitigated Negative Declaration and Public Hearing
C. Response to Comments on the Mitigated Negation Declaration
D. Mitigated Negative Declaration, May 2013, and Errata
E. Mitigation Monitoring and Reporting Plan
F. Applicant correspondence with PGP

FINDINGS FOR PROPOSED GOLDEN STATE RECLAMATION CONDITIONAL USE PERMIT
Prepared for recommendation by the Woodland Planning Commission on July 18, 2013.

CEQA Findings

1. The Planning Commission has considered the proposed Mitigated Negative Declaration and Mitigation Monitoring Reporting Plan before making a decision on the project.
2. The Planning Commission has considered comments received on the Mitigated Negative Declaration and Mitigation Monitoring Reporting Plan during the public review process.
3. The Planning Commission finds that the Environmental Checklist/Initial study identified no potentially significant effects on the environment.
4. The Mitigated Negative Declaration and Mitigation Monitoring Reporting Plan have been prepared in compliance with CEQA and the State CEQA Guidelines, and are determined to be complete and final.
5. The Mitigated Negative Declaration and Mitigation Monitoring Reporting Plan reflects the independent judgment and analysis of the City of Woodland.
6. The Planning Commission hereby adopts the Golden State Reclamation Project Mitigated Negative Declaration and Mitigation Monitoring Reporting Plan.
7. The custodian of the documents, and other materials, which constitute the record of proceedings is the Community Development Director. The location of these items is the office of the Community Development Department at City Hall, 300 First Street, Woodland, California 95695.

General Plan Consistency Findings

1. The proposed project, as conditioned, is consistent with the provisions outlined by the General Plan.

Zoning Consistency Findings

1. The proposed project, as conditioned, meets all regulatory requirements of the Zoning Ordinance.
2. Uses Appropriate to the Area are allowed in the Industrial zone with a Conditional Use permit

Conditional Use Permit Findings

1. Adjacent properties are protected and the public interest is protected.
2. The conditions of approval are reasonably related to the use of the property.
3. The City is satisfied that the proposed structures and uses conform to the requirements and the intent of the Zoning Ordinance and the General Plan.
4. The design of the project and improvements will not cause serious public health problems. Utilities are available to the site.
5. The project is consistent with Article 27 of the Zoning Ordinance in that the proposed use is permitted as a conditional use in the zone and that the use may be allowed subject to conditions with respect to location, construction, time period, maintenance, and operation, as deemed necessary for the protection of adjacent properties and the public interest, when reasonably related to the use of the property.

Community Design Standards Findings

1. The project substantially satisfies the design requirements of the Community Design Standards for development within the City of Woodland.

CONDITIONS OF APPROVAL

PLANNING – Conditional Use Permit, Site Plan, Design Review

1. The project is as described in the staff report prepared for the July 18, 2013 Planning Commission meeting. The project shall be constructed as depicted on the Conceptual Site Plan dated July 10, 2013, Landscape Plans, and building elevations dated April 26 and 29, 2013, included in the staff report, except as modified in these conditions of approval and with any changes necessary to meet city codes and specifications.
2. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
3. Prior to the issuance of a Certificate of Occupancy, all conditions of approval and required improvements shall be completed to the satisfaction of the Community Development Department. Design changes that require modifications to uses, elevations or site features other than discussed herein, shall be submitted for review and approval through the planning review process as a Design Review.
4. Prior to submittal for plan check, the applicant shall submit plans and elevations for review and approval by the Community Development Department. Once the final design drawings have been approved by the Community Development Department, two sets of the final planning project review plan set shall be provided to the Community Development Department to be date stamped and included in the project file. This set of plans shall be used for reference during the plan check review process. This Final Plan set shall include all conditions of approval incorporated or clearly listed on the plans. The conditions shall be printed on a full-size plan sheet(s).
5. Revised plans and building elevations incorporating all conditions of approval shall be coordinated and submitted to the Community Development Department as one package in accordance with plan check requirements. All plans, including site, landscape, lighting, mechanical and street improvement plans shall be coordinated for consistency prior to issuance of permits (such as encroachment or building). Any changes to the size, colors, construction materials, deign or location of any structure or any other site or landscape improvement shall not be made without prior city approval.
6. Detailed elevations shall be submitted of the storage building for the review and approval of the Community Development Department. The building colors shall be earth tones and the closed side of the building shall be the western wall.
7. Detailed elevations shall be submitted of the mobile office building for the review and approval of the Community Development Department. The colors shall be earth tone and the building shall incorporate an awning or other form of enhancement of the main entrance.

8. The Applicant shall comply with the approved CEQA Mitigation Monitoring and Reporting Plan. Upon request, applicant shall provide a written report detailing compliance with MMRP to the Community Development Department for review.
9. The Conditional Use Permit shall not be issued until the appeal period has expired or final action on an appeal has been rendered.
10. The Conditional Use Permit must be exercised within **one year** of issuance, or it shall be null and void by act of law (Section 25-27-70).
11. At any time, upon request by the City, applicant shall provide a written report detailing compliance with Conditional Use Permit to the Community Development Department for review.
12. Applicant shall provide the Community Development Department with a check for the sum of **$2,151.50** made out to Yolo County to record the environmental document with Yolo County.
13. Secure approval and satisfy requirements of all agencies that have jurisdiction, including, but not limited to the RWQCB, Central Valley Flood Protection Board, and Yolo County Health Department. Proof of compliance with the agency requirements shall be submitted to the Community Development Department prior to the issuance of building and grading permits.
14. Applicant shall comply with the State of California's new Water Efficient Landscape Ordinance AB 1881. The landscape architect shall document and attest to the compliance with the new State ordinance on the final landscape plans.
15. Applicant shall submit for review and receive final approval from the Community Development Department for a landscape and irrigation plan prepared in accordance with Article 22 of the Zoning Ordinance and Community Design Standards prior to the issuance of building permits.
16. Applicant shall modify proposed landscape plan to show proposed trees indicated on the Site Plan. Applicant shall modify landscape plan, replacing the proposed tree species with trees recommended by the City Arborist - Horn beam (Carpinas betulus), Purple Robe (Robinia X ambiguia) 'Idahoensis', and Chinese Pistache "Keith Davey".
17. Shade trees shall be planted and evenly distributed within the uncovered portions of the auto parking area so that at the tree's maturity, forty percent (40%) of the parking stalls and back up area will be in shade at high noon at such times as the trees have full foliage, consistent with Section 25-22-20(b)4. The landscape architect shall document the calculations and attest to this on the final landscape plan. A shade calculation diagram shall be provided for review and approval of the Community Development Department.
18. For landscaping on private property, a minimum of 15-gallon (or larger) trees is required. Landscaping on private property can also use shrubs from 1-gallon containers. All landscape stock shall be inspected by the project landscape architect prior to installation. No root bound plants shall be used, only healthy, well-formed, and vigorous plant material shall be used. Landscape architect to provide written verification as to plant health.
19. Enter into a landscape Maintenance Agreement with the City. The Agreement shall be recorded prior to issuance of a building permit to assure continuing maintenance of the landscaping.
20. Vegetative matter shall cover 75 percent (75%) of the landscape area. The landscape architect shall document the calculations and attest to this on the final landscape plan.
21. Photometric data shall be provided, and indicate that the parking area will be equipped with one (1) foot-candle of minimum maintained illumination per square foot of parking surface to

include the entire paved area. The parking area shall be illuminated from dusk until the termination of business every operating day. Photometric data must also confirm the absent of "Hot Spots" or areas of ten (10) foot-candle of illumination per square foot or more.

22. The applicant shall obtain a building permit for the exterior sign prior to installation. All signs shall be in accordance with Sign Ordinance and Community Design Standards as outlined in the staff report. The final design and location shall be reviewed and approved by the Community Development Department.

23. Applicant shall incorporate public art into the development per Community Design Standards or pay an "in-lieu" fee. Public art shall be installed or fee paid prior to the final certificate of occupancy.

24. During construction and operations, the applicant shall implement adequate dust control measures sufficient to retain dust emissions on-site. The Community Development Department may require operations to stop should dust affect adjacent sites. Dust control measures could include, but would not be limited to, the following:

    - All disturbed areas and unpaved roads shall be effectively stabilized for dust emissions using water, chemical stabilizers, dust suppressants, tarps, or other suitable material such as vegetative ground cover;
    - Apply water to disturbed soils as necessary to retain dust emissions on-site (minimum of twice a day);
    - Required effective minimum soil moisture for earthmoving by use of a moveable sprinkler system or a water truck. Moisture content could be verified by lab sample or moisture probe;
    - Limit on-site vehicle speeds on unpaved roads sufficient to retain dust emissions on-site (maximum of 15 mph);
    - Use a gravel apron, 25 feet long by road width, to reduce mud/dirt track-out from unpaved truck exit routes;
    - All transport of materials shall be completely covered with a fabric cover and maintain a freeboard height of 12 inches;
    - Water any storage piles by hand at a rate sufficient to retain dust emissions on-site, or apply cover when wind events are declared;
    - Apply chemical soil stabilizers on inactive construction areas (disturbed lands that are unused for at least four consecutive days);
    - Plant tree windbreaks on the windward perimeter of construction area;
    - Plant vegetative ground cover in disturbed areas as soon as possible; and
    - All track-out or carryout shall be cleaned at the end of each workday or immediately when mud or dirt extends a cumulative distance of 50 linear feet or more onto a paved road.
    - A publicly visible sign shall be posted with the telephone number and person to contact at the City regarding dust complaints. This person shall respond and take corrective action within 48 hours. The YSAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

25. The ponds shall be monitored during the rainy season to ensure that any standing water does not result in vector control issues. If necessary, the water shall be pumped from the ponds and transported to an appropriate disposal facility, or other suitable means to eliminate vector control issues to the satisfaction of the Community Development Department.

DEVELOPMENT ENGINEERING

1. Applicant shall prepare improvement plans for all work within the public right-of-way and submit to the Development Engineering with an encroachment permit application for review and approval. Prior to building permit issuance, applicant shall obtain permit, post security for the full cost of the public improvements, and enter into an Improvement Agreement if the estimated cost of the public improvements is greater the $50,000. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.
2. The applicant shall update all utility connections to current City Standards. This may include but is not limited to installation of new meter boxes, backflow prevention, cleanouts and/or laterals in a location approved by the Public Works Department.
3. Backflow protection devices are required on the commercial and landscape irrigation water services for the project. Applicant shall install approved backflow devices on all services that serve the project site including domestic and irrigation. Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy.
4. Prior to approval of on-site civil improvements, applicant shall produce an easement or other documentation of rights and agreements for the storm drain connection to the adjacent property's lateral. Without documentation to the satisfaction of the City the applicant shall connect directly via underground pipe to the City storm drain system.
5. Project shall comply with the construction, demolition and debris recycling ordinance.
6. Project shall pay development impact fees in place at the time of building permit. Storm drainage impact fees are charged on a per acre basis.
7. The Project is within the flood plain. Development shall comply with all applicable FEMA standards and regulations and all City requirements for development within a flood plain.
8. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/project disturbing less than one acre of soil shall implement BMP's to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer.
9. The project is subject to the City's Storm Water Quality Control Ordinance. All parcels, regardless of size, shall incorporate General Site Design Measures, Site Specific Measures, and Treatment Measures. Applicant does have the option to pay a Storm Water Quality Control in-lieu fee.
10. Project shall construct any improvements required by the environmental document and/or traffic study.

11. The on-site improvement plans shall incorporate mosquito and vector control measures to the satisfaction of the City Engineer. The City will route the improvement plans to the Sacramento-Yolo Mosquito & Vector Control District for comment.

BUILDING

1. The site is within an AE zone. Grade is approximately 31-32 feet and the average flood depth is 7 to 8 feet. Unless an elevation certificate is provided all electrical service panels and receptacles shall be 10 feet above grade.
    a. Portable trailer shall have wheels and be able to be moved within 12 hours.
    b. Storage building shall be open on three sides. Flood vents are not adequate due to the depth of flood water, unless otherwise determined by the Building Official. All electrical outlets and lights shall be at two feet above BFE.
    c. Light standards shall two feet above BFE.
2. This project must meet all criteria and mandates for these City adopted codes:
    A. 2010 California Building Code (Including the Green Building Code)
    B. 2010 California Plumbing Code
    C. 2010 California Mechanical Code
    D. 2010 California Electrical Code
    E. 2008 Building Energy Efficiency Standards
    F. The Code of the City of Woodland
3. Other City and County Agencies (Health, Fire, Public Works, and Planning) may be required to approve the project prior to a building permit being issued.
4. Any deferred submittals that are not a part of the initial permit application must be listed on the cover sheet of the plan at the time of application for the project.
5. All plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state of California.
6. A licensed architect or licensed engineer shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.
7. Entire area of parking shall comply with the California Building Code for Accessibility. When conflicts exist between the ADA and the California building Code the standard that provides the greatest degree of accessibility shall comply.

FIRE

1. Ensure all fire apparatus access roads comply with 2010 California Fire Code Section 503.

COUNTY OF YOLO HEALTH DEPARTMENT

1. This project may be regulated by Yolo County Environmental Health as a Construction and Demolition waste processing facility and notification to or permits may be required. The applicant shall contact the Environmental Health Department to ensure compliance.
2. The facility may be subject to regulation by Yolo County Environmental Health under provisions of the Health and Safety Code if they store, handle, or use chemicals, generate hazardous waste, or have aboveground or underground tanks. The applicant shall contact the Environmental Health Department to ensure compliance.

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ATTACHMENT A

City of Woodland

Community Development Department
520 Court St, Woodland CA 95695
(530) 661-5820 Fax (530) 406-0832
www.cityofwoodland.org

General Application Form

1. Owner/Applicant

PROPERTY OWNER:
Woodland Gateway Industrial 109, LLC

MAILING ADDRESS:
8775 Folsom Blvd., Suite 200

CITY STATE ZIP CODE:
Sacramento, CA 95826

PHONE NUMBER:
(916) 379-1235

E-MAIL ADDRESS:
Syu@panattoni.com

PROJECT APPLICANT
Golden State Reclamation

MAILING ADDRESS:
13375 Rock Crossing Dr.

CITY STATE ZIP CODE:
Reno, NV 89511

PHONE NUMBER:
(775) 742-8085

E-MAIL ADDRESS:
travis@dccutting.com

2. Application Requested

- [ ] General Plan Petition
- [ ] Zoning Amendment
- [ ] General Plan Amendment
- [ ] Tentative Subdivision Map
- [ ] Tentative Parcel Map
- [ ] Lot Line Adjustment
- [ ] Site Plan Review
- [ ] Design Review
- [ ] Sign Design Review
- [x] Conditional Use Permit (CUP)
- [ ] Zoning Administrator Permit
- [ ] Variance
- [ ] Public Convenience or Necessity
- [ ] Other _____

Is this request part of another application? [ ] Yes [ ] No If so, what? _____

3. Project Description

Project Name:
Concrete Slurry Reclamation Ponds

Site address or location:
Hanson Way. Woodland, CA

Total Acres or Square Feet
17.5

Assessor's Parcel Number:
027-350-058

Is Your Project Located in a Flood Zone?
[x] Yes [ ] No

Does this request include signage?
[ ] Yes [ ] No

4. Justification for Request

☞ **On a separate sheet, explain in detail your request and why you believe your request is justified.**

5. General Plan Amendment

Existing General Plan Designation	Gross Acres	Proposed General Plan Designation	Gross Acres

6. Zoning Amendment

Existing Land Use Zone	Gross Acres	Proposed Land Use Zone	Gross Acres

7. Residential Development

No. of residential units are being requested? _____

Single Family	_____	Half-plex	_____
Duplex	_____	Apartments	_____
Condominiums	_____	Other	_____
Townhomes	_____	**Total Units**	_____

No. of lots will be created by this project? _____

Do you intend to market the units for sale?

☐ YES ☐ No

Do you intend to market the units for rent?

☐ YES ☐ No

8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:

_____

Indicate the gross and leasable square footage for each type of development:

_____

9. Authority to File Application

Check one:

☐ Property Ownership ☐ Power of Attorney*

☑ Contract to Purchase* ☐ Other

Specify Purchase and Sale Agreement and Joint Escrow Instructions dated March , 2013

*Attach Evidence of Authority

I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees and expenses for the preparation of necessary environmental documentation and planning studies. I certify that I have reviewed the current Hazardous Waste and Substances Site List, developed pursuant to AB 3750, and found that my project is not on the list.

Date Recived Stamp Here

APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT

Travis Brandt 3/11/13

Applicant: **Date**

See attached signature block

Legal Owner: **Date**

Legal Owner: **Date**

DEPARTMENT USE ONLY

Amount Paid: _____ Project No: _____

Amount Due:: _____ Logged by: _____ Date: _____

GP / Zoning Designation: _____ Planner: _____ Date: _____

Dated: March ____, 2013

WOODLAND GATEWAY INDUSTRIAL 109, LLC,
a California limited liability company

By: Panattoni Investments, LLC,
a California limited liability company,
Managing Member

By: _____
Carl D. Panattoni, Trustee of the Panattoni
Living Trust, dated April 8, 1998, Sole Member

* For the avoidance of doubt, or ambiguity, Carl D. Panattoni, is signing this General Application Form for the City of Woodland, not personally, but solely in his capacity as Trustee of the Panattoni Living Trust, dated April 8, 1998, Sole Member of Panattoni Investments, LLC, Managing Member of Woodland Gateway Industrial 109, LLC

GOLDEN STATE RECLAMATION, LLC

Statement of Justification

March 27th, 2013

1. **GENERAL INFORMATION**

The project site is located at the east end of Hanson Way just north of East Main Street as Hanson Way makes a ninety degree turn in the southern direction.

Assessor Parcel Number: **027-350-055**

Approximate Size of Proposed Concrete Slurry Processing Operation: approximately 6 acres of 17.56 ± acres that comprise the entirety of the property.

~~Approximate Size of Proposed Future Inert Recycling Center as defined in below: approximately 1.5 acres of 17.56 ± acres that comprise the entirety of the property.~~

The owner of the project site is Golden State Reclamation, LLC

2. **INTRODUCTION**

The purpose of this Project Descripted is to describe the immediate and future uses of the property.

This Project Description incorporates two separate components.

The first component of this project is a Concrete Slurry Processing Operation where reusable concrete fines will be recovered and delivered to a regional inert material recycler to be incorporated into post-consumer aggregate products.

The Proposed Concrete Slurry Processing Operation will be designed and operated to receive cured concrete slurry generated from local construction and improvement projects. The material will then be mechanically processed into a reusable concrete fine that can be utilized in a host of post-consumer products.

Second, this project description incorporates a future Inert Material Recycling Center adjacent to the concrete slurry operation. The Inert Material Recycling Center will accept broken concrete/asphalt to be recycled into a Class II Aggregate Base product that will utilize the concrete fines from the Concrete Slurry Processing Operation. Portable crushing equipment will be utilized to process inert debris and will only be onsite and in operation for short periods of time.

2. **PROJECT CAPACITY**

Proposed Concrete Slurry Processing Operation

For purposes of the Proposed Concrete Slurry Processing Operation, the volume of material processed at the site will vary according to time of year and local construction activity, it is currently anticipated that the Proposed Concrete Slurry Processing Operation

will process a maximum of 45,000 Gallons of Slurry, 43 Cubic yards/day of material and 6,450 yards annually.

~~**Future Uses**~~

~~The proposed future Inert Material Recycling Center use will process at maximum capacity 100,000 tons of concrete and asphalt annually in addition to the Concrete Slurry Processing Operation.~~

3.. **SITE ACCESS**

The subject property is located on the North side of Hanson Way in the City of Woodland community. There is one existing access point off Hanson Way that is approximately 40 feet wide.

4. **EMPLOYEES**

4.1 NUMBER:
For the proposed Uses, employment will vary according to time of year, business cycles, local construction activity, between 5 to 10 individuals will be employed by the proposed activities on the subject property.

5. **EQUIPMENT**
It is anticipated that the following equipment would be utilized by the proposed operations.

Equipment Description	Quantity
Excavator	1
Bobcat	1
Front-End Loader	1

6. **TRAFFIC ESTIMATES**

Proposed Concrete Slurry Processing Operation
It is anticipated that the Proposed Concrete Slurry Processing Operation will have a maximum of 9 one-way heavy truck trips per day. This is calculated by dividing the maximum tonnage per day (225 tons) by 20 (which represents the tonnage capacity of the trucks that will be utilized in this operation) multiplied by 2 to account for trucks entering and exiting the facility.

~~**Future Use**~~

~~The average traffic generation for the future Inert Material Recycling Center is an estimated 64 heavy truck trips per day. This is calculated by dividing the maximum~~

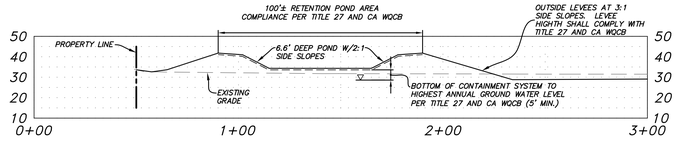
~~tonnage per year of 100,000 by the number of days the facility operates, 260 days (5 days a week multiplied by 52 weeks) which equals a maximum of 385 tons per day. Divide the 385 tons per day by 12 tons (which is the capacity of the smallest haul truck) equals a maximum of 32 one-way heavy truck trips per day. The 32 one-way heavy truck trips per day is multiplied by 2 to account for trucks entering and exiting the site, which equals the maximum of 64 heavy truck trips per day with the smallest capacity haul truck. Most trucks utilized in this industry are approximately double the capacity of the smallest haul truck.~~

7. HOURS OF OPERATION

Monday – Friday: 6:00 AM to 6:00 PM
Saturday: 8:00 AM to 5:00 PM
Sunday: 8:00 AM to 5:00 PM

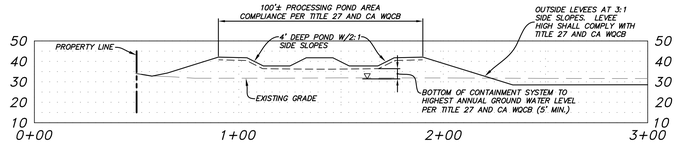
DEVELOPMENT NOTES

ITEM	DESCRIPTION	AREA
PROPERTY	GROSS AREA	17.557 ACRES (764,786 SF)
PROPERTY	DISTURBED AREA WITHIN DEVELOPMENT	17.360 ACRES (756,202 SF)
BUILDINGS	20'X30' MOBILE TRAILER/OFFICE	(600 SF)
BUILDINGS	30'X50' EQUIPMENT PARKING BUILDING	(1,500 SF)
ASPHALT PAVING	PARKING AND DRIVE AISLE	(40,193 SF)
GRAVEL PAVING	PROCESSING AREA	(22,220 SF)
LANDSCAPE	LANDSCAPE AREA INCLUDING BIO-SWALES	(??,??? SF)
POND	PROCESSING POND	(2 @ 6,857 SF = 13,714 SF TOTAL)
POND	RETENTION POND FOR LEACHATE	(11,238 SF)



Section_A_Retention Pond PROFILE VIEW

SCALE: HORIZ. 1" = 30'
VERT. 1" = 20'



Section_B_Process Ponds PROFILE VIEW

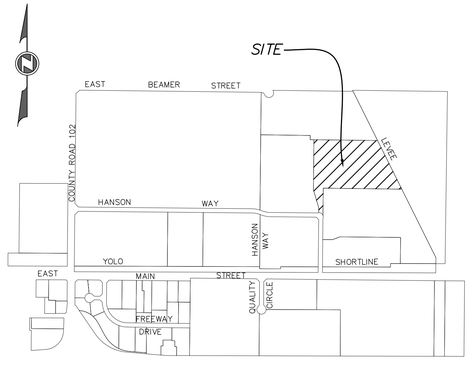
SCALE: HORIZ. 1" = 30'
VERT. 1" = 20'

SITE PLAN
FOR
WOODLAND GOLDEN STATE RECLAMATION
APN 027-350-058, HANSON WAY

NOTES

DEVELOPER:	TRAVIS BRANT DIVERSIFIED CONCRETE CUTTING 59 CONEY ISLAND DRIVE SPARKS, NV 89431
ENGINEER/SURVEYOR:	BRYAN P BONINO LAUGENOUR AND MEIKLE CIVIL ENGINEERS 608 COURT STREET WOODLAND, CA 95695 PHONE (530) 662-1755
ASSESSOR'S NUMBERS:	A.P.N. 027-350-058,
EXISTING USE:	VACANT
PROPOSED USE:	INDUSTRIAL
EXISTING ZONING:	INDUSTRIAL
SEWER SERVICE:	CITY OF WOODLAND
DRAINAGE SERVICE:	CITY OF WOODLAND
WATER SERVICE:	CITY OF WOODLAND
GAS & ELECTRIC SERVICE:	PACIFIC GAS & ELECTRIC
TELEPHONE SERVICE:	AT&T
FLOOD ZONE:	AE, BFE=VARIES
GROSS AREA:	17.557± ACRES

VICINITY MAP



REV.	DATE	DESCRIPTION	BY	APP'D

BRYAN P. BONINO No. 41804 Exp. 3-31-10 REGISTERED PROFESSIONAL ENGINEER CIVIL STATE OF CALIFORNIA

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

BY BRYAN P. BONINO
DATE P.E. 41804 EXPIRES 03/31/10

SITE PLAN

WOODLAND GOLDEN STATE RECLAMATION
APN 027-350-058, HANSON WAY
YOLO, CALIFORNIA
CITY OF WOODLAND

JOB NO.	3833
DESIGNED	BPB
DRAWN	BRD
FILE	3833_Base_1_Topo
CHECKED	BPB
DATE	07-10-13
SCALE	1"=40

SHEET
C0.1
OF
1

X:\Land Projects\3833\dwg\3833_Base_1_Topo.dwg

MOBILE OFFICES

HIGH SECURITY OFFICES »
HIGH SECURITY OFFICE / STORAGE COMBO »
STANDARD MOBILE OFFICES »
DESIGNER SERIES MOBILE OFFICES »
SECURITY FEATURES »
OPTIONS & ADD-ONS »
SERVICES »
NATIONAL ACCOUNT INFO »
CUSTOMER TESTIMONIALS »

10' X 32' & 42' STANDARD MOBILE OFFI

Our 32 and 42-foot mobile offices feature two side-by-side offices or an open floor plan, wi shelf, desktop, and a fold down planning table in the adjacent room. We can design and customize offices to fit your budget, special needs, and national building code regulations.

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OFFICE SPECIFICATIONS

SIZE
- 36' & 46' Long (including hitch)
- 32' & 42' Box Size
- 10' Wide
- 8' Ceiling Height

INTERIOR FINISH
- Wood-Grain Paneled Walls
- Vinyl Tile Floors
- Private Offices (2)
- T-Grid Ceilings
- Fold-down Plan Table (1)
- 8' Desktop (1)
- 8' Overhead Shelf (1)

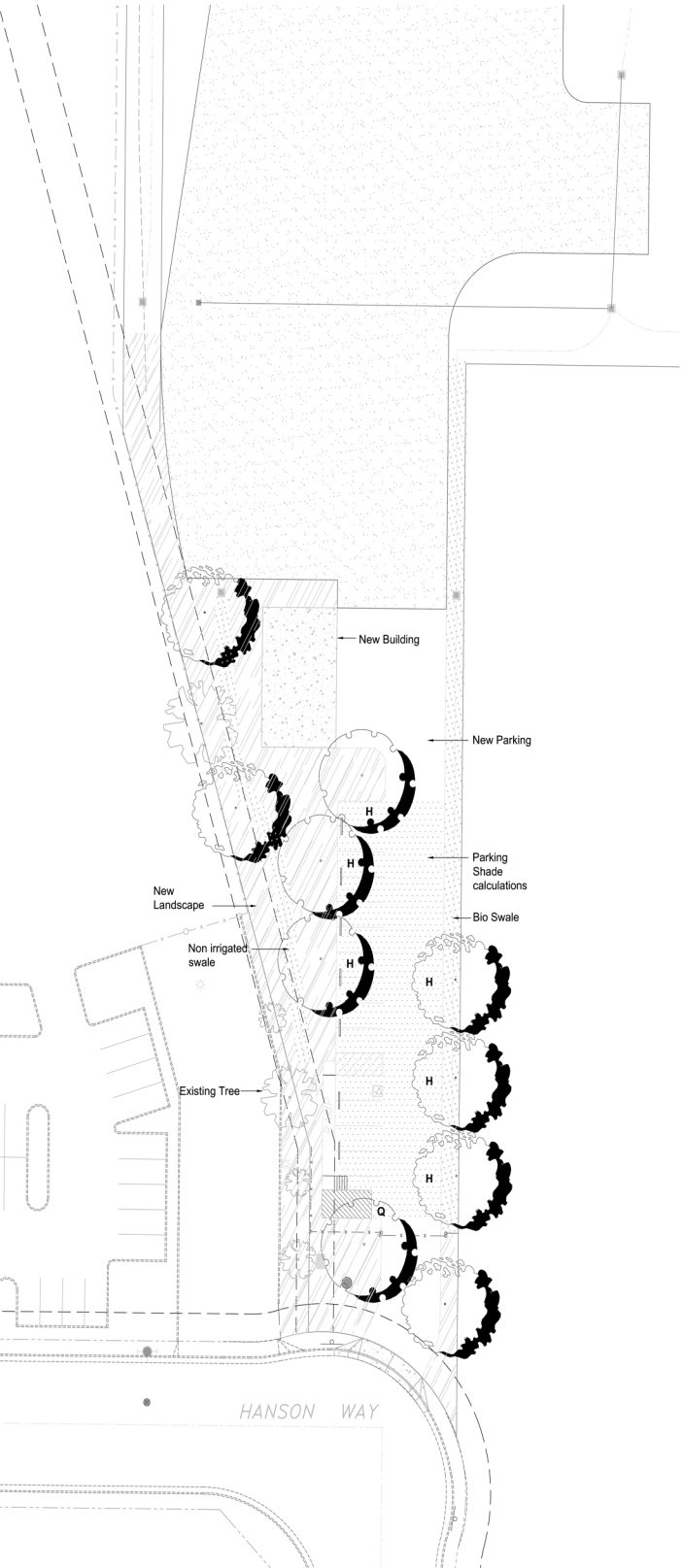
WINDOWS & DOORS
- Horizontal Slider Windows with Screens
- Mini Blinds
- Interior Security Bars
- Hydraulic Door Closures

EXTERIOR FINISH
- Wood Siding
- I-beam Frame
- Standard Drip Rail Gutters
- 40 lb. Roof Load
- Detatchable Hitch

ELECTRIC
- Fluourescent ceiling lights
- 120/240 Volt, single-phase
- 125-amp break panel
- Vandal resistant exterior lights at all doors
- Exterior phone / data jack access

HEATING & COOLING
- Supply and Returned Ducted
- Central HVAC

Golden State Reclamation
(916) -------



PLANT LIST

TREES

Existing Tree			Varies
Quercus 'Shumardii'	Shumardi Oak		15 Gallon	6
Ulmus p. 'True Green'	True Green Elm		15 Gallon	4

SHRUBS

Arctostaphylos 'Howard McMinn'	Manzanita	Low	5 Gallon	
Cistus purpureus	Rockrose	Low	5 Gallon	
Pennesetum s. rubra	Purple Fountain Grass	Low	1 Gallon	
Muhlenbergia capillaris	Pink Muhly Grass	Low	1 Gallon	
Nerium oleander dwf	Dwarf Oleander	Low	5 Gallon	
Rhaphiolepis 'Pink Lady'	Indian Hawthorne	Low	5 Gallon	
Tulbaghia violacea	Society Garlic		1 Gallon	
Xylosma c. compacta	Dwarf Xylosma	Low	5 Gallon	

GROUND COVER

Myoporum p. pink	Pink Myoporum		1 Gallon	36" OC
Juniper conferta	Shore Juniper	Low	1 Gallon	24" OC

SHADE CALCULATIONS

Tree Variety	Full Value	Full	¾	Half	¼	Total Sq.'
35' Trees						
Quercus shumardii	962 sq.'			3		1443
Ulmus True Green	962 sq.'			3	1	1683
Total Shade Area Provided						3126

SHADE SUMMARY

Parking Area		6170
Shade required	40%	2468
Shade Provided	50%	3126

IRRIGATION DESIGN NOTES

Irrigation system will be designed to comply with City of Woodland Water use guidelines.

Design shall include a fully automatic irrigation system consististing of low volume water conveyance features including subterranean drip emission, ET controller and other water saving features.

30 0 30 60 90

Scale 1" = 30'

N

VISTA PARKS
LANDSCAPING INC.

3323 Watt Ave. #229 Sacramento, CA 95821
PH. (916) 681-2227 FAX (916) 681-2228

Woodland
Golden State
Reclamation
Project

Hanson Way
Woodland, CA

Revisions

ISSUE # :	DESCRIPTION	DATE :
	CONCEPTUAL SUBMITTAL	4-29-2013

Sheet Title

Preliminary
Planting Plan

Scale	1"=20'
Job Number	L12-011-1
Date	04-29-20132
Drawn	EJD
Checked	EJD

Sheet

LP

ATTACHMENT B

City of Woodland

Community Development Department 300 First Street Woodland, CA 95695 (530) 661-5820 (530) 406-0832 Fax

NOTICE OF INTENT AND NOTICE OF PUBLIC HEARING

TO: All Interested Parties

FROM: City of Woodland Community Development Department

DATE: May 14, 2013

SUBJECT: ***Notice of Intent to Adopt a Mitigated Negative Declaration and Notice of Public Hearing to Take Action on the Proposed Golden State Reclamation Project***

Applicant: Travis Brandt, Golden State Reclamation
13375 Rock Crossing Dr.
Reno, NV 89511 (775) 742-8085

Description of Project: The proposed project, ***Golden State Reclamation Project***, land use and zoning designation is Industrial. Existing industrial developments are located directly south, west, and north of the site, and agricultural land uses are located east and northeast of the project site. The proposed project site is currently vacant and covered in ruderal vegetation. The site is located in Flood Zone AE, which is considered a high risk flooding area.

The proposed project consists of a concrete slurry processing facility. A Conditional Use Permit for the facility would be required per the City's Zoning Ordinance. Included in the proposed project design are two reclamation ponds for the concrete slurry, one retention pond for leachate, one storage building for construction equipment, and one on-site mobile office trailer. The processing ponds would be approximately 6,857 square feet each, or 13,714 square feet total, and would be oriented in a north-south direction. The 14,029-square-foot retention pond would be located directly to the north of the processing ponds. A three-sided, 30-by-50-foot or 1,500-square-foot metal building with a concrete pad and side gaps for flood flow would be utilized for equipment storage. The mobile office trailer would have an approximately 20-by-30-foot or 600-square-foot footprint and would be on wheels for ease of movement. A bathroom for employee-use would be located in the mobile office trailer. The proposed project would include connection to the existing nearby City water and sewer lines in Hanson Way.

Employment at the proposed project would vary according to the time of year, business cycles, and local construction activity. However, between five and 10 individuals per shift are anticipated to be employed for the activities at the project site. The site would operate Mondays through Fridays from

6:00 AM to 6:00 PM, and Saturdays and Sundays from 8:00 AM to 5:00 PM.

Requested entitlements include:

- Adoption of a Mitigated Negative Declaration of Environmental Impacts
- Approval of Conditional Use Permit
- Approval of the Project's Site Plan and Design Review

Project Location: The proposed project is located in an industrial area in the northeastern portion of the City of Woodland, Yolo County. Access to the project site is at the east end of Hanson Way, just north of East Main Street as Hanson Way makes a 90-degree turn in the southern direction. The proposed project would be located on a 17.56-acre property with an Assessor's Parcel Number (APN) of 027-350-058.

Environmental Determination: Mitigated Negative Declaration.

Comments on the Negative Declaration: The City requests your written comments on the Negative Declaration during a **30-day review period**, which begins Tuesday, May 14, 2013, and ends Wednesday, June 12, 2013. All comments must be received no later than 4:00 pm, Wednesday, June 12, 2013. Comments should be directed to Paul L. Hanson, AICP, Senior Planner, 300 First Street, Woodland CA 95695.

Public Hearing: A public hearing will be held to consider adoption of the Mitigated Negative Declaration and take action on the project on Thursday, June 20, 2013, before the Planning Commission. This meeting will be held at 6:30 pm in the City Council Chambers located on the second floor of City Hall at 300 First Street, Woodland, California.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in these hearings, please contact the Community Development Department at (530) 661-5820. Please make your request as early as possible and at least one-full business day before the start of the hearing.

The City does not transcribe its hearings. If you wish to obtain a verbatim record of the proceedings, you must arrange for attendance by a court reporter or for some other means of recordation. Such arrangements will be at your sole expense.

If you wish to challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission prior to the public hearing.

Availability of Documents: The Mitigated Negative Declaration, Environmental Checklist/Initial Study, and supporting documentation are now available for public review at the Community Development Department, 300 First Street, Woodland, CA 95695.

For more information regarding this project, please call Paul L. Hanson, AICP, Senior Planner at (530) 661-5814 or Cindy Gnos with Raney Planning & Management at (916) 372-6100.

ATTACHMENT C

RESPONSE TO COMMENTS

This Response to Comments document contains comments received during the public review period of the Golden State Reclamation project (proposed project) Initial Study/Mitigated Negative Declaration (IS/MND).

Background

The City of Woodland, as lead agency, released the IS/MND for public review beginning on Tuesday May 14, 2013 and ending on Wednesday June 12, 2013 pursuant to CEQA Guidelines Section 15105. The Draft IS/MND and supporting documents were made available at the City Community Development Department, located at 300 First Street in Woodland, CA. According to CEQA Guidelines Sections 15073 and 15074, the lead agency must consider the comments received during consultation and review periods together with the IS/MND. However, unlike with an Environmental Impact Report, comments received on an IS/MND are not required to be attached to the IS/MND, nor must the lead agency make specific written responses to public agencies. Nonetheless, the lead agency has chosen to provide responses to the comments received during the public review process for the proposed project IS/MND.

List of Commenters

The City of Woodland received nine comment letters during the open comment period on the IS/MND for the proposed project. The comment letters were authored by the following representatives of local agencies:

Letter 1	James Herota, Central Valley Flood Protection Board
Letter 2	Trevor Cleak, Central Valley Regional Water Quality Control Board
Letter 3	Katie Wurzel, City of Woodland Community Development Engineering
Letter 4	Kevin Combo, Sacramento-Yolo Mosquito & Vector Control District
Letter 5	Mathew R. Jones, Yolo-Solano Air Quality Management District
Letter 6	Vinoo Jain, Central Valley Regional Water Quality Control Board
Letter 7	George Wilson, PGP International, Inc.
Letter 8	Susan Garbini, Yolo Habitat JPA
Letter 9	Moushumi Hasan, Yolo County Environmental Health Solid Waste Program

Response to Comments

The Response to Comments section includes responses to each of the comment letters submitted regarding the proposed project. The comment letters are attached at the end of this section.

Letter 1: James Herota, Central Valley Flood Protection Board

The City has performed floodplain modeling for the proposed project and has determined that the project would not have any significant effects on flood levels at the site. As brought forth in the

letter, pursuant to Title 23 of the California Code of Regulations, the project applicant would apply for and obtain a permit from the Central Valley Flood Protection Board. Proof of compliance would be submitted to the City's Community Development Department prior to the issuance of building and grading permits, per the proposed project's conditions of approval.

LETTER 2: TREVOR CLEAK, CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD

The proposed project would comply with all applicable Central Valley Regional Water Quality Control Board (CVRWQCB) requirements, and the project applicant would obtain all necessary permits. Proof of compliance would be submitted to the City's Community Development Department prior to the issuance of building and grading permits, per the proposed project's conditions of approval.

LETTER 3: KATIE WURZEL, CITY OF WOODLAND COMMUNITY DEVELOPMENT ENGINEERING

The comment letter indicates that the IS/MND has been reviewed by the City's Transportation Engineer, and that the Transportation Engineer found no issues with the contents of the IS/MND.

LETTER 4: KEVIN COMBO, SACRAMENTO-YOLO MOSQUITO & VECTOR CONTROL DISTRICT

The commenter is concerned with the potential to breed mosquitos in the proposed retention pond, and requests to review a full set of detailed drawings for the retention pond and stormwater drainage plans. The City will route the requested plans to and consult with the Sacramento-Yolo Mosquito & Vector Control District to determine the best means to address the stated concerns.

LETTER 5: MATHEW R. JONES, YOLO-SOLANO AIR QUALITY MANAGEMENT DISTRICT

The comment letter indicates that the IS/MND has been reviewed by the Yolo-Solano Air Quality Management District (YSAQMD), and that the YSAQMD has no comments. The commenter's request that the project applicant contact the YSAQMD regarding permits shall be forwarded to the project applicant for their consideration.

LETTER 6: VINOO JAIN, CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD

The CVRWQCB submitted a comment letter dated May 28, 2013. After completing a site specific review of the IS/MND, the CVRWQCB submitted this additional comment letter dated June 11, 2013. The CVRWQCB's concerns included in the June 11, 2013 comment letter are addressed below.

1. The proposed project is located within a high risk flood zone.

This comment provides a summary of the flood risk analysis in the IS/MND and does not address the adequacy of the IS/MND.

2. The proposed project is located where shallow groundwater exists.

As stated in the response to comment letter 2 above, the proposed project would obtain all necessary permits and comply with all applicable CVRWQCB requirements. The CVRWQCB during permit review would ensure that all requirements are met, including ensuring that a minimum five foot separation exists between the ponds and the highest anticipated elevation of underlying ground water. Proof of compliance would be submitted to the City's Community Development Department prior to the issuance of building and grading permits, per the proposed project's conditions of approval.

3. Sizing of two proposed processing ponds appears inadequate.

The applicant has indicated that if the volume within the processing ponds is exceeded, the ponds would be cleaned out and the slurry properly disposed at a permitted disposal site.

4. Solids in two proposed processing ponds is not classified as inert waste.

For clarification purposes, the IS/MND shall be revised to remove any reference of the on-site materials as inert waste, per the comment. The processed materials would be delivered to an authorized recycling facility, and any material being disposed would be disposed of properly at a permitted disposal site, consistent with all applicable State regulations.

5. Gravel skirt around two proposed processing ponds and leachate pond not specified as low permeable material.

The applicant proposes to seal the berms of the ponds with an organic sealant material that would help to minimize permeation of any runoff from the ponds, which is not anticipated to occur. The sealant would also help minimize dust generated by equipment during the unloading and loading of processed materials. The applicant proposes to extend protective double lining system through the gravel skirt areas which will be sloped towards the processing ponds. Any waste leaching through this area would then be collected and prevented from entering the groundwater system.

6. Class II Surface impoundments will require groundwater monitoring network to ensure isolation of waste.

As stated in the response to comment letter 2 above, the proposed project would obtain all necessary permits and comply with all applicable CVRWQCB requirements. The CVRWQCB during permit review would ensure that all requirements are met, including establishing the hydrogeology at the site and groundwater monitoring. Proof of compliance would be submitted to the City's Community Development Department prior to the issuance of building and grading permits, per the proposed project's conditions of approval.

7. The IS/MND considers liquid in leachate pond as clean water.

For clarification, the IS/MND's use of the term "clean water" is not intended to imply that the water would be used for potable or any other such purposes. The intention of the IS/MND's use of "clean water" was to explicate that such water is not concrete slurry and is adequate for reuse as

processing water (e.g., to fill the on-site water tanker, wash out residual waste from trucks, or be hauled to ongoing local project sites for use). Any water not reused on-site would be properly disposed of in accordance with all applicable State laws.

8. During wet season storm water collected in processing ponds and leachate pond may/may not be discharged based on cleanup operations prior to rainy season.

As stated in the response to comment letter 2 above, the proposed project would obtain all necessary permits and comply with all applicable CVRWQCB requirements. The CVRWQCB during permit review would ensure that all requirements are met, including ensuring that either all storm water runoff from the processing area is retained in the ponds during the rainy season or that that all concrete slurry residue is completely removed from the ponds during shut down. Grading and drainage for the processing area would be designed so that runoff from the processing area would not discharge ot the City storm drain system. Proof of compliance would be submitted to the City's Community Development Department prior to the issuance of building and grading permits, per the proposed project's conditions of approval.

9. PGP International facility dust sensitive due to on-site operations. Dry solids in processing ponds may create dust nuisance during windy conditions.

As further discussed in Response to Comment 11 of Letter 7 below, the material within the processing ponds would be a consistency similar to mud and would not be completely dry or harden. The material would still have moisture content when removed from the ponds. Thus, dust from "dry solids" in the ponds would not occur. During construction and operations, the applicant will implement adequate dust control measures sufficient to retain dust emissions on-site, per the proposed project's conditions of approval. As would be required for any other project in the area, the proposed project would comply with City and YSAQMD requirements to contain dust during construction. Potential dust control measures could include, but would not be limited to, applying chemical stabilizers, dust suppressants, tarps, or other suitable material. Proof of compliance with the proposed project's conditions of approval would be submitted to the City's Community Development Department prior to the issuance of building and grading permits.

In addition, the site plan has been revised to include an asphalt access road, rather than a gravel access road, which would reduce dust emissions generated at the project site from vehicle travel. The applicant also proposes to seal the berms of the ponds with an organic sealant material that would help to minimize dust generated by equipment during unloading of the processed materials. Furthermore, the site plan has been revised to include a row of trees along the southern fence line of the project site, between the project property and the PGP International facility, to help further reduce the threat of dust.

It should be noted that the project site is currently used for dry farming operations, including being disced each year. Accordingly, dust emissions associated with the discing of the site are currently occurring on the project site. Implementation of the proposed project would likely not result in a substantial increase in dust emissions from what already occurs at the project site related to discing.

10. Report of Waste Discharge (ROWD).

As stated in the response to comment letter 2 above, the proposed project would obtain all necessary permits and comply with all applicable CVRWQCB requirements. The CVRWQCB during permit review would ensure that all requirements are met, including consultation with the CVRWQCB and submittal of a ROWD. Proof of compliance would be submitted to the City's Community Development Department prior to the issuance of building and grading permits, per the proposed project's conditions of approval.

11. Other General Requirements.

a. Antidegradation Considerations.

As stated in the response to comment letter 2 above, the proposed project would obtain all necessary permits and comply with all applicable CVRWQCB requirements. The CVRWQCB during permit review would ensure that all requirements are met, including an antidegradation analysis. Proof of compliance would be submitted to the City's Community Development Department prior to the issuance of building and grading permits, per the proposed project's conditions of approval.

b. Industrial NPDES Storm Water Permit.

As stated in the response to comment letter 2 above, the proposed project would obtain all necessary permits and comply with all applicable CVRWQCB requirements, including coverage under a NPDES Industrial Stormwater Permit. Proof of compliance would be submitted to the City's Community Development Department prior to the issuance of building and grading permits, per the proposed project's conditions of approval.

LETTER 7: GEORGE WILSON, PGP INTERNATIONAL, INC.

The following responses to the comments submitted by George Wilson are numbered in accordance with each bracketed comment of the letter (see bracketed comment letter attached at the end of the Response to Comments section.

Response to Comment 1

The comment is an introductory comment and includes a summary of the project description. The comment does not address the adequacy of the IS/MND.

Response to Comment 2

The commenter summarizes the concerns regarding the proposed project brought forth in further detail throughout the remainder of the comment letter. The commenter's concerns are fully addressed in the responses to comments below.

Response to Comment 3

The commenter explains the services provided by Environmental Resources Management (ERM),

and states that the ERM report is attached to the comment letter. Based on the conclusions in the ERM report, the commenter expresses his opinion that the IS/MND and the Conditional Use Permit (CUP) not be approved. The comment has been forwarded to the decision-makers for their consideration. It should be noted that the concerns brought forth in the ERM report that have led to such an opinion are addressed in the responses to comments below. The IS/MND adequately complies with the requirements of CEQA. In addition, the Planning Commission has the authority to make the final decision regarding approval of the proposed project and CUP.

Response to Comment 4

The comment summarizes the concerns presented in the ERM report, as well as sections of the CEQA Guidelines. All concerns brought forth in the ERM report are addressed in further detail in the responses to comments below.

Response to Comment 5

See Response to Comment 4 above.

Response to Comment 6

The comment is an introductory comment and includes a summary of the concerns identified in the ERM report, each of which is addressed in the corresponding responses to comments below.

Response to Comment 7

The comment is an introductory comment stating the commenter's opinion that some elements of the project description should be clarified. The elements of concern are addressed in Responses to Comments 8 through 11 below.

Response to Comment 8

As noted by the commenter, the IS/MND properly discloses that the material to be handled would be considered a designated waste and the project would be a Class II waste management unit (See pages 34 and 37 of the IS/MND). For further details regarding the incoming materials and overall production process, please see Response to Comment 11 below. Please refer to response number 6 to comment letter 6 regarding hydrologic site characteristics.

Response to Comment 9

Required permits for the project are adequately disclosed in the associated impact areas throughout the IS/MND. The project applicant is not required to contact any regulatory agencies during environmental review nor is the environmental document required to state whether conversations have been initiated at the time of preparation. However, the project applicant has in fact had significant consultations with the RWQCB regarding the design of the project. In addition, the IS/MND includes performance standards, including coordination with the RWQCB prior to issuance of grading permits, that would ensure that the appropriate actions are performed at the appropriate time.

Response to Comment 10

The discussions of project trips included on pages 9 and 17 of the IS/MND are both correct, as well as the discussion of trips on page 51 of the IS/MND. The original project proposal included a recycling center, which is no longer part of the project. Thus, the IS/MND does not include any references to the recycling center and the associated trips were not applied to any of the analyses. The Focused Traffic Study prepared for the proposed project by KD Anderson & Associates, Inc. included the trips associated with the original proposal, including 64 daily truck trips for the recycling center operations. Because the project modification would not change the conclusions of the Focused Traffic Study, an updated version of the Focused Traffic Study was not necessary.

Response to Comment 11

The commenter requests further information and/or clarification regarding the overall production process. Further information and/or clarification are provided as follows:

1) The nature of the incoming material is a mixture of concrete grindings and added water (aka concrete slurry). The concrete is "ground" off of public roads, highways, and airports. This material would be transported from construction sites and off-loaded (dumped) at the project site by tankers/trailers, which have a volume of 5,000 gallons. Historically, pH levels have been approximately 10 +/- 1.

2) The project would include on-site personnel responsible for inspecting and monitoring incoming loads, in order to detect the presence of any hazardous or prohibited materials.

3) The pond would be a double-lined. The secondary liner would be 40-mil HDPE, the minimum required by Title 27 regulations, and the primary liner would be 60 mil, which exceeds the Title 27 requirement. Installation and distance of groundwater to impounded waste would comply with Title 27 (See response 2 of comment letter 6 above).

4) A leakage detection system would be placed between the two pond liners and would be monitored and submitted quarterly with the WDR. In compliance with Title 27, monitoring wells would be installed, and a groundwater monitoring and reporting plan would be implemented, which would be overseen by the RWQCB.

5) The composition of the material within the ponds during processing would be a concrete mud material, similar to the make-up of concrete when poured, except that the mixture would already be cured. Additional chemicals would not be added to the material in the ponds.

6) As stated on page 9 of the IS/MND, "The proposed project would operate from April through October and would shut down during the winter wet season (November through March)."

7) The borrow area would be used to temporarily stock pile soil during construction of the project. Upon completion of project construction, portions of the borrow area would be used to park construction equipment when not in use and the remaining portion would be

vacant.

8) As noted in 5) above, the material in the ponds would be mud-like and would not harden. Therefore, breaking or grinding of the processed material would not be required. As discussed on page 9 of the IS/MND, and further clarified in response 4 to comment letter 6 above, the excavated material would be loaded onto trucks and transported to an authorized recycling facility, and any material being disposed would be disposed of properly at a permitted disposal site, consistent with all applicable State regulations.

9) As discussed on page 40 of the IS/MND, the stormwater collection and conveyance system for the project would consist of adequate capacity in the retention pond for the 1,000-year storm event. The levee tops surrounding the pond would be sloped so that stormwater runoff would flow into the ponds. The water would flow through the leachate collection system and be collected in the retention pond, which, as discussed on page 9 of the IS/MND, would "be used to refill the on-site water tanker and/or to supply the tanker trucks with water to be carried back to local project sites." The areas outside of the ponds would be sloped to allow stormwater to flow to the City's existing storm drainage system. Grading and drainage of the processing area would be designed so that runoff from the processing area would not discharge to the City storm drain system. As explained on page 9 of the IS/MND and further clarified in response 7 to comment letter 6 above, prior to operational shut down, water from the retention pond would be used to fill the on-site water tanker, and any remaining water would be properly disposed of in accordance with all applicable State laws.

10) As discussed on page 5 of the IS/MND, water and sewer services are currently provided to the project area by the City of Woodland and gas and electric service from Pacific Gas & Electric (PG&E). Existing utility lines are located along Hanson Way. The proposed project would include connection to the existing nearby City water, storm drainage, sewer, and telecommunications lines, as well as the PG&E lines, in Hanson Way.

11) If the proposed project is approved on July 18, 2013, construction of the project would commence in late July or early August, and would end no later than the end of October. It should be noted that construction of the project was initially anticipated to begin in May 2013; thus, the air quality and greenhouse gas modeling completed for the proposed project utilized such timing. Because the duration of construction would remain the same as modeled, the construction-related emissions would not change.

12) See response 9 to comment letter 6 above. In addition, air quality and dust control practices would be met through the construction activities SWPPP program, as well as through long-term Industrial Stormwater Pollution Plan practices, as required under City Ordinances.

13) The "1.5-acre inert material recycling center" mentioned in the comment was initially proposed as part of the project, but has since been removed. In addition, for clarification purposes, as discussed in response 4 to comment letter 6 above, the materials to be processed on-site are not considered inert waste. Thus, the comment is no longer applicable to the proposed project.

14) The applicant has indicated that if rainfall during the off season causes any of the ponds to fill near capacity, the water would be pumped out of the pond into water tankers and disposed of properly at a permitted disposal site, consistent with all applicable State regulations. In addition, CVRWQCB during permit review would ensure that all requirements are met, including maintaining minimum freeboard in the ponds in accordance with Title 27. Proof of compliance with all applicable CVRWQCB requirements would be submitted to the City's Community Development Department prior to the issuance of building and grading permits, per the proposed project's conditions of approval.

15) Landscaping for the proposed project is shown on the Landscaping Plan submitted to City, and complies with City Ordinances. A copy of the Landscaping Plan could be forwarded to you upon request.

Response to Comment 12

The comment is introductory to comments 13 through 17, which are addressed in detail below.

Response to Comment 13

The proposed project is an allowable use under the existing land use and zoning designations for the site, and would be consistent with the General Plan policies and proposals for industrial land uses. In addition, the project does not include placement of any sensitive land uses nor are any sensitive receptors located in the proximity of the project. The project site is currently vacant and undeveloped. It should be noted that the project site is currently used for dry farming operations, including being disced each year. Irrigation is not provided; the only water application would be rainfall. Pesticides or other chemicals are not used at the project site. The project site is in an industrial area and is adjacent to existing similar land uses. The nearby existing land uses did not identify any soil contamination at their respective sites; thus, soil contamination would be unlikely to occur at the project site as well.

Response to Comment 14

As stated on page 5 of the IS/MND, "According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 06113C0465H, dated May 16, 2012, the proposed project site is located in Flood Zone AE. Flood Zone AE is a base floodplain considered a high risk flooding area." Thus, the existing setting related to on-site flooding has been adequately presented. As discussed on page 38 of the IS/MND, the project would be required to comply with Title 27, as approved by the SWRCB. Also see response to comment letters 1 and 2, and responses 2, 6, and 10 to comment letter 6 above.

Response to Comment 15

The statement made in the IS/MND that the project site may have been previously graded, but is now covered in ruderal and mustard grasses, and that dense vegetation or trees do not exist on the site, is based on visual observations of the site during a site visit in March 2013, which is considered to be during the winter wet season. Google Earth was also utilized to obtain an aerial

view the site. It should be noted that the project site is currently used for dry farming operations, including being disced each year. After being disced, the site is left undisturbed, allowing ruderal vegetation to grow until the next crop seeds are applied to the site. In addition, according to the USFWS National Wetlands Inventory, the project site is not considered wetlands, riparian, nor has historically been a wetland. If "wet areas may have routinely occurred on the site," such events would likely be associated with the winter wet season. The proposed project would shut down during the winter wet season (November through March) and would comply with Title 27. See responses to comment letter 1 and 2 above.

Response to Comment 16

The commenter states that the City's 1996 General Plan EIR is outdated regarding the potential for cultural resources at the site, and that a CHRIS records search should be conducted, as "cultural resources could have been identified since that time." The project site is currently vacant and undeveloped, and has been vacant and undeveloped since the time the General Plan EIR was prepared. In addition, as discussed in Response to Comment 13 above, the project site is currently disced each year. Accordingly, the likelihood for any new known cultural resources to have been identified is low. Page 25 of the IS/MND merely states that known historical resources do not exist on the project site or immediate vicinity; however, as further stated on page 25, unknown or unidentified resources may be located on-site. As such, Mitigation Measure V-1 was provided, which includes performance standards in the event that previously unknown resources are encountered.

Response to Comment 17

See Response to Comment 13 above. In addition, see responses 2, 6, and 9 to commenter letter 6 above.

Response to Comment 18

The comment is introductory to comments 19 through 27, which are addressed in detail below.

Response to Comment 19

CalEEMod is the preferred and recommended model per the YSAQMD. Design-level project details shall be appropriately discussed at the time of design during the permit process, and are not required for environmental review. Because design-level details are not available at this time nor required for environmental review, the best available data was utilized. Accordingly, where project-specific and/or design-level details were available, such information was applied to the project modeling (i.e., construction phasing and schedule and estimated daily project trips). Otherwise, the assumptions and defaults utilized in CalEEMod, the preferred and recommended model, were applied as they would be considered the best available data.

The specific project use is not included in CalEEMod. A blank land use sub type option is available in the model in the event that all other land use sub types do not fit the project; however, no default data associated with the blank land uses is included in the model and all information would need to be entered manually by the user in order for emissions to be calculated. Because

design-level details are not available at this time nor required for environmental review, all the information needed to utilize this option was not available. Therefore, the land use sub type that best matched the proposed use was applied. Although the project's use is not include in the CalEEMod User's Guide brief description of a General Light Industry land use sub type list of "typical light industrial activities," the description better fits the proposed project than any other land use type available in CalEEMod. The proposed project is a free-standing facility devoted to a single use, has an emphasis on an activity other than manufacturing, and has minimal office space. Whereas the CalEEMod User's Guide description for a General Heavy Industry land use sub type is as follows: "Heavy industrial facilities usually have a high number of employees per industrial plant and are generally limited to the manufacturing of large items," which is further from the description of the proposed project's use than the General Light Industry land use sub type. Furthermore, CalEEMod would represent a conservative estimate for the proposed project related to operational emissions from area and energy sources, as the assumptions in the model would assume a higher density, energy requirements, and related activity level than the proposed project.

Per the comment, a supplemental air quality analysis was performed to specifically include the emissions directly from operation of the on-site excavator, Bobcat, and front-end loader. Data obtained from the CARB's In-Use Off-Road Diesel Equipment 2011 Inventory Model and emission factor tables from CARB (derived from the EMFAC model) were utilized. The hours of operation of the proposed project were utilized as well. According to the supplemental analysis, the on-site equipment would result in emissions of ROG and NO_X of 0.13 and 3.42 tons per year, respectively, which are both below the applicable thresholds of significance. Even if the on-site equipment emission estimates were added to the CalEEMod results, the total ROG and NO_X emissions would be 3.64 and 0.74 tons per year, respectively, which would still be below the applicable thresholds of significance. Again, the CalEEMod results already represent a conservative estimate for the proposed project related to operational emissions from area and energy sources.

See response 9 to comment letter 6 above for concerns related to dust emissions.

It should also be noted that, as shown in response to Letter 5 above, the YSAQMD reviewed the IS/MND and had no comments.

Response to Comment 20

See response 9 to comment letter 6, number 12 in Response to Comment 11, and Response to Comment 19 above.

Response to Comment 21

See response 9 to comment letter 6, number 12 in Response to Comment 11, and Response to Comment 19 above. The modeling results were included as an appendix to the IS/MND.

Response to Comment 22

As clearly stated on page 15 of the IS/MND, "where project- or site-specific data was available, such data was input into the model (e.g., construction phasing and schedule, estimated daily project

trips, etc.)." Accordingly, the default trip generation rates were overridden to better reflect project conditions. Also see responses to comments 10, 19, and 20 above.

Response to Comment 23

See responses to comments 19 and 20 above. As such, the project's air quality impacts have been adequately addressed. According to the modeling, the project would not exceed any applicable thresholds of significance, which supports the conclusion that the project would not violate any air quality standards or contribute to an existing violation. Furthermore, as stated on page 4 of the IS/MND, the nearest sensitive receptor would be located over half-a-mile from the site. Thus, because the project would not exceed thresholds and is located an acceptable distance from sensitive receptors, the conclusion that the project would not expose sensitive receptors to substantial pollutant concentrations is adequate. Although the PGP International facility is dust-sensitive, the facility is an industrial land use and is not considered a sensitive receptor. Nonetheless, the proposed project would include adequate dust control measures sufficient to retain dust emissions on-site. See response 9 to comment letter 6, number 12 in Response to Comment 11, and Response to Comment 19 above.

Response to Comment 24

See Response to Comment 19 above.

Response to Comment 25

The health risks associated with DPM were not determined using CalEEMod. Risks associated with DPM are analyzed based on the amount of anticipated diesel truck trips, stationary sources, and the duration of exposure. As discussed on page 17 of the IS/MND, the proposed project site is located a sufficient distance from the nearest sensitive receptor. Thus, sensitive receptors would not be exposed to on-site DPM emissions from trucks or heavy equipment.

Response to Comment 26

The CARB's *Air Quality and Land Use Handbook: A Community Health Perspective* (Handbook) provides recommendations for siting new sensitive land uses near sources typically associated with significant levels of DPM emissions, including, but not limited to, freeways and high traffic roads, distribution centers, and rail yards. According to the Handbook, distribution centers with associated diesel truck trips of more than 100 trucks per day are considered a source of substantial DPM emissions. The proposed project would involve a maximum of 24 truck trips associated with operations spread throughout the day. Truck traffic associated with the project would follow the designated truck routes within the City, as set forth in the General Plan, and would not travel through any residential streets. Because the project would result in fewer truck trips on local roadways than the CARB considered as a source of substantial DPM emissions, and the trucks would follow a designated truck route avoiding residential areas, DPM emissions associated with the project's traveling trucks would not be considered significant.

In addition, risk from DPM to a residential receptor is based on continual exposure (24 hours per day for 350 days per year) over 70 years. The proposed project would only operate from April

through October, Mondays through Fridays from 6:00 AM to 6:00 PM and Saturdays and Sundays from 8:00 AM to 5:00 PM, and would shut down during the winter wet season (November through March). Thus, continual exposure to any receptor would not occur.

It should be noted that the number of truck trips associated with the proposed project is minor in comparison to other nearby industrial uses.

Response to Comment 27

See Response to Comment 19 above. In addition, as stated on page 33 of the IS/MND, very few locations are currently available within the region that provides the services proposed for the project. Currently, the nearest Reclamation Plant and primary dumping location for slurry from improvement projects in the Sacramento area is located in Ceres, California, which is a distance of approximately 80 miles. Thus, the proposed project would significantly reduce the existing regional VMT associated with Sacramento area projects by reducing truck hauling by approximately 60 miles (one-way). Furthermore, slurry from roadway improvement projects on Interstate 80 within California currently is hauled to Storey County, Nevada. As such, implementation of the proposed project would help to reduce State-wide VMT as well.

Landfill emissions, water treatment and conveyance transmission emissions, and wastewater treatment emissions would be reduced as well, as the project would recycle water and processed materials to the maximum extent feasible. Other concrete slurry reclamation facilities may not offer such features; thus, because the project does offer such features, the project would regionally reduce such emissions. In addition, it should be noted that typical industrial land uses (i.e., allowable uses on the project site) would likely result in more solid waste and wastewater generation, as well as potable water demand, than the proposed project.

Response to Comment 28

The comment is introductory to comments 29 through 41, which are addressed in detail below.

Response to Comment 29

Design-level project details shall be appropriately discussed at the time of design during the permit process. Such details are not required for environmental review. The mitigation measures included in the IS/MND would be required per the conditions of approval for the project. In addition, a mitigation monitoring and reporting plan would be approved in conjunction with the IS/MND in order to ensure that all mitigation measures are carried out.

Response to Comment 30

As opposed to the comment, the IS/MND does not include compliance with regulations as mitigation for the project.

Response to Comment 31

Please refer to all responses to comments above. The IS/MND adequately addressed the proposed

project's impacts, and the mitigation measures are adequate to reduce all impacts to less-than-significant levels.

Response to Comment 32

See response 9 to comment letter 6, number 12 in Response to Comment 11, and Response to Comment 19 above.

Response to Comment 33

See response 9 to comment letter 6, number 12 in Response to Comment 11, and responses to comments 13, 17, and 19 above.

Response to Comment 34

See responses 8 and 9 to comment letter 6, number 12 in Response to Comment 11, and Response to Comment 19 above. In addition, as stated on page 18 of the IS/MND, the potential for the project to create some odors does exist; however, the site is located in an industrial area adjacent to existing industrial land uses. Sensitive receptors or land uses that would be affected by objectionable odors are not in the proximity of the project site. The question per the CEQA checklist in Appendix G of the CEQA Guidelines is related to the creation of "objectionable odors affecting a substantial number of people." If the project were to create objectionable odors during the wet season, any such odors would not affect a substantial number of people or affect any receptors for an extended period of time. Odors are regulated on a complaint basis. Included in the conditions of approval for the proposed project is the requirement that a publicly visible sign be posted with the telephone number and person to contact at the City regarding complaints. The contact person shall respond and take corrective action within 48 hours. The YSAQMD's phone number would also be visible to ensure compliance with applicable regulations.

Response to Comment 35

See Response to Comment 15 above.

Response to Comment 36

See Response to Comment 16 above.

Response to Comment 37

The commenter states that the impact analysis needs to consider potential impacts related to earth shaking. Section VI, Geology and Soils, of the IS/MND addresses impacts associated with earth shaking. As discussed on page 28 of the IS/MND, the potential for strong ground shaking and related effects is low at the project site. In addition, the IS/MND further states that the project would comply with the California Code of Regulations (CCR), Title 24, also known as the California Building Standards Code, as well as the Uniform Building Code (UBC). Chapter 16 of the UBC, Division of Earthquake Design, requires that structures be designed using certain seismic design criteria based in part on the seismic zone, soil profile, and the proximity of the site to active

faults. The project would also comply with Title 27 seismic design requirements, as well as other Title 27 geotechnical design requirements, which would include the consideration of expansive soils. Secondary liner would be 40-mil HDPE, the minimum required by Title 27 regulations and the primary liner would be 60 mil, which exceeds the Title 27 requirement.

In addition, the commenter states that the impact analysis needs to consider potential impacts of expansive soils, particularly at the pond locations, as the commenter states that the ponds could be a source of moisture to the underlying soils. Section VI, Geology and Soils, of the IS/MND addresses impacts associated with expansive soils. The applicant proposes to extend the protective liner through the gravel skirt areas which will be sloped towards the processing ponds. Any waste leaching through this area would then be collected. In addition, the pond would be double-lined, as described earlier. A leakage detection system would be placed between the two pond liners and would be monitored and submitted quarterly with the WDR. Therefore, project is not expected to cause substantial moisture to underlying soils.

Furthermore, design-level project details shall be appropriately discussed at the time of design during the permit process, and are not required for environmental review. The RWQCB and the City will review all project plans and engineering design-level details. Any modifications or recommendations suggested for the project during design review would be required to be implemented. Thus, the RWQCB and the City would further ensure through their reviews that the proposed project is adequately designed to minimize environmental impacts.

Response to Comment 38

See response to Letter 4 and responses to comments 13 and 17 above.

Response to Comment 39

See Response to Comment 29 above. Also see response to Letter 1, responses 2 and 6 to letter 6, and responses to comments 11 and 14 above.

The commenter states that issuance of a WDR in itself is not a sufficient mitigation measure, and that the facility operators must follow the WDR requirement in order to reasonably ensure the protection of water quality. In order to obtain a WDR Order, the RWQCB must review and approve all site plans, project design details, and other site-specific details. As such, the project would not be approved until adequate design and safety measures are ensured at the site. Thus, issuance of a WDR alone would not reduce any impacts, but the process of which to obtain a WDR and compliance with all requirement of the issued WDR Order would ensure that the project would not result in a significant impact to water quality.

Response to Comment 40

As stated on page 51 of the IS/MND, implementation of the proposed project is expected to result in of a maximum increase of approximately 44 total trips spread throughout the day. Only 25 of the trips would be truck trips, which would be the main concern associated with traffic noise. Truck traffic associated with the site would follow the designated truck routes within the City, as set forth in the General Plan, and would not travel through any residential streets. The relatively small

number of trips is not expected to significantly change the LOS on the roadways surrounding the project site. Similarly, the noise associated with the slight increase in local traffic volumes would not be expected to be substantial, particularly at any sensitive receptors.

It should be noted that the number of truck trips associated with the proposed project is minor in comparison to other nearby industrial uses.

Response to Comment 41

The proposed project would result in a maximum increase of approximately 44 total daily trips, 25 of which would be truck trips. Due to the relatively few vehicle trips associated with the project, as opposed to what could potentially occur at the project site per the land use and zoning designation, the City determined that a traffic study would not be required for the project. In addition, as discussed in Response to Comment 27 above, the proposed project would significantly reduce the existing regional VMT by reducing truck hauling associated with Sacramento area improvement projects.

However, for informational purposes, it should be noted that a traffic impact analysis was prepared for an expansion project to the existing 1.8-million-square-foot Target distribution facility located just west of the proposed project site on Hanson Way in 2010. City Level of Service policy considers LOS D as the acceptable threshold or intersections within ½ mile of an interchange. LOS C is the acceptable threshold or intersections further away. According to the analysis, all intersections were determined to operate at LOS D or better within half-a-mile of an interchange and at LOC or better beyond, even with implementation of the nearby Target expansion project. The slight increase in truck traffic volumes on local roadways as a result of the proposed project would not be expected to cause surrounding intersections or roadways to operate at unacceptable LOS levels.

The proposed project is an allowable use under the existing land use and zoning designations for the site, and would be consistent with the General Plan policies and proposals for industrial land uses. In fact, the proposed project would likely result in a reduction in the intensity of impacts anticipated for buildout of the site per the land use and zoning designation.

Construction activities would be temporary in nature and are anticipated to occur during normal daytime working hours; thus, construction-related traffic would affect local roadways for a short period of time. In addition, construction activities would comply with all City requirements and regulations.

Truck traffic associated with the site would follow the designated truck routes within the City, as set forth in the General Plan, and would not travel through any residential streets. Thus, the project would not result in any increase to impacts associated with bus routes or bike lanes in the area. As stated on page 52 of the IS/MND, adopted City policies supporting alternative transportation are typically associated with residential and commercial land uses. The project is consistent with the industrial land use and zoning designation for the site and would not cause any conflicts with any adopted policies for alternative transportation.

Response to Comment 42

The comment summarizes the concerns brought forth throughout the comment letter. All concerns have been addressed in the responses to comments above.

LETTER 8: SUSAN GARBINI, YOLO HABITAT JPA

In response to the comment letter, the IS/MND shall be revised to add an additional mitigation measure to the Biological Resources section, specifically pertaining to Swainson's hawk nesting.

LETTER 9: MOUSHUMI HASAN, YOLO COUNTY ENVIRONMENTAL HEALTH SOLID WASTE PROGRAM

The commenter states that the Yolo County Environmental Health Solid Waste Program, in consultation with the State Department of Resources, Recycling and Recovey (CalRecycle), after review of the IS/MND has concluded that solid waste permitting is not required for the proposed project. It should be noted that the proposed project no longer includes a recycling center as originally proposed. In addition, the project site would not accept hazardous wastes and would include on-site personnel responsible for inspecting and monitoring incoming loads for the presence of any hazardous or prohibited materials.

Letter 1

STATE OF CALIFORNIA – CALIFORNIA NATURAL RESOURCES AGENCY

EDMUND G. BROWN JR., GOVERNOR

CENTRAL VALLEY FLOOD PROTECTION BOARD
3310 El Camino Ave., Rm. 151
SACRAMENTO, CA 95821
(916) 574-0609 FAX: (916) 574-0682
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RECEIVED
JUN 06 2013
City of Woodland

June 5, 2013

Mr. Paul Hanson
City of Woodland
300 First Street
Woodland, California 95695

Subject: Golden State Reclamation Project
SCH Number: 2013052036
Document Type: Mitigated Negative Declaration

Dear Mr. Hanson:

Staff of the Central Valley Flood Protection Board (Board) has reviewed the subject document and provides the following comments:

The proposed project is located adjacent to or within the Willow Slough, Cache Creek, and the Yolo , which is under the jurisdiction of the Central Valley Flood Protection Board. The Board is required to enforce standards for the construction, maintenance, and protection of adopted flood control plans that will protect public lands from floods. The jurisdiction of the Board includes the Central Valley, including all tributaries and distributaries of the Sacramento River, the San Joaquin River, and designated floodways (Title 23 California Code of Regulations (CCR), Section 2).

A Board permit is required prior to starting the work within the Board's jurisdiction for the following:

- The placement, construction, reconstruction, removal, or abandonment of any landscaping, culvert, bridge, conduit, fence, projection, fill, embankment, building, structure, obstruction, encroachment, excavation, the planting, or removal of vegetation, and any repair or maintenance that involves cutting into the levee (CCR Section 6);

- Existing structures that predate permitting or where it is necessary to establish the conditions normally imposed by permitting. The circumstances include those where responsibility for the encroachment has not been clearly established or ownership and use have been revised (CCR Section 6);

- Vegetation plantings will require the submission of detailed design drawings; identification of vegetation type; plant and tree names (i.e. common name and scientific name); total number of each type of plant and tree; planting spacing and irrigation method that will be utilized within the project area; a complete vegetative management plan for maintenance to prevent the interference with flood control, levee maintenance, inspection, and flood fight procedures (CCR Section 131).

Vegetation requirements in accordance with Title 23, Section 131 (c) states "Vegetation must not interfere with the integrity of the adopted plan of flood control, or interfere with maintenance, inspection, and flood fight procedures."

The accumulation and establishment of woody vegetation that is not managed has a negative impact on channel capacity and increases the potential for levee over-topping. When a channel develops vegetation that then becomes habitat for wildlife, maintenance to initial baseline conditions becomes more difficult as the removal of vegetative growth is subject to federal and State agency requirements for on-site mitigation within the floodway. The project should include mitigation measures to avoid decreasing floodway channel capacity.

Hydraulic Impacts - Hydraulic impacts due to encroachments could impede flood flows, reroute flood flows, and/or increase sediment accumulation. The project should include mitigation measures for channel and levee improvements and maintenance to prevent and/or reduce hydraulic impacts. Off-site mitigation outside of the State Plan of Flood Control should be used when mitigating for vegetation removed within the project location.

The permit application and Title 23 CCR can be found on the Central Valley Flood Protection Board's website at http://www.cvfpb.ca.gov/. Contact your local, federal and State agencies, as other permits may apply.

The Board's jurisdiction, including all tributaries and distributaries of the Sacramento River and the San Joaquin River, and designated floodways can be viewed on the Central Valley Flood Protection Board's website at http://gis.bam.water.ca.gov/bam/.

If you have any questions, please contact me by phone at (916) 574-0651, or via e-mail at jherota@water.ca.gov.

Sincerely,

James Herota
Staff Environmental Scientist
Projects and Environmental Branch

cc: Governor's Office of Planning and Research
State Clearinghouse
1400 Tenth Street, Room 121
Sacramento, California 95814

Letter 2

CALIFORNIA
Water Boards

EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIQUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

28 May 2013

Paul Hanson
City of Woodland
300 First Street
Woodland, CA 95695

CERTIFIED MAIL
7011 2970 0003 8939 9138

COMMENTS TO REQUEST FOR REVIEW FOR THE DRAFT MITIGATED NEGATIVE DECLARATION, GOLDEN STATE RECLAMATION PROJECT, SCH NO. 2013052036, YOLO COUNTY

Pursuant to the State Clearinghouse's 14 May 2013 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Draft Mitigated Negative Declaration* for the Golden State Reclamation Project, located in Yolo County.

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

Construction Storm Water General Permit

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

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

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MAY 30 2013
City of Woodland

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits[1]

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

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

Industrial Storm Water General Permit

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

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

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

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

Clean Water Act Section 401 Permit – Water Quality Certification

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

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

Waste Discharge Requirements

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

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

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

for Trevor Cleak
Environmental Scientist

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

Letter 3

City of Woodland

Community Development Engineering 300 First Street, Woodland, CA 95695 (530) 661-5961 www.cityofwoodland.org

MEMORANDUM

Date: June 6, 2013

To: Paul Hanson, Senior Planner

From: Katie Wurzel, Transportation Engineer

Subject: Golden State Reclamation

I have reviewed the Draft MND for the subject project and have no issue with the contents of Section XVI Transportation/Circulation.

Thank you,

Letter 4

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MAY 2 1 2013
City of Woodland

SACRAMENTO-YOLO
MOSQUITO
& VECTOR
CONTROL
DISTRICT

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8631 BOND ROAD
ELK GROVE, CA 95624

YOLO COUNTY
1234 FORTNA AVENUE
WOODLAND, CA 95695

1.800.429.1022
FIGHTtheBITE.net

AICP
Paul L Hanson
300 First Street
Woodland, Ca. 95695

20 May 2013

Re: **Golden State Reclamation Project**

The Sacramento-Yolo Mosquito and Vector Control District (District) appreciates the opportunity to review and comment on NOI/Negative Declaration for the Golden State Reclamation Project. The District is providing the following comments and concerns relating to the proposed project.

General Comment: The Sacramento Yolo Mosquito and Abatement District mission is "To provide safe, effective and economical mosquito and vector control for Sacramento and Yolo counties". To accomplish this, we provide ongoing surveillance of mosquitoes and other vectors to determine the threat of disease transmission and lower annoyance levels. As a District we promote cooperation and communication with property owners, residents, social and political groups as well as other governmental agencies to help in these efforts. Our ultimate goal is to protect public health and welfare from diseases transmitted by mosquitoes such as West Nile virus, Western Equine Encephalitis, canine heartworm, malaria and others.

The NOI/Neg Dec for the Golden State Reclamation Project fails to identify or mitigate for the potential adverse effects regarding public health, specifically the potential to breed mosquitoes in the proposed retention ponds as a result of the proposed project.

The District would like to review a full set of detailed drawings for the proposed retention pond associated with this project. Please incorporate a detailed plan along with dimensions, slope, grade, vegetated cover and a long term maintenance plan that may be associated with the retention pond.

The District would like to review any stormwater drainage plans including site specific hydromodification, Low Impact Developments (LID's), or any other type of green infrastructure that may be utilized as part of the counties SWPPP or the City of Woodlands Stormwater Quality Control Ordinance.

Rational: If not properly constructed, managed or maintained, poorly designed and maintained facilities such as retention ponds and improperly designed and maintained stormwater quality and control systems may breed mosquitoes which can have an adverse effect on public health and welfare and may have a direct impact to local economies.

The District has developed and adopted a Mosquito Reducing Best Management Practices (BMP) Manual which can be downloaded from the District's website at: http://www.fightthebite.net/physical-control. Please review and implement the District's BMP's for design and maintenance guidelines of all proposed projects to reduce or prevent the breeding of mosquitoes.

Failure to address these issues and potential mosquito breeding sources during the planning and construction process may result in enforcement actions to the landowner after the project has been completed. The District has the authority to abate a public nuisance as defined in the California Health and Safety Code (HSC) Section § 2010 and may pursue enforcement actions pursuant to Sections § 2060 of the (HSC) which can involve civil fines of up to $1000/per day.

Should you have any questions or concerns please feel free to contact me.

Sincerely,

Kevin Combo
Ecological Management Department
Sacramento Yolo Mosquito and Vector Control District
kcombo@FightTheBite.net

Letter 5

1947 Galileo Ct., Suite 103 • Davis, California 95616

(530) 757-3650 • (800) 287-3650 • Fax (530) 757-3670

June 4, 2013

City of Woodland Community Development Dept.
Paul Hanson, Senior Planner
520 Court Street
Woodland, CA 95695

Re: Golden State Reclamation Project Mitigated Negative Declaration

Dear Mr. Hanson:

The Yolo Solano Air Quality Management District (District) has reviewed the above project. The District does not have any comments at this time. However, the project applicant should contact the District's permitting section prior to construction of the project to determine whether any permits would be required.

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

Sincerely,

Matthew R Jones

Matthew R. Jones
Supervising Air Quality Planner

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JUN 05 2013
City of Woodland

Letter 6

CALIFORNIA
Water Boards

EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIQUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

11 June 2013

Paul Hanson, Senior Planner
City of Woodland, Community Development Department
300 First Street
Woodland, CA 95695

SITE SPECIFIC COMMENTS ON INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION (IS/MND), GOLDEN STATE RECLAMATION PROJECT (PROJECT), GOLDEN STATE CRUSHING, LLC (APPLICANT), YOLO COUNTY, SCH#2013052036

Central Valley Regional Water Quality Control Board (Central Valley Water Board) staff provided general comments on the Project in a letter dated 28 May 2013. Central Valley Water Board staff has completed its site specific review of the IS/MND Plan dated May 2013 for the Project and amends the 28 May 2013 letter with the following site specific comments:

1. **The proposed Project is located within a high risk flood zone.** The proposed Project is located in Flood Zone AE which is designated by the Federal Emergency Management Agency (FEMA) as a high risk flooding area. The proposed Project intends to process designated waste as defined in CA Water Code Section 13173 within Class II surface impoundments subject to California Title 27 Regulations (Title 27). Title 27 requires that new Class II Units be designed, constructed, operated, and maintained to prevent inundation or washout due to floods with a 100 year return period. As a mitigation measure the Applicant has proposed removing all designated waste from the facility during the wet season when a flood event is most likely to occur. A Waste Discharge Requirements (WDRs) permit issued to the Applicant will incorporate this mitigation measure amongst others that will ensure isolation of designated waste from waters of the state.
2. **The proposed Project is located where shallow groundwater exists.** Department of Water Resources (DWR) groundwater elevation monitoring well# 10N02E26Q001M located approximately 1000 feet west of the proposed Project has recorded historical groundwater elevations less than five (5) feet below ground surface predominately during the months of March and April. Title 27 Section 20240(c) requires that new Class II surface impoundments be sited, designed, constructed, and operated to ensure that wastes will be a minimum of five feet (5 ft.) above the highest anticipated elevation of underlying ground water. The highest anticipated elevation of underlying ground water includes any water which rises above the saturated zone due to capillary forces e.g. the capillary fringe. The applicant must determine the highest anticipated elevation of underlying ground water including the capillary fringe and site, design, construct, and operate the Class II surface impoundments

such that during years of heavy precipitation and high flows in Cache Creek the proposed Project will consistently comply with Title 27 groundwater separation requirements.

3. **Sizing of two proposed processing ponds appears inadequate.** The IS/MND states that the total square footage of the two processing ponds combined is 13,714 square feet and that the working depth of the ponds is two (2) feet yielding a total storage capacity of approximately 1000 cubic yards. The IS/MND also states that the facility would process a maximum of 45,000 gallons of slurry, 43 cubic yards per day of material, and 6,450 yards annually. Furthermore, the IS/MND states that the processed materials would be hauled from the project site once per year. Based on the information provided the two proposed processing ponds appear to be undersized to process the estimated maximum amount of slurry/solids annually received at the site. Concrete slurry is typically 15% to 50% solids. Assuming an average of 30% solids the proposed site would need a minimum working volume of 1935 cubic yards in the processing ponds to accommodate 6,450 cubic yards of concrete slurry annually. This estimate does not include the volume of leachate present in the processing ponds at any given time.

4. **Solids in two proposed processing ponds is not classified as inert waste.** The IS/MND states that the solids processed in the two processing ponds would be loaded onto trucks and delivered to a regional inert material recycler to be incorporated into post-consumer aggregate products. The solids removed from the processing ponds are not classified as inert material per Title 27 Section 20230. Inert material recyclers are not authorized to store solid waste piles consisting of material removed from the processing ponds unless those waste piles are classified as designated waste piles and regulated appropriately per Title 27 regulations. The recycling or disposal of material removed from the processing ponds must be conducted at sites authorized to accept, store, and dispose/recycle of non-hazardous designated waste.

5. **Gravel skirt around two proposed processing ponds and leachate pond not specified as low permeable material.** The site plan for the proposed Project depicts gravel paving around the two processing ponds and the leachate pond. In this area while these ponds are being emptied there is a high probability that spillage will occur especially around the processing ponds where the Applicant proposes using a backhoe to empty these two ponds. Although the IS/MND indicates that the gravel skirt around the ponds will be sloped towards the ponds without specifying a low permeable surface there is a likelihood that non-hazardous designated waste will infiltrate the gravel surface and discharge leachate into the underlying sub base and eventually to underlying ground water resources.

6. **Class II Surface impoundments will require groundwater monitoring network to ensure isolation of waste.** Title 27 requires a groundwater monitoring network to be installed prior to discharge of waste into the Class II surface impoundments. The Applicant as part of their application for Waste Discharge Requirements (WDRs) from our Board will have to establish the hydrogeology at the site per Title 27 Section 21750(g). In order to determine the hydrogeology at the proposed site the Applicant must install groundwater monitoring wells that will determine groundwater flow direction, background ground water quality, highest anticipated ground water elevation (including capillary rise). Ground water

monitoring should include enough sampling events to determine seasonal fluctuations in groundwater elevation and ground water flow direction.

7. **The IS/MND considers liquid in leachate pond as clean water.** The IS/MND states that "*clean water from the retention pond would be used to fill the on-site tanker, and any remaining water would be hauled to a treatment facility for disposal.*" The leachate in the retention pond contains high pH (can be over 12 standard pH Units), and CAM-17 metals such as chromium, copper, nickel, and zinc which may exist in concentrations that are unacceptable to a treatment facility without a pretreatment program in place at the Applicant's facility. Furthermore, due to the high pH nature of the leachate the design and construction of handling and conveyance equipment may require special materials not susceptible to degradation due to the characteristics of the waste.

8. **During wet season storm water collected in processing ponds and leachate pond may/may not be discharged based on cleanup operations prior to rainy season.** During the wet season when storm water is collected in the empty processing and leachate retention pond the water quality of the storm water may still exceed storm water discharge requirements due to the inability to completely remove all concrete slurry residue from the ponds. If laboratory results from testing storm water within the ponds indicate elevated levels of concentrations of constituents of concern the Applicant may not be authorized to discharge the storm water from the ponds to waters of the state. The Applicant may be required to design the ponds such that they retain all storm water during the rainy season.

9. **PGP International facility dust sensitive due to on-site operations. Dry solids in processing ponds may create dust nuisance during windy conditions.** The IS/MND indicated that a large manufacturer of cereal and dairy-based food ingredients exists directly south of the proposed Project and that the manufacturer's facility is dust-sensitive. The Applicant's processing ponds are designed to dry the concrete slurry residue such that the solids can be separated from liquids due to settling and evaporation. The dry surface of the processing ponds may produce dust containing CAM-17 metals during windy conditions at the site which may create a nuisance to dust-sensitive operations in surrounding areas.

10. **Report of Waste Discharge (ROWD).** Whenever, wastewater is generated, stored, or disposed to land, Waste Discharge Requirements (WDRs) are required. In accordance with California Water Code Section 13260, the Applicant is required to submit a ROWD at least 150 days prior to initiation of the Project. If the ROWD is deemed complete, revised or new WDRs will be generated for public comment and subsequent adoption. The ROWD must include all applicable information about the Project and the proposed measures to protect water quality (groundwater and surface water). We expect that the Applicant will consult with Central Valley Water Board staff on information expected in the ROWD prior to its submittal.

11. **Other General Requirements.**

    a. **Antidegradation Considerations.** All wastewater discharge must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Policy is available on page IV-15.01 at:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

If the Applicant needs a Regional Water Board permit, the antidegradation analysis is a mandatory element in the permitting process. The Applicant needs to investigate groundwater quality, and potential impacts to groundwater quality, as part of their evaluation of the Project's impact on the environment.

b. **Industrial NPDES Storm Water Permit.** The Applicant's proposed Project will require coverage under the *NPDES General Permit No. CAS000001 for Discharges of Storm Water Associated with Industrial Activities* since it plans to discharge storm water from its facility to waters of the United States. Compliance with the General Permit is dependent on the Standard Industrial Classification (SIC) codes of the Project. The most likely SIC code applicable to processing of concrete slurry residue is SIC code 3273, *Ready-Mixed Concrete* since the chemical characteristics of concrete slurry residue is similar to ready-mixed concrete or portland cement.

Thank you for the opportunity to comment on the IS/MND Plan for this Project. If you have any questions, please call me at (916) 464-4815 or via email at vkjain@waterboards.ca.gov.

VINOO JAIN, P.E.
Water Resources Control Engineer
Title 27 Permitting and Mining

cc: State Clearinghouse, Sacramento
Raney Planning & Management, Inc. Sacramento, CA

Letter 7

PGP INTERNATIONAL
An ABF Ingredients Company

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City of Woodland

June 12, 2013

Paul L. Hanson, AICP
Senior Planner
Community Development Department
City of Woodland
300 First Street
Woodland, CA 95695

Re: Comments of PGP Internationat Inc. (PGP) on the Proposed Golden State Reclamation Project (the Project)

Dear Mr. Hanson:

We here at PGP appreciate your Notice of Intent and Notice of Public Hearing letter dated May 14, 2013, alerting us to the Golden State Reclamation Project. We are submitting our written comments in response to the Initial Study/Mitigated Negative Declaration (IS/MND) and on the applicanfs request for approval of a Conditional Use Permit for the Project.[1]

1 According to the materials submitted by the applicant the Project would involve daily truck loads of concrete slurry dumped into large open-air ponds, which would then be cleaned out annually, with the material loaded onto heavy-duty trucks. We at PGP feel strongly that this type of business would heavily impact the environment and our business. PGP manufactures food ingredients at its 158,400 square foot state-of-the art facility located at 351 Hanson Way in Woodland. The proposed Project would be located directly to the north of PGP's facility. One of our initial major concerns is that construction and operation of the proposed Project will generate dust that could infiltrate the PGP facility through ventilation systems, entryways, and transportation bays, potentially adulterating our manufacturing process and food products. Dust will
2 also be generated from heavy vehicles operating on gravel and from the materials that are picked up and routinely spilled by bulldozers and front loaders. These and other potential impacts to the environment and to our facility have not adequately been addressed in the IS/MND.

[1] On June 7, 2013, PGP requested an extension of time to provide comments on the IS/MND. PGP acknowledges the City's offer to allow PGP an additional day to submit its comments; however, we are pleased to submit our comments by the original June 12, 2013 deadline.

3 In order to assess the potential environmental impacts of the proposed Project we engaged the services of an environmental consulting firm, Environmental Resources Management (ERM), to review the IS/MND. We are enclosing for your review ERM's June 11, 2013 report (the ERM Report). For the reasons explained in the ERM Report and the additional reasons explained below, the Mitigated Negative Declaration should not be adopted and the Conditional Use Permit should not be approved.

Comments on the IS/MND

As documented in the ERM Report, the IS/MND fails to adequately identify and analyze the environmental impacts of the construction or operation of the Project. The ERM Report demonstrates that the proposed Project could result in potentially significant environmental impacts that were not previously identified or sufficiently addressed in the IS/MND.

CEQA guidelines provide that a decisionmaking body shall adopt a mitigated negative declaration "only if it finds on the basis of the whole record before it (including the initial study and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment." 14 CCR § 15074(b). The ERM Report sets forth substantial evidence that the Project could have a significant effect on the environment and that the IS/MND has not adequately analyzed and mitigated the Project's potentially significant environmental impacts.

4 We request that the City of Woodland require that the applicant and its consultant prepare a document that properly analyzes and, if feasible, mitigates the environmental effects of the Project in the form of either a new analysis and MND determination (if the environmental impacts of this Project can be mitigated, which has not yet been established) or an Environmental Impact Report (EIR). The CEQA guidelines provide that "a lead agency is required to recirculate a negative declaration when the document must be substantially revised" after public notice has been published. 14 CCR § 15073.5(a). PGP asserts that at a minimum, the IS/MND for the proposed Project must be substantially revised in light of significant impacts that are not sufficiently addressed by the mitigation measures proposed. *See* 14 CCR § 15073.5(b) (a "substantial revision" shall mean (1) a new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance; or (2) the lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required"). Alternatively, if the City determines that the impacts of the proposed project cannot effectively be mitigated or avoided, the City must withdraw its mitigated negative declaration and prepare a draft EIR. 14 CCR § 15073.5(d).

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Under CEQA guidelines, if a lead agency is presented with a fair argument that a project may have a significant effect on the environment the lead agency shall prepare an EIR even though it may also be presented with other substantial evidence that the project will not have a significant effect. 14 CCR § 15064(f)(1) (citing *No Oil, Inc.* v. *City of Los Angeles,* 13 Cal. 3d 68 (1974)).

Comments on the Request for a Conditional Use Permit

5

For the reasons summarized above and set forth in further detail in the ERM Report, the applicant has not demonstrated that the Project warrants the findings required for issuance of a Conditional Use Permit. The City's zoning ordinance provides that "before granting any conditional use permit the planning commission shall be satisfied that the proposed structure or use conforms to the requirements and the intent of this chapter and the general plan." City of Woodland Code§ 25-27-30. A clear intent of the conditional use permit requirement is to minimize the impacts of dust fumes, and similar nuisances on neighboring landowners. *See, e.g., id.* § 25-18-50(b) ("A conditional use permit shall be required for assembly, fabricating, manufacturing, processing or storage of goods, materials or products in buildings or enclosed yards which may create dust fumes, noise, odors, smoke or vibration in volumes to be offensive or objectionable beyond the premises."). In authorizing a conditional use, the Planning Commission is empowered to impose "requirements and conditions with respect to location, construction, time period, maintenance, and operation, as deemed necessary for the protection of adjacent properties and the public interest." *Id.* § 25-27-30.

The applicant should be required to prepare a rigorous environmental impact analysis to allow the City to determine whether conditions can be devised that if imposed on the Project, would warrant approval of a Conditional Use Permit. If such conditions can be devised, they should be imposed on the Project as conditions of any Conditional Use Permit approved by the Planning Commission.

Conclusion

Thank you for the opportunity to comment on the proposed Project. Please feel free to contact me at 530-668-5090 with any questions regarding this submission.

George Wilson
Environmental Manager, Interim EHS Manager

Environmental
Resources
Mana.gcment

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11June 2013

Mr. George Wilson
Environmental Manager
PGP International, Inc.
P.O. Box 2060
351Hanson Way
Woodland, CA 95776

Subject: Comments on Negative Declaration for Golden State Reclamation Project, Woodland, California

Dear Mr. Wilson:

At your direction, ERM-West, Inc. (ERM) has reviewed the May 2013 *Golden State Reclamation Project Initial Study/Mitigated Negative Declaration* (IS/MND) prepared by Raney Planning & Management, and developed comments addressing the document's content and analysis.

ERM's review of the IS/ MND identifies significant deficiencies in its description, assessment and mitigation of the environmental impacts of the proposed Project. Accordingly, the proposed Project has not been described and evaluated adequately in accordance with the California Environmental Quality Act (CEQA). This conclusion is based on the following general categories of issues observed in the IS/MND, which are discussed in the subsequent sections:

6

- The description of the proposed Project is incomplete and/or unclear; key aspects of the proposed Project important to understanding potential environmental impacts have been omitted.
- The discussion of the existing setting of the proposed Project site is inadequate; several key issues relative to potential environmental impacts have been omitted or are mischaracterized.
- The evaluations of potential impacts do not consider all reasonably relevant conditions (in part because of the incomplete existing setting characterization).
- Certain technical studies performed in support of the impact analysis are flawed or otherwise indefensible.

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- Some proposed Mitigation Measures are not appropriate under CEQA and/or may not sufficiently reduce impacts to Less than Significant, as assumed in the IS/MND.

INCOMPLETE PROJECT DESCRIPTION

7 The description provided in the IS/MND does not allow the reader to judge the validity of the IS/MND conclusions about the Project's environmental impacts. Some elements of the proposed Project that are raised in the impact analysis, but should be described and/or clarified in the Project descriptions, are summarized below.

8

- *Incoming material is considered a designated waste and the proposed facility would be considered a Class II waste management unit.* The fact that the proposed Project would be a Class II waste management unit, with oversight by the Regional Water Quality Control Board (Water Board), is not discussed in the IS/MND main text until Section VIII, *Hazards and Hazardous Materials,* and should be presented up front in the Project Description. This discussion should include an explanation of the specific characteristics of the incoming and processed material that result in it being considered designated waste. Furthermore, designated waste is defined as having the potential for impacts to groundwater quality. Therefore, it is important to have a relatively thorough understanding of the hydrologic site characteristics so that potential impacts to nearby surface water (canals and other water bodies) and groundwater can be assessed.

9

- *Required Permits.* The Project Description should also include a listing of permits that would be required in association with facility operations, as well as any permit requirements (e.g., SWPPP, RWQCB Waste Discharge Requirements, NPDES stormwater permit, etc). In particular, the text should discuss whether the Project proponent has initiated conversations with the Water Board regarding Waste Discharge Requirements, and identify design elements, monitoring programs, and contingency plans that will be required by the Water Board.

10

- *Daily trips.* The number of daily heavy truck trips into and out of the facility is presented inconsistently in the IS/MND and needs to be clarified. The Project Description, page 9, states that there will be 12 one-way truck trips. The Air Quality section, page 17, states that there will be 44 truck plus employee trips, which is consistent with

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12 two-way truck round trips and 10 two-way employee trips. Finally, the focused traffic study for the proposed Project, page 1, assumes 20 employee trips, 24 inbound and outbound truck trips, 64 daily truck trips for recycled materials and a total of 108 daily trips.

11

In general, the overall production process that would be undertaken at the proposed facility is unclear; several specifics with the potential to affect the impacts analysis are not provided in the IS/MND. Examples of project elements needing clarifications are:

1) The nature and volume of the incoming material (including chemical composition and pH levels);
2) The nature of the load checking" program;
3) The material and construction of the pond liners, including the distance between the impounded waste and groundwater;
4) The programs that would be implemented for detection of leakage from the ponds, including contingency actions that would be undertaken if leaks were observed;
5) The chemical composition of the material during processing within the ponds and any chemicals added to the slurry during that time;
6) The duration of onsite processing;
7) Activities that would be conducted in the borrow areas;
8) The operations that would occur *(e.g.,* breaking or grinding) in connection with the seasonal excavation of the material from the concrete slurry ponds;
9) The stormwater collection and conveyance system;
10) Utility and service system connection details;
11) The time of year during which construction would occur;
12) Air quality/dust control practices that would be followed during construction and operation;
13) The operations that would occur and heavy equipment that would operate in connection with the proposed "1.5-acre inert material recycling center";
14) The manner in which the collection of rainfall and surface water in the ponds would be managed during off season periods; and
15) Landscaping included in the Project for site beautification.

11 con't Without a better understanding of these details, it is not possible to fully assess the environmental impacts.

INADEQUATE CHARACTERIZATION OF EXISTING SETTING

12 An environmental assessment conducted pursuant to CEQA guidelines should incorporate a reasonably thorough understanding of the existing setting, or baseline conditions. Omissions or mischaracterizations in the baseline conditions could lead to errors in predicting the potential environmental impacts of the proposed Project. Furthermore, there is a general over-reliance on potentially outdated information (the 1996 General Plan EIR). Specific resource areas for which the setting is out of date or incomplete are discussed below.

13
- *Historical use of the proposed Project site is not described.* Historical use has bearing on the impact analysis because historical operations can result in the presence of contamination, which could be mobilized or result in unsafe exposures due to the proposed Project. Based on a cursory review of online aerial photos, ERM observed evidence of former agricultural use of the Project site. Agricultural chemicals in particular tend to remain in site soils for extended periods. The text should be revised to describe the former land uses.

14
- *Hydrological conditions at the proposed Project site are not described.* Hydrological conditions have a particular bearing on the impact analysis given the nature of the proposed activities (i.e., introduction of designated waste [a cement slurry] into ponds). The depth to water at the site needs to be provided, such that the engineering design can be properly evaluated – there are inherent adverse impacts associated with constructing a waste pond that intercepts groundwater or has the potential to release waste to groundwater. For a project of this nature, the depth to water should be known (i.e., based on site-specific monitoring well data collected over a variety of seasons); regional water levels are not sufficient. The IS/MND provides no such data. A description of hydrologic conditions should be presented in the Existing Setting, including among other things: the direction of groundwater flow; ambient groundwater quality and its beneficial uses; hydraulic interconnections with nearby surface water bodies; and historical flooding at the site. Based on a cursory review of online aerial photographs ERM observed 1) evidence of historical flooding in the land immediately adjacent to the Project site to the east, and 2)

14 con't

indications that flooding may have routinely occurred on the site in the past, and as such may occur in the future. Based on available information, the site is located in the 100-year flood plain with FEMA Zone designation AE. This designation indicates that there is a one-percent annual chance of the Project site flooding, and corresponds with a 26 percent chance of flooding at least once in the next 30 years. As such, the probability of a flood is neither remote nor speculative at this site.

15

- *Cursory description of vegetation.* The IS/MND (page 5, 1st paragraph) states that the Project site is "covered in ruderal and mustard grasses," but does not indicate the timing and nature of the site inspection that resulted in this conclusion. If this inspection was not performed during the wet season, evidence of temporal wetlands could have been missed. Based on a cursory review of online aerial photographs ERM observed indications that wet areas may have routinely occurred on the site.

16

- *Cultural resources data sources outdated.* Based on information provided in Section V. *Cultural Resources,* it appears that conclusions regarding the unlikely potential for cultural resources are based on a document that is rather old (the 1996 City of Woodland General Plan Final EIR). A current California Historical Resources Information System (CHRIS) records search should be conducted as cultural resources could have been identified since that time. The potential for cultural resources - or low likelihood thereof, if so determined - should also be included in the Existing Setting.

17

- *The potential for the presence of chemical contamination is not discussed, but is relevant to the proposed use of the site.* As previously noted, historical land uses can result in the presence of chemical contamination in site soils or groundwater. In addition, contamination can migrate from nearby contaminated sites, if any, by means of air dispersion, surface water overflow, and groundwater flow. A Phase I/II environmental site investigation (ESA) would be useful to assess this potential concern, but no such report is cited in the IS/MND. As noted above, presence of residual contamination has bearing on the impact analysis because construction activities and operations associated with the proposed Project could enhance the mobilization of existing contamination in the environment, or result in unsafe human exposures.

FLAWED TECHNICAL STUDIES

18 The IS/MND authors conducted or contracted technical studies to support their assessment of potential impacts to air quality and transportation/ circulation. Review of these technical studies identified significant flaws that call into question the validity of the study results and the associated impact evaluation.

Air Quality Analysis

Inappropriate Methodology

The IS/MND states that its air quality analysis is based upon use of the CalEEMod model. The CalEEMod model, however, is not the appropriate model to use for the type of activity envisioned in the proposed Project. According to the IS/MND, the land use chosen for the modeling is General Light Industry. The CalEEMod User's Guide describes this land use as follows:

> "Light industrial facilities are free-standing facilities devoted to a single use. The facilities have an emphasis on activities other than manufacturing and typically have minimal office space. Typical light industrial activities include printing, material testing and assembly of data processing equipment."

19 The General Light Industry land use category in the model does not have activity descriptions that are specific enough to the unique type of land use under the proposed Project. As such, the emissions-generating activities involved in the proposed Project are not accurately represented and accounted for in this model. It is too generalized and the estimated emissions are likely under-estimated. Among other problems, the land use category chosen for use in the CalEEMod does not include the type of outdoor material processing and truck and heavy equipment operations that are proposed for this site. Such operations will generate fugitive dust and diesel emissions that do not appear to have been accounted for in the IS/MND's air quality analysis. In addition, the IS/MND's air quality analysis fails to account for fugitive dust emissions from the gravel, 20 concrete pads, and seasonally abandoned and dried-out reclamation and retention ponds.

21 The analysis presented in the IS/MND should be transparent enough for the reader to understand how the resulting emissions were estimated, including tabulated emission sources, emission factors, activity rate, and

21 con't

resulting emissions, but this information is omitted from the document. For example, it is unclear whether the operational emissions include emissions from the onsite heavy equipment (onsite water tanker truck, excavator, Bobcat, and front-end loader, and the unspecified equipment that will operate in connection with the 1.5-acre inert material recycling center), because the land use chosen in CalEEMod would not necessarily include these pieces of equipment as operational emission sources. Similarly, it is not clear whether or to what extent fugitive dust emissions were included in the CalEEMod modeling; they appear to have been omitted.

22

Vehicle emissions are based on assumed trip generation rates (from the Institute of Transportation Engineers), which in turn are based on the type of land use chosen. The land use description for General Light Industry does not adequately represent proposed Project activities or the types of vehicle that would be operating on this unpaved site. Therefore, particulate matter emissions from travel on unpaved surfaces appear to be underestimated. It is unclear whether the default trip generation rates were overridden to better reflect Project conditions, as can be done in CalEEMod. Moreover, as noted above, the focused traffic study section of the IS/MND includes 64 daily truck trips for recycled materials that are omitted from the discussion of truck trips in the air quality discussion on page 17 of the IS/MND.

23

The more appropriate analysis approach for the proposed project at this site would include U.S. EPA AP-42 emission factors for dust-generating activities, the California Air Resources Board OFFROAD model for heavy equipment emission factors, and the use of the AERMOD dispersion model with representative meteorological data. At a minimum, such modeling should include not only PM1o but also PM2.s and N02. Based upon the inadequate air quality analysis described in the IS/MND, the IS/MND does not present any adequate technical basis for its conclusion that the proposed project will not Violate any air quality standard or contribute substantially to an existing or projected air quality violation." Similarly, there is no technical basis presented in the IS/MND for its conclusion that the project will not Expose sensitive receptors to substantial pollutant concentrations." The IS/MND (at page 4) correctly describes the adjoining PGPI facility as "dust-sensitive," but the ISJMND fails to include an adequate analysis of dust emissions or dust-related air quality impacts.

PMw Emissions Underestimated

24 The unmitigated operation emissions of fugitive PM1o are shown in Table 3 of the Air Quality section as 0.07 pounds per day. It is not plausible that the truck trips, operation of the water tanker, excavator, Bobcat, and front-end loader operating on a graveled surface would generate the estimates cited in the IS/MND (less than one tenth of a pound per day of fugitive PM1o), particularly in the absence of any stated mitigation for fugitive dust emissions.

Inadequate Analysis of Health Risks

25 ~~Emissio~~ns from the daily heavy truck trips and the ongoing use of heavy equipment onsite have been analyzed in a general manner with the use of CalEEMod and may not fully characterize the health risks associated with Diesel Particulate Matter (DPM) in comparison to the YSAQMD thresholds for risk.

26 The IS/MND assumes that if the distance between the project site access and the nearest sensitive receptor is greater than 1,000 feet, toxic air contaminant impacts are less than significant. However, the project site access should not be used as the origination point of the source of DPM, i.e. the daily truck trips. As a mobile source, the trucks will travel past receptors on their way to the proposed project site; these exposures need to be evaluated. In fact, incoming trucks would likely travel on 1-5, taking the exit that is very close to the Holiday Inn Express and the Multiple Family Zone on the southwest corner of 1-5. In addition, there are receptors subject to the worker exposure duration that are along the truck route from 1-5 to the proposed project site.

Greenhouse Gas Analysis

27 The concerns regarding the use of CalEEMod for the criteria pollutants also apply to GHG. At issue is the unspecified source of the "activity" data (i.e., whether the analysis assumed site specific activity data or CalEEMod assumptions, which may not be appropriate. The Greenhouse Gas Emissions section states that the project could result in an overall reduction of emissions by reducing VMT and landfill emissions but does not outline how these conclusions were reached. In particular, this section should include where the other concrete slurry facilities are in relation to the Project and outline other general information about how the reduction was calculated.

INADEQUATE IMPACT EVALUATION AND MITIGATION

28 As noted above, the information provided in the Project Description and Existing Setting is inadequate to conduct a valid impact assessment for the environmental study items included in the CEQA checklist. Key areas in which these omissions affect the impact analysis and considerations not addressed in the impact analysis that could affect the findings are discussed below.

29 The IS/MND proposes further studies as mitigation measures (MMs); such studies would likely provide much of the relevant data that this letter has identified as missing. In general, it is not appropriate to include future studies as mitigation measures, because this does not allow the public 1) to review of the site conditions established during such studies, or 2) to judge the adequacy of impact analysis or the effectiveness of potential remedies. Studies that characterize site-specific conditions and/or influence the development of MMs should be performed in connection with the IS/MND so that the resulting mitigation measures can be imposed upon the project when and if it is approved.

30 In other cases, the IS/MND identifies compliance with regulations as mitigation. Regulatory requirements are a baseline; they may not be sufficient as mitigations.

31 The authors should reassess the impact analyses for these study items after obtaining the relevant missing information and incorporating the considerations omitted previously, to ascertain whether the IS/MND findings are valid and the mitigation measures are adequate to reduce impacts to Less than Significant (LTS).

Air Quality

32 As discussed above, the validity of the air quality analysis conducted for the IS/MND is in question. Furthermore, it is unclear that any measures-including standard best management practices -- will be undertaken to reduce dust emissions during construction and operations. During construction and operations, the site will be traversed by trucks and heavy equipment. Especially given the dry local climate, the potential for dust and fugitive emissions from the construction and operation of the proposed Project is substantial.

Dust mitigation best management practices that are standard for construction/operations of this type, are not included. The Yolo Solano Air Quality Management District Handbook for Assessing and Mitigating Air Quality Impacts (YSAQMD Handbook), Adopted July 11, 2007, recommends the best management practices included in the table below (replicated from the YSAQMD Handbook), even for projects not exceeding district PM1o thresholds.

Mitigfatio:n1\le-a;ure	Source CatHorr	Effective	i.Wferenees
\\tater aU acti\e construction sites at least twice daily. Frequency should be baed on the type of operation, soil,. and "'ind exposure.	Fugitive emissions ftomactive. unp.1.red constmction areas	50%	U.S. EPA, "AP-42, Vol I." Pg. 11.2.4-L
Haul trucks shall maintain at least 2 feet of freeboard.	Spills from haul trucks	90%	Monterey Bay Unified APCD
Cover all tmcks hauling dirt. or loose materials.	S;f!iUs from haul truck		lifonte.rey Bay Unified APCD
Apply non-toxic bindeR (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hvdroseed area.	\\find eml!.ion from inactilre areas	Up to 80%	U.S. EPA, "AP-42 Vot I !' Pg. 11.2.4-1.
Apply chemical soil stabilizers on inactive- construction areas (distmbed lands within constmction projects that are unused for at least fom consecuti.'\1-e davs)	\Vind erosion from inactive areas	Up to 80%.	South Coast AQMD, "SIP for PM1o in the Coachella Valley,, 1990. Pg. 515
Plant tree windbreaks on the windward perimeter of cons1Iuction projects if adjacent to open laud	\\fJnd eroMon from inacfu.re areas	4% (15% for mature trees)	South Coast AQAtiD., wSIP for PI111J in the Coachelta Valley" 1990. Pg_ 5-15
Plant ltegetative ground cover in distmbed areas as soon :as possible.	Wind erosion from inactive are.as	5%-9 {. (based on planting plan)	South Coast AQlv.lD,. "SIP for PM1o in the Coachella Valley' 1990. Pg_ 5-15
Cover inactive storage piles.	\V'ind erosion from storage piles	Up to 90%;	U.S_ EPA u.J\P'-42. Vol. 1." Pg. 11.2.34)
Sweep s1reets if "\;i'Siible soil material is carried out from the construction site.	On-road entrained Pl\u!	14%	U.S. EPA Report Number EPA-600iR-95-171
Treat acees.-ses to a distance of 100 feet from the pcl\'ed mad with a 6 to 12 inch layer of wood chips or mukh.	Iud'dirt comyout on-road enmtined Plvl1l	27-33°.	U.S. EPA Report Number EPA-60◁R-95-171.
Treat accesses to a distance of 100 feet ftom the paved road with a 6-indiJayer ofgravel.	"'fudfdirt cauyout on-mad entrained Pl\.f1	42<-2%	U.S. EPA Report Numbef' EPA-600 R-95-171

Note: 1he efiecti'Il'OeSS of 2 << more mitiEation mea!>ures that address the :SaJ .e oource of emissions \\"OIIld DOt be the sum ofbofh fIIIe&Stlie&

32 con't

Because the potential for dust generation is high and there is evidence there may be residual agricultural chemicals in the soil on the property, mitigation measures addressing dispersion of dust should be given due consideration to be protective of receptors in adjacent properties. For

33

34

34 con't

example, the inclusion of a truck/wheel washing station would further mitigate dust by preventing dirt from being tracked onto the "gravel" or dirt from being tracked back onto the public roadways from trucks leaving the facility; dirt-caked gravel and roadways could result in air borne dust in dry weather.

The analysis in the IS/MND should consider the potential for fugitive emissions from the concrete slurry ponds and the retention ponds after they have been emptied for the winter. The analysis should also consider the potential for objectionable odors to be created during the off season when the site has been vacated, if rainfall or overland surface water flow is collected within the ponds and becomes stagnant.

Biological Resources

35 As previously noted, it is unclear whether wetlands are present on the Project site. If wetlands are present in the area, the proposed Project could result in a Potentially Significant Impact rather than LTS. If wetlands are identified, the impact analysis needs to reconsider whether special species could be present on site and to evaluate potential impacts upon those species.

Cultural Resources

36 As noted above, the IS/MND relies on a 1996 document for information regarding cultural resources in the proposed Project area. It would be appropriate to confirm that older information by conducting a current CHRIS records search. If cultural resources are present in the area, the proposed Project could result in a Potentially Significant Impact rather than LTS with mitigation.

Geology and Soils

37 The impact analysis needs to consider the potential impacts that could arise from a breach of the retention or process ponds caused by earth shaking. The impact analysis needs to consider potential impacts of expansive soils on the retention and process ponds (not solely the buildings that would be constructed). This is a particular issue considering that the ponds could be a source of moisture to underlying soils, possibly unequally distributed.

37 con't

The IS/MND includes MM VI-1, which would include consultation with the City Engineer to evaluate the potential for expansive soils. As discussed above, the geotechnical conditions should be described as part of the baseline given the importance to the integrity of the ponds, so appropriate mitigations for expansive soils (if any) can be incorporated as part of the proposed Project and available for public review.

Hazards and Hazardous Materials

38

The impact analysis needs to consider whether there is a potential for the proposed Project to result in enhanced migration of chemical contamination in soils or groundwater (due to historical uses of the Project site and nearby properties) in the environment, or unacceptable risk to human health.

The analysis should also consider the potential for biological hazards (e.g., mosquito breeding grounds) to be created during the off season when the site has been vacated, if rainfall or overland surface water flow is collected within the ponds and becomes stagnant.

Hydrology and Water Quality

39

As previously noted, the IS/MND is missing the following information that is fundamental to the impact analysis:

- Site-specific hydrologic data, including depth to first water, flooding history, groundwater flow direction and quality, and beneficial uses;
- Pond design details, including vertical separation of waste from groundwater, liner specifications;
- Details regarding a planned groundwater monitoring program;
- Details regarding contingency plans in the event of leakage from the ponds (impacts to groundwater) or rupture of the berms (overland flow); and
- An assessment of the environmental impacts of a flood of the proposed facility.

The IS/MND includes MM IX-1, which would include a requirement to obtain a WDR Order from the Water Board and a technical report demonstrating protection from flooding. The technical report should be incorporated into the analysis, not proposed as a mitigation. The text

39 con't

states that RWQCB approval of the proposed engineered Class II waste management unit and issuance of WDRs would ensure" that the Project would not degrade water quality. This is not true – the issuance of a WDR in itself would not preclude that possibility – even if the WDRs contain stringent requirements protective of water quality, the facility operators must follow those requirements in order to be reasonably sure of protecting water quality. Issuance of WDRs in itself is not a sufficient mitigation measure as presented in MM IX-1.

The IS/MND includes MM IX-2, which would include a requirement to hire a professional geotechnical engineer to conduct a site-specific geotechnical evaluation. The site-specific geotechnical conditions should be described as part of the baseline given the importance to the integrity of the ponds and incorporated into the analysis, not proposed as a mitigation.

Noise

40

The IS/MND states that "The City's threshold of significance for noise increases is an increase of three decibels (dB) or more...Therefore, given the size of the site, noise would noticeably decrease by at least three dB at the property boundary and the projected truck volumes are less than what is required to result in an audible change in noise levels associated with truck operation." The above statement would apply once the trucks are on the property, but the analysis also needs to consider the noise from the trucks before they are within the site. For example, trucks must cross the property boundary and so the statement implying that the property boundary is some distance from the source is not applicable to when the trucks are crossing the boundary.

It would also be helpful if the document would identify the existing traffic levels since the statement, "less than what is required to result in an audible change in noise levels associated with truck operation" would depend on the existing conditions, which have not been described. Ultimately, the conclusion may be the same but additional details are warranted to justify the conclusions.

Transportation/Circulation

The Level of Service (LOS) analysis should include a site baseline based on vehicle counts and the revised calculation for LOS based on the number of vehicle trips that would be generated by the project. This should include quantitative measure of vehicle delay at intersections and letter grades for performance.

It is unclear how the ISIMND authors reached the conclusion that *'the proposed project would be consistent with the City's General Plan and would not cause a substantial increase in traffic.'* The City's General Plan states that *'The City shall develop and manage its roadway system to maintain LOS* "C" *or better on all roadways, except within one-half mile of state or federal highways and freeways and within the Downtown Specific Plan area.'* Without knowing the
41 LOS for the affected project area or estimating the vehicle delays at intersections, it is unclear whether the proposed Project is consistent with the General Plan.

The Transportation / Circulation section also does not address all of the requirements outlined in the CEQA Guidelines, Appendix G for the construction related impacts. These impacts should be discussed in relation to each of the criteria in the environmental checklist for Transportation /Circulation.

The report concluded that the impacts to alternative transportation are LTS on the basis that none of the employees will use transit. This analysis is incorrect because it does not address the question of whether or not the project conflicts with adopted policies for alternative transportation. A more complete analysis would include an assessment of how the Project impacts the routes of buses in the area and bike lanes.

CONCLUSION

Based on the inadequacies summarized above, it is ERM's opinion that the analysis presented in the *ISIMND* is insufficient to conclude that Project environmental impacts would be LTS with mitigation. There are a number
42 of clarifications required to make a deterntination that all potentially significant effects would be mitigated to LTS. The IS/MND also fails to adequately identify the mitigation measures that should be imposed upon the construction and operation of the proposed Project to avoid or reduce potentially significant impacts.

If you have any questions regarding the information in this letter, please contact me at (925) 946-0455.

Sincerely,

Denise M Toombs

Denise Toombs
Partner

Letter 8

From: Susan Garbini [mailto:Susan.Garbini@yolocounty.org]
Sent: Thursday, June 13, 2013 12:56 PM
To: Paul Hanson
Cc: 'Petrea Marchand'; 'jeff.drongesen@wildlife.ca.gov'; 'Janice.Gan@wildlife.ca.gov'; 'paul.hofmann@wildlife.ca.gov'; Cay Goude
Subject:

Dear Paul:

The Yolo Habitat JPA appreciates the opportunity to provide comments on the proposed Golden State Reclamation Project, which consists of a concrete slurry processing facility near Hanson Way, north of East Main Street in Woodland. We have conducted a preliminary examination of the site based on our information about the proximity to habitat for species that are covered in our habitat conservation plan and natural community conservation plan, which are currently in development.

Our information shows one Swainson's hawk nest in the project site and others within a 5-mile radius of the proposed location of the project (see enclosed map). A number of other species covered in our plan (7-9 according to our modeled habitat data) reside in the vicinity of the proposed project (indicated by the darker coloring on the map). We suggest that in the environmental review for this project, recommendations should be considered to ensure that these operations actively avoid damage to the Swainson's hawk nest at the site (such nests are generally located in large trees), by educating and training construction workers and employees to be aware of and avoid interfering with nests and any other Swainson's hawk behavior. No mention was made of any trees to be felled in the project, but special care should be taken to not disturb trees with nests. In particular, the location of the nest closest to the site should be made obvious to those involved in construction and future operations with a sign or marker. We would be happy to provide services to help with finding and marking the Swainson's hawk nest or locating any other important habitat for covered species.

These comments are also being sent to appropriate staff at the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service USFWS). Please contact me if you have any questions.

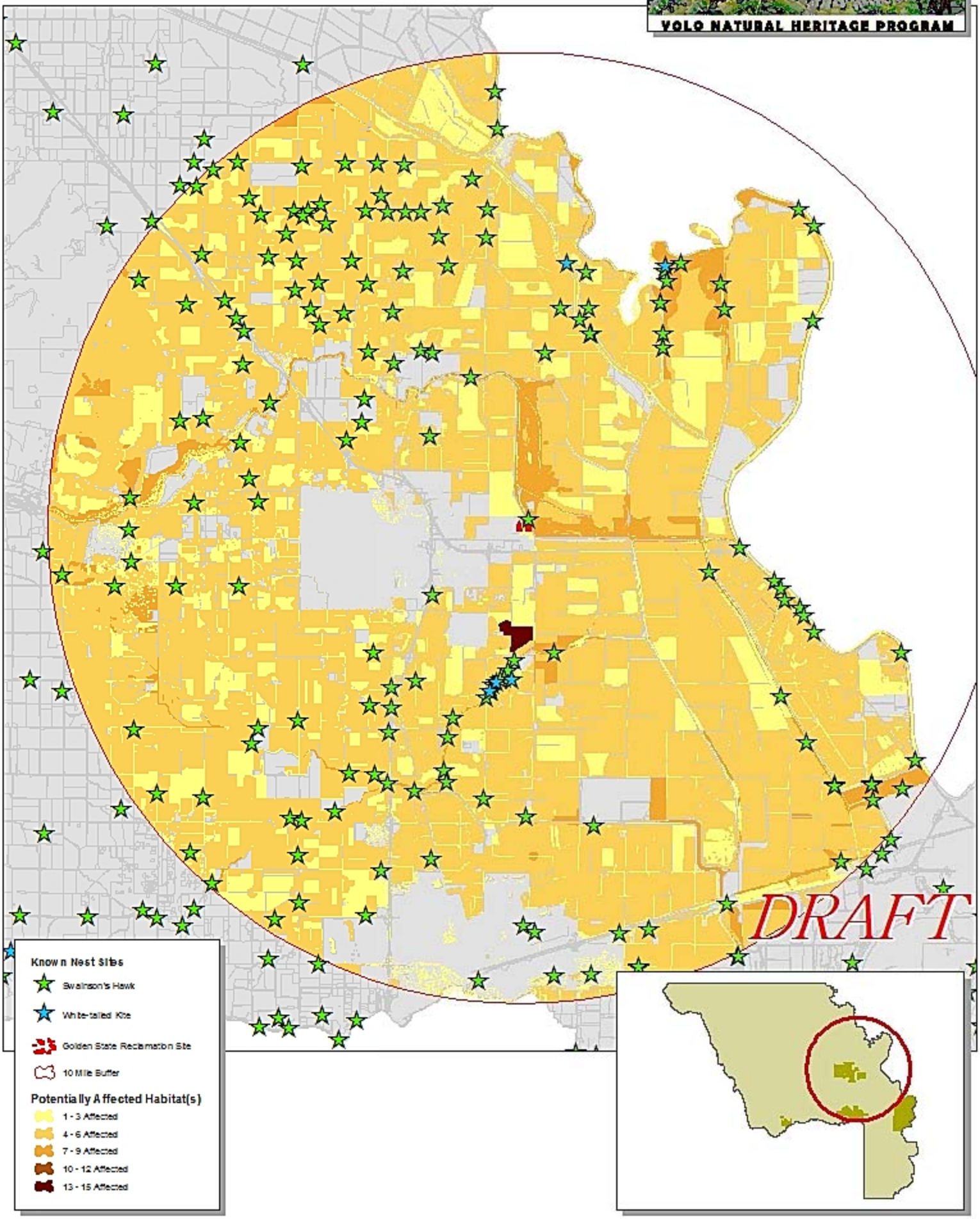
Sincerely,

Susan Garbini, PhD
Research Associate
Yolo Habitat JPA
625 Court St., Rm. 201
Woodland, CA 95695
Susan.garbini@yolocounty.org
Cell: 510-301-4140

Enclosure: Map w/Potential Habitat Impact data

Copy to: Petrea Marchand, Executive Director, Yolo Habitat JPA
Jeffrey Drongesen, CDFW
Janice Gan, CDFW
Paul Hofmann, CDFW
Cay Goude, USFWS

Potential Habitat Impact - Golden State Reclamation



Letter 9

From: Moushumi Hasan [mailto:Moushumi.Hasan@yolocounty.org]
Sent: Wednesday, June 12, 2013 10:36 AM
To: Paul Hanson
Cc: 'Brian Delemos'; Jeff Pinnow
Subject: RE: Golden State Reclamation Project

Hello,

Yolo County Environmental Health Solid Waste Program has reviewed the Initial Study/ Mitigate Negative Declaration for Golden State Reclamation project and after consultation with State Department of Resources, Recycling and Recovery (CalRecycle), has concluded that no solid waste permitting is required for the proposed facility. This decision was based on the regulations in Title 14 California Code of Regulations (CCR), Section 17402.5 (d) Definitions and Related Provisions Regarding Activities That Are Not Subject to the Transfer/Processing Regulatory Requirements, and Section 17403.1 (7) ((G) Excluded Operations.

However, according to Section 17381.1. Activities That Are Not Subject to the Construction and Demolition/Inert Debris Regulatory Requirements.
(g) In evaluating whether or not a particular site is in compliance with this section, the EA shall, among other things, do the following:

(1) If the EA has reason to believe that each load of debris received at a recycling center is not separated at the point of generation, is not source separated or is not separated for reuse, as applicable, or that the residual exceeds 10% of the total debris received per month, or that the amount of putrescible wastes exceeds 1% by volume of the total debris received per month, or material is being stored in excess of the applicable storage limits, or that the site is not in compliance with any other requirement in this section, the EA may require the owner or operator to provide evidence that the recycling center is in compliance. The burden of proof shall be on the owner and operator of the recycling center to demonstrate it is in compliance.

(2) At the time the EA requires a recycling center to provide evidence that it is in compliance with this section, the EA shall provide the owner and operator of the recycling center a written description of the information that has caused the EA to believe that the recycling center is not in compliance. Notwithstanding, the EA shall not be required to identify the name or other identifying information regarding any person(s) who has complained about the about the recycling center.

On a separate note, if applicable to the proposed facility, prior to handling any hazardous materials in quantities greater than 55-gallons, 500-pounds, or 200-cubic feet, or generating hazardous waste at the facility, a Hazardous Materials/Waste Application Package (Business Plan) must be completed and submitted to Yolo County Environmental Health (YCEH). Starting January 1, 2013, this must be done by going to the California Environmental Reporting System (CERS) web site (http://cers.calepa.ca.gov/), creating an account, entering required hazardous materials information and submitting the information for approval by Yolo County Environmental Health (YCEH). For assistance with CERS, please call YCEH at (530) 666-8646 and ask to speak to a Hazmat Specialist.

Please let me know if you have any questions on the above.

Thank you.

Moushumi Hasan

Moushumi Hasan
Hazardous Materials Specialist III
Local Enforcement Agency (LEA)/ Solid Waste Program
Environmental Health Division/ Yolo County Health Dept.
137 N. Cottonwood St., Suite 2400
Woodland, CA 95695
Phone (530) 666-8646 (Main)
Fax (530) 669-1448
www.yolocounty.org

ATTACHMENT D

Golden State Reclamation Project
Initial Study/Mitigated Negative Declaration

Errata Sheet
July 10, 2013

Introduction

This Errata Sheet presents, in ~~strike-through~~ and double-underline format, the revisions to the Golden State Reclamation Initial Study/Mitigated Negative Declaration (IS/MND) (May 2013) needed to reflect the comments made during the public review period. The revisions to the IS/MND reflected in this Errata Sheet do not affect the adequacy of the previous environmental analysis contained in the Golden State Reclamation IS/MND. Specifically, the changes provide clarification concerning comments related to the project description provided to the City by local agencies and other interested parties, as well as clarifications to the biological resources mitigation measures. Because the changes presented below would not result in any new significant impacts or increase in impact significance from what was identified in the IS/MND, recirculation of the Golden State Reclamation IS/MND is not required.

Changes to the Project Description section of the IS/MND

The first paragraph on the top of page 5 of the IS/MND is hereby revised as follows:

> The proposed project site is currently vacant. The project site may have been previously graded~~,~~ and is currently used for dry farming operations, including being disced each year. It should be noted that rrigation is not provided at the site and the only water application would be from rainfall. Pesticides or other chemicals are not used at the project site. After being disced each year, the site remains vacant and becomes ~~but is now~~ covered in ruderal and mustard grasses. Dense vegetation or trees do not exist on the site. The project site is relatively flat, with elevations from 30.2 feet to 32.5 feet. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 06113C0465H, dated May 16, 2012, the proposed project site is located in Flood Zone AE. Flood Zone AE is a base floodplain considered a high risk flooding area.

The above changes are for clarification purposes only and do not change the conclusions of the IS/MND.

The second and third paragraphs under "Proposed Project" on page 5 of the IS/MND are hereby revised as follows:

> Included in the proposed project design are two reclamation ponds for the concrete slurry, one retention pond for leachate, one storage building for construction equipment, and one on-site mobile office trailer (See Figure 3, Project Site Plan). The processing ponds would be approximately 6,857 square feet each, or 13,714 square feet total, four feet deep, and would be oriented in a north-south direction. The 6.6-foot-deep and 11,238~~14,029~~-square-foot retention pond would be located directly to the north of the processing ponds. Each of the ponds would be surrounded by earthen berms with side slopes, which would be sealed with

an organic sealant material. A three-sided, 30-by-50-foot or 1,500-square-foot metal building with a concrete pad and side gaps for flood flow would be utilized for equipment storage. The mobile office trailer would have an approximately 20-by-30-foot or 600-square-foot footprint and would be on wheels for ease of movement. A bathroom for employee-use would be located in the mobile office trailer. The proposed project would include connection to the existing nearby City water, storm drainage, telecommunications, and sewer lines, as well as PG&E lines, in Hanson Way.

Incoming material would be a mixture of concrete grindings and added water (aka concrete slurry). The concrete is ground off of public roads, highways, and airports at local construction and improvement projects. The mud-like material would be transported from the construction and improvement project sites to the project site for off-loading and processing. The proposed concrete slurry processing facility would be designed to receive only cured concrete slurry generated from local construction and improvement projects, particularly highway profile grinding. Uncured concrete would not be accepted at the site and additional chemicals would not be added to the material in the ponds. The concrete waste that would be accepted and processed at the project site is considered designated waste and the project site would be considered a Class II waste management unit. Hazardous wastes would not be accepted at the site. A load checking program designed to detect the presence of any hazardous or prohibited materials in incoming loads would be implemented and maintained.

The above changes are for clarification purposes only and do not change the conclusions of the IS/MND.

Figure 3 on page 8 of the IS/MND is revised as shown in the attachment to this Errata Sheet. The changes to the site plan do not change the conclusions of the IS/MND.

The second and third paragraphs on page 9 of the IS/MND are hereby revised as follows:

The processing ponds would be double-lined with a 60-mil HDPE liner and include a leachate collection system. The leachate collection system would consist of a filter fabric layer, followed by a layer of rock, then a layer of dirt. Perforated piping in the dirt layer would collect and convey the filtered leachate to a retention pond. A leakage detection system would be placed between the pond liners and would be routinely monitored. A maximum of approximately 75,000 gallons of water per day is anticipated to be used for the proposed operations. The leachate collected in the retention pond would be used to refill the on-site water tanker and/or to supply the tanker trucks with water to be carried back to local project sites. Thus, all water used at the site would be recycled back into the process.

The waste concrete slurry would be collected and allowed to set in the processing ponds. The volume of material processed at the facility would vary according to the time of year and local construction activity; however, a maximum of 45,000 gallons of slurry, 43 cubic yards per day of material, and 6,450 yards annually is currently anticipated to be processed at the proposed concrete slurry processing facility. It should be noted that an excavator, Bobcat, and front-end loader are anticipated to be utilized and stored on-site for the proposed operations. The proposed project would operate from April through October and would shut down during the winter wet season (November through March). Prior to operational shut down, the processed material in the processing ponds would be loaded onto trucks and

> delivered to ~~a regional inert material recycler~~ an authorized recycling facility to be incorporated into post-consumer aggregate products. The processing ponds would be cleaned out and any remaining slurry would be hauled to an appropriate disposal facility. ~~Clean~~ Process water from the retention pond would be used to fill the on-site water tanker, and any remaining water would be hauled to a treatment facility for disposal. Accordingly, processed materials would be hauled from the project site once per year.

The above changes are for clarification purposes only and do not change the conclusions of the IS/MND.

The last paragraph on page 9 of the IS/MND is hereby revised as follows:

> Access to the project site would be provided through a new drive isle through a new extension north from Hanson Way, adjacent to an existing 40-foot-wide access point utilized by the development to the west. Four parking spaces (including ADA parking) and a processing area are also proposed for the project site. A total processing area of ~~70,374~~ 22,220 square feet would be gravel covered, and the new drive isle and parking, which would consist of a total of ~~10,603~~ 40,193 square feet, would be asphalt paved. Anticipated trips associated with operation of the proposed concrete slurry processing facility include a maximum of 12 one-way heavy truck trips per day (24 total daily truck trips) for the delivery of waste concrete to the site and hauling of water back to local project sites. Assuming that 10 employees would be on-site during operations, a maximum of 10 one-way passenger vehicle trips per day (20 total daily employee trips) would be anticipated.

The above changes are for clarification purposes only and do not change the conclusions of the IS/MND.

Changes to the Biological Resources section of the IS/MND

A supplemental mitigation measure is hereby added to page 23 of the IS/MND, below Mitigation Measure IV-1, as follows:

IV-2 *If project site construction occurs during the breeding season (March 1-September 15), prior to construction, the applicant shall hire a qualified biologist to conduct a CDFG-recommended protocol-level preconstruction survey to determine the presence of Swainson's hawk nests. The area to be surveyed shall include a 0.5-mile radius area including and surrounding the project site. If active nests are not found during the preconstruction survey, further mitigation is not required. If active nests are present on the property, construction activities or other project-related activities that may cause nest abandonment or forced fledging shall not take place within a buffer zone of an active nest determined by the qualified biologist, which would be based on the location of the nest, the background level of disturbance in the nest area, and observed reactions of the nesting species to human activity. The results of the preconstruction surveys shall be submitted to the City for review.*

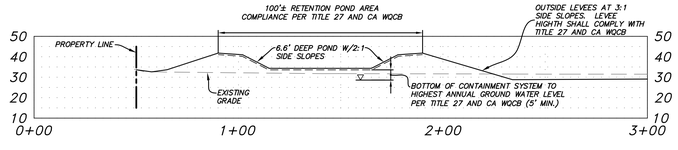
The mitigation measure just clarifies the proposed mitigation related to Swainson's hawk and does not change the conclusions of the IS/MND.

Attachment

Revised Site Plan

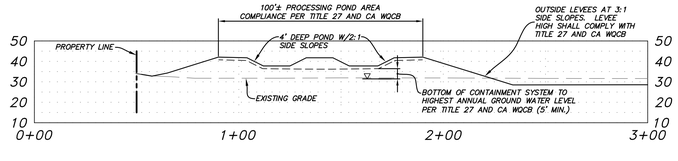
DEVELOPMENT NOTES

ITEM	DESCRIPTION	AREA
PROPERTY	GROSS AREA	17.557 ACRES (764,786 SF)
PROPERTY	DISTURBED AREA WITHIN DEVELOPMENT	17.360 ACRES (756,202 SF)
BUILDINGS	20'X30' MOBILE TRAILER/OFFICE	(600 SF)
BUILDINGS	30'X50' EQUIPMENT PARKING BUILDING	(1,500 SF)
ASPHALT PAVING	PARKING AND DRIVE AISLE	(40,193 SF)
GRAVEL PAVING	PROCESSING AREA	(22,220 SF)
LANDSCAPE	LANDSCAPE AREA INCLUDING BIO-SWALES	(??,??? SF)
POND	PROCESSING POND	(2 @ 6,857 SF = 13,714 SF TOTAL)
POND	RETENTION POND FOR LEACHATE	(11,238 SF)



Section_A_Retention Pond PROFILE VIEW

SCALE: HORIZ. 1" = 30'
VERT. 1" = 20'



Section_B_Process Ponds PROFILE VIEW

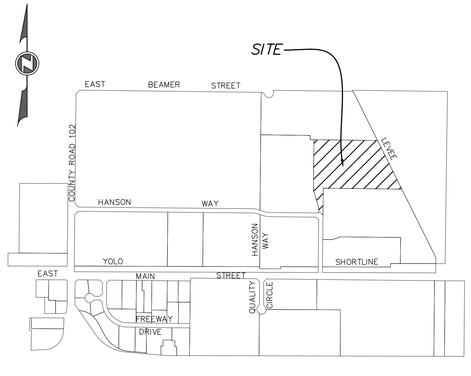
SCALE: HORIZ. 1" = 30'
VERT. 1" = 20'

SITE PLAN
FOR
WOODLAND GOLDEN STATE RECLAMATION
APN 027-350-058, HANSON WAY

NOTES

DEVELOPER:	TRAVIS BRANT DIVERSIFIED CONCRETE CUTTING 59 CONEY ISLAND DRIVE SPARKS, NV 89431
ENGINEER/SURVEYOR:	BRYAN P BONINO LAUGENOUR AND MEIKLE CIVIL ENGINEERS 608 COURT STREET WOODLAND, CA 95695 PHONE (530) 662-1755
ASSESSOR'S NUMBERS:	A.P.N. 027-350-058,
EXISTING USE:	VACANT
PROPOSED USE:	INDUSTRIAL
EXISTING ZONING:	INDUSTRIAL
SEWER SERVICE:	CITY OF WOODLAND
DRAINAGE SERVICE:	CITY OF WOODLAND
WATER SERVICE:	CITY OF WOODLAND
GAS & ELECTRIC SERVICE:	PACIFIC GAS & ELECTRIC
TELEPHONE SERVICE:	AT&T
FLOOD ZONE:	AE, BFE=VARIES
GROSS AREA:	17.557± ACRES

VICINITY MAP



REV.	DATE	DESCRIPTION	BY	APP'D

BRYAN P. BONINO No. 41804 Exp. 3-31-10 REGISTERED PROFESSIONAL ENGINEER CIVIL STATE OF CALIFORNIA

LM LAUGENOUR AND MEIKLE
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BY BRYAN P. BONINO
DATE P.E. 41804 EXPIRES 03/31/10

SITE PLAN

WOODLAND GOLDEN STATE RECLAMATION
APN 027-350-058, HANSON WAY
YOLO, CALIFORNIA
CITY OF WOODLAND

JOB NO.	3833
DESIGNED	BPB
DRAWN	BRD
FILE	3833_Base_1_Topo
CHECKED	BPB
DATE	07-10-13
SCALE	1"=40

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City of Woodland

Community Development Department

Golden State Reclamation Project

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

May 2013

Prepared by:

RANEY PLANNING & MANAGEMENT, INC.
1501 Sports Drive, Sacramento, CA 95834

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APPENDIX

Air Quality and Greenhouse Gas Modeling Results

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

May 2013

A. BACKGROUND

1. Project Title: Golden State Reclamation

2. Lead Agency Name and Address: City of Woodland
Community Development Department
300 First Street
Woodland, CA 95695

3. Contact Person and Phone Number: Paul L. Hanson, AICP
Senior Planner
(530) 661-5814

4. Project Location: East of Hanson Way and north of East Main Street
Woodland, CA 95695
APN 027-350-058

5. Project Sponsor's Name and Address: Travis Brandt
Golden State Crushing, LLC
13375 Rock Crossing Drive
Reno, NV 89511
(775) 742-8085

6. Existing General Plan Designation: Industrial (I)

8. Existing Zoning Designation: Industrial (I)

10. Project Description Summary:

The Golden State Reclamation project consists of a concrete slurry processing facility on a 17.56-acre property in the City of Woodland, CA. Operations at the facility would include the recovery of reusable concrete fines from local construction and improvement projects and delivery of finished product to a regional inert material recycler to be incorporated into post-consumer aggregate products. Included in the project design are two reclamation ponds for the concrete slurry, one retention pond for leachate, one storage building for construction equipment, and one on-site mobile office trailer. The necessary entitlements being reviewed by the City of Woodland include a Conditional Use Permit, Site Plan Review, and Design Review.

B. SOURCES

The following documents are referenced information sources utilized by this analysis:

1. California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective*. April 2005.
2. California Air Resources Board. *Ambient Air Quality Standards*. Available at: http://www.arb.ca.gov/research/aaqs/aaqs2.pdf. June 7, 2012.
3. California Air Resources Board. *Climate Change Scoping Plan*. December 2008.
4. California Air Resources Board. In-Use Off-Road Diesel Equipment 2011 Inventory Model. Available at: http://www.arb.ca.gov/msei/categories.htm#offroad_motor_vehicles. Accessed March 2013.
5. California Department of Fish and Wildlife California Natural Diversity Database. *CNDDB Element Query Results*. April 5, 2013.
6. California Office of Historic Preservation. Instructions for Recording Historical Resources. March 1995.
7. City of Woodland. *City of Woodland General Plan Background Report*. Adopted February 27, 1996.
8. City of Woodland. *City of Woodland General Plan Final Environmental Impact Report*. February 1996.
9. City of Woodland. *City of Woodland General Plan Policy Document*. Adopted December 17, 2002.
10. City of Woodland Stormwater Master Plan, Program Element Implementation, August 2004.
11. Code of the City of Woodland, May 30, 2006.
12. ENVIRON International Corporation. *California Emissions Estimator Model User's Guide Version 2011.1*. February 2011.
13. Federal Emergency Management Agency. *Flood Insurance Rate Map Yolo County, California and Incorporated Areas Map Number 06113C0465H*. May 16, 2012.
14. KD Anderson & Associates, Inc. *Focused Traffic Study for the Woodland Concrete Slurry Processing Facility, Woodland*. April 12, 2013.
15. U.S. Department of Agriculture Natural Resources Conservation Service Web Soil Survey. *Soil Map – Yolo County, California*. April 2, 2013.
16. Yolo County. Yolo Natural Heritage Plan. Available at: http://www.yolocounty.org/index.aspx?page=1441. Accessed April 2, 2013.
17. Yolo-Solano Air Quality Management District. *Handbook for Assessing and Mitigating Air Quality Impacts*. July 11, 2007.
18. Yolo-Solano Air Quality Management District. State Planning Efforts. Available at: http://www.ysaqmd.org/state_plans.php. Accessed April 8, 2013.

C. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Less Than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

☐ **Aesthetics**	☐ **Agriculture Resources**	☐ **Air Quality**
✖ **Biological Resources**	✖ **Cultural Resources**	✖ **Geology & Soils**
☐ **Greenhouse Gas Emissions**	☐ **Hazards**	✖ **Hydrology & Water Quality**
☐ **Land Use**	☐ **Mineral Resources**	☐ **Noise**
☐ **Population, Employment, & Housing**	☐ **Public Services**	☐ **Recreation**
☐ **Transportation & Circulation**	☐ **Utilities & Service Systems**	☐ **Mandatory Findings of Significance**

D. DETERMINATION

On the basis of this initial study:

☐ I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

✖ I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____	_____
Signature	Date
Paul L. Hanson, Senior Planner	City of Woodland
Printed Name	For

E. BACKGROUND AND INTRODUCTION

This Initial Study/Mitigated Negative Declaration (IS/MND) identifies and analyzes the potential environmental impacts of the Golden State Reclamation project (proposed project). The information and analysis presented in this document is organized in accordance with the order of the California Environmental Quality Act (CEQA) checklist in Appendix G of the CEQA Guidelines. If the analysis provided in this document identifies potentially significant environmental effects of the project, mitigation measures that should be applied to the project are prescribed.

The City of Woodland adopted their current General Plan Policy Document in 2002. The current General Plan Final Environmental Impact Report (EIR), a program EIR prepared pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations, Sections 15000 *et seq*.), was prepared in February 1996. It should be noted that the City is in the process of updating their General Plan; however, the updated General Plan is not yet adopted and an EIR has not been certified. Therefore, the current General Plan and EIR have been utilized for this analysis.

The environmental setting and impact discussion for each section of this IS/MND have been largely based on information in the City of Woodland General Plan Environmental Impact Report. In addition, a focused traffic study has been prepared for the proposed project by KD Anderson & Associates, Inc. All technical reports used in the preparation of this IS/MND are available at the City of Woodland upon request.

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

F. PROJECT DESCRIPTION

Existing Setting

The proposed project site is located in an industrial area in the northeastern portion of the City of Woodland. The land use and zoning designation for the site is Industrial. Existing industrial developments are located directly south, west, and north of the site, and agricultural land uses are located east and northeast of the project site. The development directly south of the project site is a PGP International, Inc. facility, which is a large manufacturer of cereal and dairy-based food ingredients. It should be noted that the PGP International facility is dust-sensitive due to on-site operations. A public utility and access road easement is located along the eastern border of the site. Along the project border further to the east of the site, a Sacramento and San Joaquin Drainage District levee easement exists for a canal. Further to the south, approximately one half-mile from the project site is Interstate 5 (I-5), on the opposite side of East Main Street. The nearest sensitive receptor would be the Hampton Inn & Suites located over half-a-mile to the southwest of the site, between East Main Street and I-5.

The proposed project site is currently vacant. The project site may have been previously graded, but is now covered in ruderal and mustard grasses. Dense vegetation or trees do not exist on the site. The project site is relatively flat, with elevations from 30.2 feet to 32.5 feet. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 06113C0465H, dated May 16, 2012, the proposed project site is located in Flood Zone AE. Flood Zone AE is a base floodplain considered a high risk flooding area.

Access to the site is via Hanson Way, a public roadway to the south. Due to the odd shape of the parcel, the frontage along Hanson Way is narrow. Water and sewer services are currently provided to the project area by the City of Woodland and gas and electric service from Pacific Gas & Electric (PG&E). Existing utility lines are located along Hanson Way.

Proposed Project

The proposed project, which is located at the east end of Hanson Way, just north of East Main Street as Hanson Way makes a 90-degree turn in the southern direction, in the City of Woodland (See Figure 1, Regional Project Location, and Figure 2, Project Vicinity Map), consists of a concrete slurry processing facility. A Conditional Use Permit for the facility would be required per the City's Zoning Ordinance. The proposed project would be located on a 17.56-acre property with an Assessor's Parcel Number (APN) of 027-350-058, of which 17.36 acres would be disturbed for the concrete slurry processing facility development operations, including the proposed borrow area of the eastern portion of the parcel. The remaining 0.2-acre would remain vacant and undisturbed, and would provide a setback from the public utility and access road easement along the eastern border of the site.

Included in the proposed project design are two reclamation ponds for the concrete slurry, one retention pond for leachate, one storage building for construction equipment, and one on-site mobile office trailer (See Figure 3, Project Site Plan). The processing ponds would be approximately 6,857 square feet each, or 13,714 square feet total, and would be oriented in a north-south direction. The 14,029-square-foot retention pond would be located directly to the north of the processing ponds. A three-sided, 30-by-50-foot or 1,500-square-foot metal building with a concrete pad and side gaps for flood flow would be utilized for equipment storage. The mobile office trailer would have an approximately 20-by-30-foot or 600-square-foot footprint and would be on wheels for ease of movement. A bathroom for employee-use would be located in the mobile office trailer. The proposed project would include connection to the existing nearby City water and sewer lines in Hanson Way.

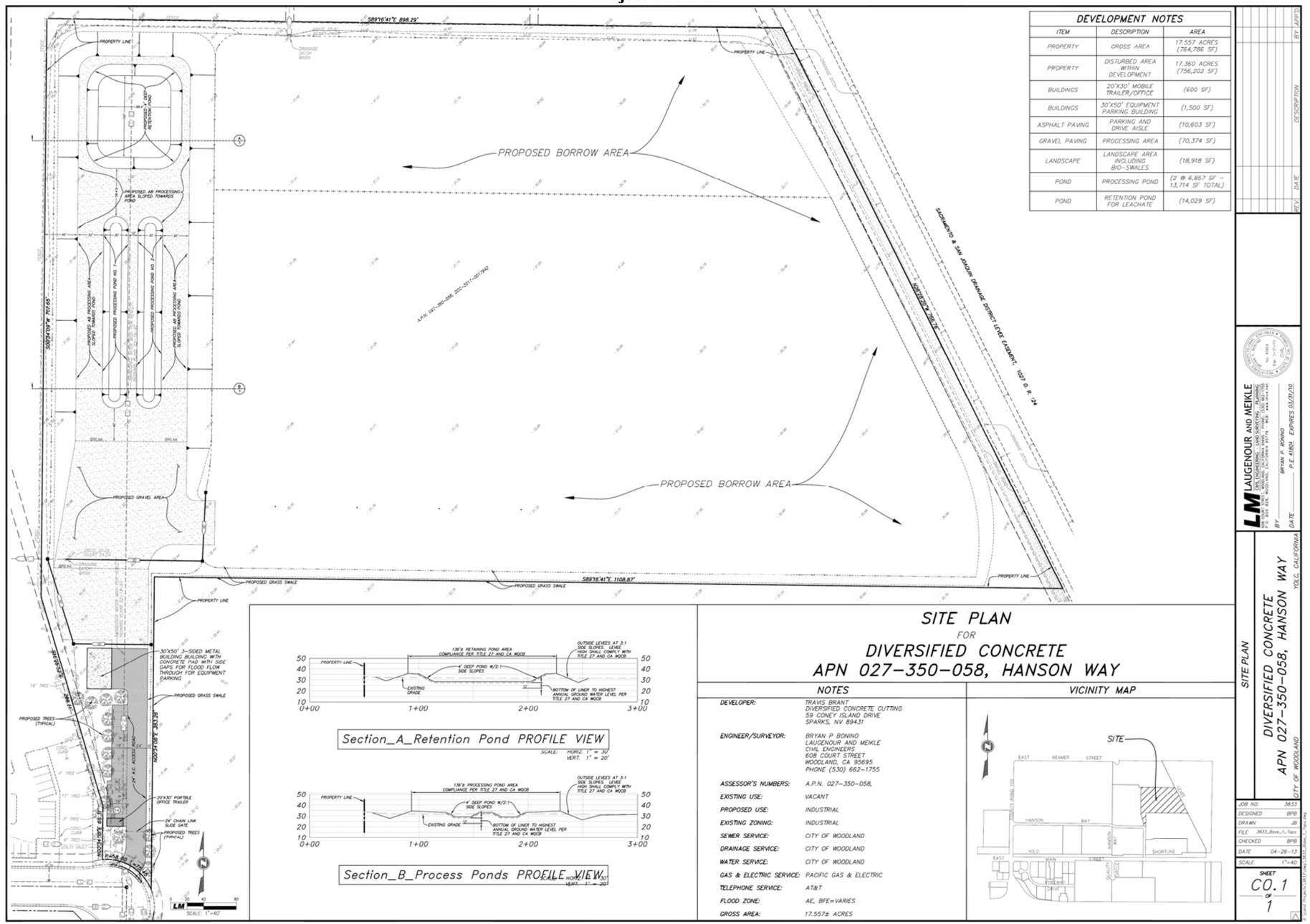
The proposed concrete slurry processing facility would be designed to receive only cured concrete slurry generated from local construction and improvement projects, particularly highway profile grinding. Uncured concrete would not be accepted at the site. Hazardous wastes would not be accepted at the site. A load checking program designed to detect the presence of any hazardous or prohibited materials in incoming loads would be implemented and maintained.

Concrete slurry generated from local projects would be brought to the site in tanker trucks. The trucks would dump the waste concrete directly into the designated ponds. Any residual waste concrete remaining in the trucks would be washed from the trucks directly into the ponds.

Figure 1
Regional Project Location

Figure 2
Project Vicinity Map

Figure 3
Project Site Plan



A 5,000-gallon tanker would be kept on-site at all times to supply water for washing out the residual waste from the trucks, as well as to supply the trucks with water to be carried back out to ongoing construction and improvement project sites, where the water would be used for cooling grinding equipment. At most, the water tanker would need to be filled once per day.

The processing ponds would be double-lined and include a leachate collection system. The leachate collection system would consist of a filter fabric layer, followed by a layer of rock, then a layer of dirt. Perforated piping in the dirt layer would collect and convey the filtered leachate to a retention pond. A maximum of approximately 75,000 gallons of water per day is anticipated to be used for the proposed operations. The leachate collected in the retention pond would be used to refill the on-site water tanker and/or to supply the tanker trucks with water to be carried back to local project sites. Thus, all water used at the site would be recycled back into the process.

The waste concrete slurry would be collected and allowed to set in the processing ponds. The volume of material processed at the facility would vary according to the time of year and local construction activity; however, a maximum of 45,000 gallons of slurry, 43 cubic yards per day of material, and 6,450 yards annually is currently anticipated to be processed at the proposed concrete slurry processing facility. It should be noted that an excavator, Bobcat, and front-end loader are anticipated to be utilized and stored on-site for the proposed operations. The proposed project would operate from April through October and would shut down during the winter wet season (November through March). Prior to operational shut down, the processed material in the processing ponds would be loaded onto trucks and delivered to a regional inert material recycler to be incorporated into post-consumer aggregate products. The processing ponds would be cleaned out and any remaining slurry would be hauled to an appropriate disposal facility. Clean water from the retention pond would be used to fill the on-site water tanker, and any remaining water would be hauled to a treatment facility for disposal. Accordingly, processed materials would be hauled from the project site once per year.

Employment at the proposed project would vary according to the time of year, business cycles, and local construction activity. However, between five and 10 individuals per shift are anticipated to be employed for the activities at the project site. The site would operate Mondays through Fridays from 6:00 AM to 6:00 PM, and Saturdays and Sundays from 8:00 AM to 5:00 PM.

Access to the project site would be provided through a new drive isle through a new extension north from Hanson Way, adjacent to an existing 40-foot-wide access point utilized by the development to the west. Four parking spaces (including ADA parking) and a processing area are also proposed for the project site. A total processing area of 70,374 square feet would be gravel covered, and the new drive isle and parking, which would consist of a total of 10,603 square feet, would be asphalt paved. Anticipated trips associated with operation of the proposed concrete slurry processing facility include a maximum of 12 one-way heavy truck trips per day for the delivery of waste concrete to the site and hauling of water back to local project sites. Assuming that 10 employees would be on-site during operations, a maximum of 10 one-way passenger vehicle trips per day would be anticipated.

Construction

Construction of the proposed project is anticipated to be accomplished in a three-month period. A total of 70,374 square feet would be gravel covered and a total of 10,603 square feet would be asphalt paved. Approximately 14,000 cubic yards of soil would be moved during construction; however soil import or export would not be necessary, as the remaining 14.60 acres of the subject property would be utilized as soil borrow area as needed. It should be noted that construction activities would comply with the City's Stormwater Pollution Prevention Plan (SWPPP) and noise requirements.

Project Need

Currently, very few locations are available within the Central Valley that provides the services proposed for the project. The project would provide a local disposal site for contractors in the area who need to rid of slurry from construction projects. Accordingly, the project would likely result in various regional and even Statewide benefits, such as potential reductions in truck trips and miles traveled and reductions in waste disposed in landfills. In addition, the proposed project would provide jobs for local truckers, laborers, and operators of heavy equipment.

Discretionary Actions

Implementation of the proposed project would require the following discretionary actions by the City of Woodland:

- Approval of the IS/MND and adoption of the Mitigation Monitoring and Reporting Plan;
- Approval of a Conditional Use Permit; and
- Approval of a Site Plan Review and Design Review.

G. ENVIRONMENTAL CHECKLIST

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

For this checklist, the following designations are used:

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

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

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

No Impact: The project would not have any impact.

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

Discussion

a-d. The proposed project involves introducing a new industrial land use on a currently vacant site. The existing visual character of the project site and vicinity is predominantly urbanized developed land with industrial uses. Other industrial sites are adjacent to proposed project to the south, west, and north. To the east of the project site is County land used for agricultural purposes. Only two minimalist buildings are proposed as part of the project. In addition, landscaping is proposed along the western side of the access roadway from Hanson Way in an attempt to screen views of the mobile office trailer, parking lot, and signage, as well as to blend in with the surrounding industrial developments. Thus, implementation of the proposed project would not degrade existing visual character or quality of the site and its surroundings.

Scenic highways do not exist in the vicinity of the project site and scenic vistas or other scenic resources are not located within or adjacent to the site. In addition, the project site may have been previously graded and is void of any dense vegetation or trees; thus, trees, rock outcroppings, and historic buildings do not exist on-site. Therefore, impacts related to adverse effects on scenic vistas, scenic resources, or State scenic highways would not occur. Substantial night lighting is already in place from the existing surrounding industrial developments. The proposed facility would create a new source of light or glare where none currently exist that could affect day or nighttime views in the area. However, the lighting would be consistent with the other uses in the surrounding area, and the site is in an industrial area away from sensitive receptors. Thus, day or nighttime views in the area would not be affected. For the aforementioned reasons, the proposed project would have a ***less-than-significant*** impact to aesthetics in the area.

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

Discussion

a, b, e. The proposed project involves introducing a new industrial land use on a currently vacant site surrounded by existing and currently in-use industrial developments. The site and the surrounding area is designated and zoned for industrial uses. The site is not used for agricultural purposes and agricultural land would not be converted to non-agricultural uses as a result of the proposed project. In addition, the site is not considered Farmland of Prime, Unique, or Statewide Importance and is not under a Williamson Act contract. Therefore, the proposed project would have ***no impact*** to the conversion of Farmland to non-agricultural use and a conflict with a Williamson Act contract.

c, d. The project site is not considered forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), and is not zoned Timberland Production (as defined by Government Code section 51104[g]). Therefore, the proposed project would have ***no impact*** with regard to conversion of forest land or any potential conflict with forest land, timberland, or Timberland Production zoning.

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

Discussion

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

The California Clean Air Act (CCAA) requires areas that do not meet the AAQS to comply with and implement the State Implementation Plan (SIP) through preparing plans to demonstrate how and when the region could reach attainment for the standards by the earliest practicable date. Accordingly, the YSAQMD prepared and adopted an Air Quality Attainment Plan (AQAP) in February 1992, which was submitted to the California Air Resources Board (CARB) and approved in May 1992. Triennial reports are required for the AQAP to describe the progress made towards attaining the State ozone standard and revise the emission reductions required. The most recent triennial report and plan update was adopted in May 2010. A 2012 triennial report and plan update was submitted to the YSAQMD's Board of Directors on April 10, 2013. The YSAQMD's thresholds of significance, as well as rules and regulations, are intended to

help ensure compliance with the AQAP. The proposed project is required to comply with all YSAQMD rules and regulations.

The YSAQMD thresholds of significance for emissions of PM_{10} and ozone precursors – reactive organic gases (ROG) and nitrous oxides (NO_X) for both construction and operation are presented in Table 1 below. The thresholds of significance are expressed in tons per year for ROG and NO_X and pounds per day (lbs/day) for PM_{10}. The YSAQMD does not currently have significance thresholds for $PM_{2.5}$ emissions.

Table 1
YSAQMD Thresholds of Significance

Pollutant	Construction/Operational Threshold
ROG	10 tons/year
NO_X	10 tons/year
PM_{10}	80 lbs/day

Source: YSAQMD, 2007.

Implementation of the proposed project would contribute to increases of ROG, NO_X, and PM_{10} emissions in the area. The proposed project's short-term construction-related and long-term operational emissions were estimated using the California Emissions Estimator Model (CalEEMod) software - a Statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions, including GHG emissions, from land use projects. The model applies inherent default values for various land uses, including construction data, trip generation rates based on the Institute of Transportation Engineers (ITE) Manual, vehicle mix, trip length, average speed, etc. However, where project- or site-specific data was available, such data was input into the model (e.g., construction phasing and schedule, estimated daily project trips, etc.). It should be noted that the default load factors for construction equipment were modified according to the CARB's 2011 Inventory Model for In-Use Off-Road Equipment (See Appendix A for CARB's adjusted off-road construction equipment load factors).

Construction-Related Impacts

During construction of the project, various types of equipment and vehicles would temporarily operate on the project site. Construction exhaust emissions would be generated from construction equipment, vegetation clearing and earth movement activities, construction workers' commute, and construction material hauling for the entire construction period. The aforementioned activities would involve the use of diesel- and gasoline-powered equipment that would generate emissions of criteria pollutants. Project construction activities also represent sources of fugitive dust, which includes PM emissions. As construction of the proposed project would generate air pollutant emissions intermittently within the site, and in the vicinity of the site, until all construction has been completed, construction is a potential concern because the proposed project is in a nonattainment area for ozone and PM. In addition, the facility located south of the project site involves dust-sensitive operations.

The proposed project's estimated construction-related emission of ROG, NO_X, and PM_{10} are presented in Table 2 below.

Table 2
Maximum Construction-Related Emissions

	ROG (tons/year)	**NO_X (tons/year)**	**PM_{10} (lbs/day)**
Proposed Project	1.57	2.13	0.25
YSAQMD Thresholds	10	10	80
Exceeds Threshold?	**NO**	**NO**	**NO**

Source: CalEEMod, April 2013 (See Appendix A).

As shown in the table, construction-related emissions resultant of the proposed project would not exceed the YSAQMD thresholds of significance. Therefore, the generation of construction-related emissions, including fugitive dust, would not violate any air quality standard, expose sensitive receptors to substantial criteria air pollutant emissions, or conflict with implementation of any air quality plan. Furthermore, it should be noted that the project is required to comply with YSAQMD rules and regulations, such as the following:

- Rule 2.3 related to visible emissions from stationary diesel-powered equipment;
- Rule 2.5 related to dust emissions;
- Rule 2.9 related to open burning;
- Rule 2.14 related to architectural coatings; and
- Rule 2.28 related to cutback and emulsified asphalt paving materials application.

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

Operational Impacts

Operation of the proposed project would result in the generation of vehicle trips, which have associated emissions that could potentially affect air quality. The proposed project's estimated operational emission of ROG, NO_X, and PM_{10} are presented in Table 3 below.

Table 3
Operational Emissions

	ROG (tons/year)	**NO_X (tons/year)**	**PM_{10} (lbs/day)**
Proposed Project	0.61	0.22	0.07
YSAQMD Thresholds	10	10	80
Exceeds Threshold?	**NO**	**NO**	**NO**

Source: CalEEMod, April 2013 (See Appendix A).

As shown in the table, operation of the proposed project would not result in emissions in excess of the YSAQMD thresholds of significance. Therefore, the generation of

operational emissions would not violate any air quality standard, expose sensitive receptors to substantial criteria air pollutant emissions, or conflict with implementation of any air quality plan.

Carbon Monoxide Emissions

Emissions of CO result from the incomplete combustion of carbon-containing fuels such as gasoline or wood and are particularly related to traffic levels. Impacts related to local CO are typically measured by the level of service (LOS) of surrounding roadways and intersections, which imply traffic amounts and, in turn, vehicle CO emissions. The proposed project would generate an associated daily maximum vehicle trips, including truck and employee trips, of 44. The additional trips in the area would not cause any surrounding intersections to operate at unacceptable LOS; thus, substantial levels of CO at surrounding intersections are not expected to occur. In addition, the proposed project is located in an industrial area, is designated and zoned for industrial uses, and would be consistent with the City's General Plan. Furthermore, the nearest sensitive receptor is located over half-a-mile from the project site. It should also be noted that as older, more polluting vehicles are retired and replaced with newer, cleaner vehicles, the overall rate of emission of CO for vehicle fleet throughout the State has been, and is expected to continue, decreasing. Because surrounding intersections would continue to operate at acceptable LOS and emissions of CO associated with the trips generated by the proposed project would not be expected to violate the State AAQS for CO, the proposed project would not have the potential to result in a significant CO air quality impact.

Toxic Air Contaminants

The CARB has identified particulate matter from diesel-fueled engines as a toxic air contaminant (TAC). The CARB has completed a risk management process that identified potential cancer risks for a range of activities using diesel-fueled engines. High volume freeways, stationary diesel engines, and facilities attracting heavy and constant diesel vehicle traffic were identified as having the highest associated health risks. Health risks from TACs are a function of both the concentration of emissions and the duration of exposure. The emissions resulting from construction are temporary, affecting a specific receptor for a period of days or perhaps weeks. Emissions from diesel powered equipment on the site during construction would be spread over the site and would not affect any specific receptor for an extended period of time.

Operation of the proposed project includes diesel truck trips, which would generate diesel particulate matter (DPM) emissions, which are considered a TAC. According to the YSAQMD, if the distance between the project site access and the nearest sensitive receptor is greater than 1,000 feet, the impact of the proposed project on TAC levels would be considered less than significant. The distance from the project site access to the nearest sensitive receptor, which for the proposed project analysis is the Hampton Inn & Suites, is located over half-a-mile (or over 2,640 feet) southwest of the site. In addition, the nearest area with a zoning designation considered a sensitive receptor is a Multiple Family Zone (R-M) area southwest of the County Road 102 interchange on I-5, which is

over 4,500 feet away from the project site access. Therefore, because the distance between the project site access and existing and/or proposed sensitive receptors is greater than 1,000 feet, the impact of the proposed project on TAC levels would be considered less than significant.

Conclusion

Construction-related nor operational emissions associated with the proposed project would not exceed the applicable YSAQMD thresholds of significance. In addition, the project would not expose any sensitive receptors to substantial pollutant concentrations, including CO and TACs. Therefore, the proposed project would not violate any air quality standards, expose sensitive receptors to substantial criteria air pollutant emissions, or conflict with implementation of any air quality plan, and impacts would be considered ***less than significant***.

c. The CEQA Guidelines indicate that a project would have a significant cumulative impact if the project's contribution would be "cumulatively considerable." The YSAQMD considers project emissions that are not consistent with the AQAP, SIP, or exceed YSAQMD thresholds to have a significant cumulative impact unless offset. As discussed above, the proposed project does not exceed the threshold established by the YSAQMD for either construction or operational emissions. In addition, the proposed project is consistent with the General Plan land use designation and would not involve any new significant effects that were not previously identified in the General Plan EIR. Because the projected emissions inventories included in the AQAP and SIP are based on the potential buildout of an area consistent with the land use designations, the project would be consistent with what has been anticipated by the AQAP and the SIP. The proposed project would not increase emissions from what has been anticipated by the General Plan, AQAP, or SIP and would not result in a significant contribution to cumulative air quality impacts. Therefore, the project's incremental contribution to cumulative air quality impact would be ***less than significant***.

e. Although the potential exists for industrial uses to create some odors, the project site is surrounded by existing industrial uses, and is not located in the vicinity of any uses that would be considered sensitive receptors. In addition, the proposed project does not handle perishable food items which could be a source of potential odors. Therefore, impacts related to the creation of objectionable odors would be ***less than significant***.

IV. BIOLOGICAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	✖	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	✖	☐
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	✖	☐
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	✖	☐	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	✖
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	✖	☐

Discussion

a, b, c. The land in the vicinity of the proposed project site is predominantly developed with buildings and structures supporting the existing industrial operations to the south, west, and north. However, agricultural County lands are directly east and northeast of the proposed project site. According to the California Department of Fish and Wildlife (CDFW) Natural Diversity Database (CNDDB), the special-status species that are known to occur in the region of the project site are presented in Table 4 below.

Table 4
Special-Status Species in Project Area

Species		Habitat	Potential to Occur On-Site
Common Name	**Scientific Name**		
Plants			
alkali milk-vetch	*Astragalus tener var. tener*	Alkali playa | Valley and foothill grassland | Vernal pool | Wetland	NO
heartscale	*Atriplex cordulata var. cordulata*	Chenopod scrub | Meadow and seep | Valley and foothill grassland	NO
brittlescale	*Atriplex depressa*	Alkali playa | Chenopod scrub | Meadow and seep | Valley and foothill grassland | Vernal pool | Wetland	NO
San Joaquin spearscale	*Atriplex joaquinana*	Chenopod scrub | Meadow and seep | Valley and foothill grassland	NO
round-leaved filaree	*California macrophylla*	Cismontane woodland | Valley and foothill grassland	NO
palmate-bracted bird's-beak	*Chloropyron palmatum*	Chenopod scrub | Meadow and seep | Valley and foothill grassland | Wetland	NO
woolly rose-mallow	*Hibiscus lasiocarpos var. occidentalis*	Freshwater marsh | Marsh and swamp | Wetland	NO
Heckard's pepper-grass	*Lepidium latipes var. heckardii*	Valley and foothill grassland	NO
Baker's navarretia	*Navarretia leucocephala ssp. bakeri*	Cismontane woodland | Lower montane coniferous forest | Meadow and seep | Valley and foothill grassland | Vernal pool | Wetland	NO
saline clover	*Trifolium hydrophilum*	Marsh and swamp | Valley and foothill grassland | Vernal pool | Wetland	NO
Wildlife			
tricolored blackbird	*Agelaius tricolor*	Freshwater marsh | Marsh and swamp | Swamp | Wetland	NO
California tiger salamander	*Ambystoma californiense*	Cismontane woodland | Meadow and seep | Riparian woodland | Valley and foothill grassland | Vernal pool | Wetland	NO
pallid bat	*Antrozous pallidus*	Chaparral | Coastal scrub | Desert wash | Great Basin grassland | Great Basin scrub | Mojavean desert scrub | Riparian woodland | Sonoran desert scrub | Upper montane coniferous forest | Valley and foothill grassland	NO
burrowing owl	*Athene cunicularia*	Coastal prairie | Coastal scrub | Great Basin grassland | Great Basin scrub | Mojavean desert scrub | Sonoran desert scrub | Valley and foothill grassland	NO
vernal pool fairy shrimp	*Branchinecta lynchi*	Valley and foothill grassland | Vernal pool | Wetland	NO
Swainson's hawk	*Buteo swainsoni*	Great Basin grassland | Riparian forest | Riparian woodland | Valley and foothill grassland	NO
western snowy plover	*Charadrius alexandrinus nivosus*	Great Basin standing waters | Sand shore | Wetland	NO
mountain plover	*Charadrius montanus*	Chenopod scrub | Valley and foothill grassland	NO

(Continued on next page)

Table 4 Special-Status Species in Project Area			
Sacramento Valley tiger beetle	*Cicindela hirticollis abrupta*	Sand shore	NO
valley elderberry longhorn beetle	*Desmocerus californicus dimorphus*	Riparian scrub	NO
white-tailed kite	*Elanus leucurus*	Cismontane woodland | Marsh and swamp | Riparian woodland | Valley and foothill grassland | Wetland	NO
western pond turtle	*Emys marmorata*	Aquatic | Artificial flowing waters | Klamath/North coast flowing waters | Klamath/North coast standing waters | Marsh and swamp | Sacramento/San Joaquin flowing waters | Sacramento/San Joaquin standing waters | South coast flowing waters | South coast standing waters | Wetland	NO
merlin	*Falco columbarius*	Estuary | Great Basin grassland | Valley and foothill grassland	NO
silver-haired bat	*Lasionycteris noctivagans*	Lower montane coniferous forest | Oldgrowth | Riparian forest	NO
western red bat	*Lasiurus blossevillii*	Cismontane woodland | Lower montane coniferous forest | Riparian forest | Riparian woodland	NO
hoary bat	*Lasiurus cinereus*	Broadleaved upland forest | Cismontane woodland | Lower montane coniferous forest | North coast coniferous forest	NO
vernal pool tadpole shrimp	*Lepidurus packardi*	Valley and foothill grassland | Vernal pool | Wetland	NO
California linderiella	*Linderiella occidentalis*	Vernal pool	NO
Antioch multilid wasp	*Myrmosula pacifica*	Interior dunes	NO
black-crowned night heron	*Nycticorax nycticorax*	Marsh and swamp | Riparian forest | Riparian woodland | Wetland	NO
white-faced ibis	*Plegadis chihi*	Marsh and swamp | Wetland	NO
Sacramento splittail	*Pogonichthys macrolepidotus*	Aquatic | Estuary | Freshwater marsh | Sacramento/San Joaquin flowing waters	NO
bank swallow	*Riparia riparia*	Riparian scrub | Riparian woodland	NO
American badger	*Taxidea taxus*	Alkali marsh | Alkali playa | Alpine | Alpine dwarf scrub | Bog and fen | Brackish marsh | Broadleaved upland forest | Chaparral | Chenopod scrub | Cismontane woodland | Closed-cone coniferous forest | Coastal bluff scrub | Coastal dunes | Coastal prairie | Coastal scrub | Desert dunes | Desert wash | Freshwater marsh | Great Basin grassland | Great Basin scrub | Interior dunes | Ione formation | Joshua tree woodland | Limestone | Lower montane coniferous forest | Marsh and swamp | Meadow and seep | Mojavean desert scrub | Montane dwarf scrub | North coast coniferous forest | Oldgrowth | Pavement plain | Redwood | Riparian forest | Riparian scrub | Riparian woodland | Salt marsh	NO

(Continued on next page)

Table 4 Special-Status Species in Project Area			
		| Sonoran desert scrub | Sonoran thorn woodland | Ultramafic | Upper montane coniferous forest | Upper Sonoran scrub | Valley and foothill grassland	
giant garter snake	*Thamnophis gigas*	Marsh and swamp | Riparian scrub | Wetland	NO
Natural Community			
Great Valley Mixed Riparian Forest	*Great Valley Mixed Riparian Forest*	Riparian forest	NO
Valley Oak Woodland	*Valley Oak Woodland*	Cismontane woodland	NO
Source: CNDDB, April 2013.			

As shown in the table, all of the special-status plants and wildlife occur in specialized habitats that do not occur on the project site, such as chenopod scrub, freshwater marsh, coastal habitats, forests, seasonal wetlands, vernal pools, freshwater marsh, wet meadow, playas, or other aquatic habitats. The project site may have been graded at one time, and the only vegetation currently occurring on the site is ruderal and mustard grasses. Dense vegetation or trees do not exist on the site, nor do any waterways including riparian habitat, federally protected wetlands, or other sensitive natural communities. In addition, the proposed project site is located in an industrial area and is surrounded by existing industrial developments to the north, south, and west. Due to the disturbed nature of the project site and surrounding area, as well as the lack of essential habitat for special-status plants and wildlife known to occur in the region, none of the special-status species listed above are likely to occur on the project site. Therefore, because the proposed project area is disturbed and lacks essential habitat, impacts related to sensitive or special status species, riparian habitat, federally protected wetlands, or other sensitive natural community would result in a ***less-than-significant*** impact.

d. As stated above, the only vegetation on the project site is ruderal and mustard grasses. Dense vegetation or trees do not exist on the site, and the site is surrounded by existing industrial developments to the south, west, and north. Open space agricultural land is located east and northeast of the project site. Due to the lack of vegetation and disturbed nature of the project site, the site does not represent suitable habitat for resident or migratory birds or other protected wildlife. However, the nearby agricultural land may be considered suitable foraging habitat for the Swainson's hawk, which is included in Table 4 as a special-status species. The Swainson's hawk is protected from direct take under the Federal Migratory Bird Treaty Act of 1918. Although not anticipated to provide suitable habitat for Swainson's hawk foraging on-site, due to the proximity to the open space agricultural lands, the species may be present on-site during construction activities. Only 17.36 acres would be disturbed by the proposed project, but due to the proximity of disturbance, the remaining 0.2-acre would also be considered disturbed. Therefore, the entire proposed project site could interfere with the movement of the Swainson’s hawk, and impacts would be considered ***potentially significant***.

Mitigation Measure(s)
The following mitigation measure would reduce the above impact to a *less-than-significant* level.

IV-1 *Prior to issuance of grading permits, the project applicant shall pay the Swainson's hawk habitat mitigation fee established by the Yolo County Natural Community Conservation Plan/Habitat Conservation Plan Joint Power Authority's Interim Mitigation Strategy (currently $8,660 per acre) for the review and approval of the City of Woodland Community Development Department. The fee shall be paid for the total property acreage (i.e., 17.56 acres, for a total fee of $152,069.60) to the Wildlife Mitigation Trust Account for the establishment of raptor foraging habitat elsewhere in Yolo County through the purchase of development rights and execution of irreversible conservation or agricultural easement. The established rapture foraging habitat acreage shall be permanently protected from future development via enforceable deed restrictions.*

As an alternative to the above, the project applicant may provide acreage for the establishment of raptor foraging habitat in lieu of paying the habitat mitigation fee. If the acreage that is provided is less than that of the project site, the balance shall be paid to the Wildlife Mitigation Trust Account based on the project's Swainson's hawk habitat mitigation fee.

e. The proposed project would be developed in highly disturbed area, void of any vegetation and surrounded by existing development. Therefore, because the proposed project would not involve the removal of any trees, a conflict with Chapter 20A of the Woodland City Code regarding tree preservation or any other local policy to protect biological resources would not occur and ***no impact*** would result.

f. Yolo County has formed a Joint Powers Agency (JPA) for the purposes of preparing and implementing a Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP) for Yolo County. The County NCCP/HCP, known as the Yolo Natural Heritage Program, has identified a 653,629-acre planning area, including the City of Woodland. The Yolo Natural Heritage Program will establish a funding mechanism to preserve and enhance native habitats that support endangered and sensitive species. A final Yolo Natural Heritage Program has not yet been adopted. Should the final Yolo Natural Heritage Program be adopted prior to or during the construction of the proposed project, the project would be required to comply with all measures set forth by the NCCP/HCP.

In the interim, the JPA administers a program to implement an agreement with the CDFW regarding impacts to Swainson's hawk foraging habitat, where a Swainson's hawk habitat mitigation fee is collected based on acreage for development of open land within the Yolo Natural Heritage Program area. The mitigation fees are to be sufficient to fund the acquisition, enhancement, and long-term management of one acre of Swainson's hawk foraging habitat for every one acre of foraging habitat lost to urban development.

Currently, the fee is $8,660 per acre. As discussed above, the proposed project would be required per Mitigation Measure IV-1 to pay the Swainson's hawk habitat mitigation fee.

Nonetheless, the City of Woodland is not currently considered to have an adopted Habitat Conservation Plan and a ***less-than-significant*** impact regarding a conflict with any applicable habitat conservation plan or natural communities conservation plan would occur.

V. CULTURAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	☐	☐	✖	☐
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	☐	✖	☐	☐
c. Directly or indirectly destroy a unique paleontological resource on site or unique geologic features?	☐	✖	☐	☐
d. Disturb any human remains, including those interred outside of formal cemeteries.	☐	✖	☐	☐

Discussion

a. The proposed project site is currently vacant and has been previously graded. Vegetation does not exist on the site. Existing industrial developments are located directly south, west, and north of the site, and agricultural land uses are located east and northeast of the project site. Historical resources are not known to exist on the project site or in the immediate vicinity. Therefore, the proposed project would have a ***less-than-significant*** impact to historical resources.

b-d. According to the Woodland General Plan EIR (p. 7-2), sites of known cultural or archaeological resources do not occur in the City of Woodland. In addition, the proposed project site is located in an industrial area and is surrounded by existing development. Thus, surface artifacts are unlikely to occur on the project site. However, the possibility exists that during construction activities, such as grading and excavation, unidentified archaeological resources, paleontological resources, or human remains may be uncovered, resulting in a ***potentially significant*** impact.

Mitigation Measure(s)
Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

V-1 *Prior to the issuance of a grading permit, plans shall include a requirement (via notation) indicating that if historic and/or cultural resources, or human remains are encountered during site grading or other site work, all such work shall be halted immediately within the area of discovery and the contractor shall immediately notify the City of the discovery. In such case, the applicant shall retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist shall be required to submit to the City for review and approval a report of the findings and method of curation or protection of the resources. Further grading or site work within the vicinity of the discovery, as identified by the qualified*

archaeologist, shall not be allowed until the preceding steps have been taken. All fees associated with the services of the qualified archaeologist shall be paid by the project applicant.

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

VI. GEOLOGY AND SOILS. *Would the project:*	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault?	☐	☐	✖	☐
ii. Strong seismic ground shaking?	☐	☐	✖	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	✖	☐
iv. Landslides?	☐	☐	☐	✖
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	✖	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	✖	☐
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code?	☐	✖	☐	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	✖

Discussion

ai-iii,

c. The California Division of Mines and Geology (CDMG) identified past faults within the vicinity of Woodland that are not within Earthquake Fault Hazards Zones as defined by the State of California as active faults. Known faults within the vicinity identified by the CDMG include the following: the Dunnigan Hills fault located approximately seven miles northwest of Woodland; a young fault west of Woodland and south of Cache Creek; the Sweitzer and Eisner faults located approximately 19 miles west of Woodland in the Capay Hills; and the Coast Range-Sierran Block blind-thrust fault located approximately six to nine miles west of Woodland. According to the Woodland General Plan EIR, a credible earthquake of a Magnitude of 6.75 is possible on the Dunnigan Hills Fault. The two other faults in the area are the Midland Fault Zone, located approximately 20 miles southwest of Woodland, and the Capay Valley, 25 miles west of Woodland.

Ground shaking is the primary seismic concern in the Woodland area. The California Division of Mines and Geology has produced a maximum expected earthquake intensity map, which shows Woodland in the low severity zone. This zone could potentially

experience ground shaking intensities of up to VII in Mercalli intensity. The Modified Mercalli scale is a scale of seismic intensity that measures the effects of seismic movement. A Mercalli Intensity of VII indicates that people have difficulty standing, drivers in cars feel shaking, and moderate damage is done to well-built buildings. Four seismic zones are applied nationwide, where Zones 3 and 4 are of the highest potential seismicity and Zone 4 is the most seismically active. According to the City of Woodland General Plan Background Report, Woodland is located within a Zone 3 seismic zone. According to the State of California Department of Conservation, the California Geological Survey of Alquist-Priolo Earthquake Fault Zones does not include the City of Woodland as an affected city by earthquake fault zones and have not identified faults within a five mile radius of downtown Woodland.

In addition to structural damage caused by ground shaking, other ground effects caused by shaking exist such as liquefaction. Liquefaction potential within Woodland is considered to be low, but the potential exists in low-lying areas comprising unconsolidated, saturated, clay-free sand and silts. Although Woodland is within the low severity zone and liquefaction potential is considered low, structural damage could occur as a result of these processes. However, the proposed project includes only two minimalist on-site buildings. In addition, the project would comply with the California Code of Regulations (CCR), Title 24, also known as the California Building Standards Code, as well as the Uniform Building Code (UBC). Chapter 16 of the UBC, Division of Earthquake Design, requires that structures be designed using certain seismic design criteria based in part on the seismic zone, soil profile, and the proximity of the site to active faults. Therefore, because strong seismic ground shaking and seismic-related ground failure, including liquefaction, would not be expected to occur on the site, and because the project would be required to comply with the California Building Standards Code and UBC requirements, the proposed project would not result in an increase to the exposure of people or structures to potential substantial adverse effects from seismic activity or cause the currently stable geologic unit or soil to become unstable. Impacts would be considered ***less than significant***.

aiv. The proposed project site is not susceptible to landslides because the area is essentially flat. Therefore, ***no impact*** would occur.

b. Because the land on the site is flat, a slight potential for soil erosion exists. However, during the early stages of construction activities, topsoil would be exposed due to grading and leveling of the site. After grading and leveling and prior to overlaying the ground surface with impervious surfaces and structures, the potential exists for wind and water erosion to occur, which would adversely affect project site soils. The 17.56-acre subject property would be disturbed by grading and other construction activities. As required under the federal Clean Water Act, the proposed project would comply with the State Water Resources Control Board (SWRCB) General Construction Activity Stormwater Permit, which regulates stormwater discharges associated with construction activities where clearing, grading, or excavation results in a land disturbance of one or more acres. The State's General Construction Activity Stormwater Permit requires a Storm Water Pollution Prevention Plan (SWPPP) to be prepared for the site. A SWPPP describes BMPs to control or minimize pollutants from entering stormwater and must address both

grading/erosion impacts and non-point source pollution impacts of the development project, including post-construction impacts. In addition, the proposed project would comply with provisions of the City of Woodland Stormwater Management Program and the National Pollutant Discharge Elimination System (NPDES) permit to avoid and minimize any potential violations of water quality standards or waste discharge requirements. Impacts related to erosion are further addressed in Section IX, Hydrology and Water Quality, of this IS/MND. Therefore, because the proposed project would comply with all applicable policies and regulations, impacts related to soil erosion or loss of topsoil would be considered ***less than significant***.

d. Expansive soils are soils that have a potential for shrinking and swelling under changing moisture conditions. Expansive soils could cause lifting of a building or other structure during periods of high moisture. Conversely, during periods of low moisture, expansive soil will collapse and could result in building settlement. Accordingly, damage due to expansive soils occurs when the amount of moisture contained in the foundation soils fluctuates.

Expansive soils are generally classified as CH, MH, or OH by the Unified Classification System and have a Plasticity Index (PI) greater than about 25 by ASTM D4318. According to the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS)'s Web Soil Survey for the project site, the site is primarily made up of Clear Lake clay soil, with a very small area of Laugenour very fine sandy loam, deep, flooded soil in the southeastern-most point of the site. Laugenour very fine sandy loam, deep, flooded soil does not demonstrate any of the aforementioned general indications of expansive soils. However, according to the NRCS, Clear Lake clay soil is classified as CH by the Unified Classification System, has a PI of 30.0, and has a high shrink-swell potential, which is also indicative of expansive soil.

Only two minor buildings are proposed for the project, including a mobile office trailer on wheels and a three-sided metal building with a concrete pad and side gaps for flood flow to be used for equipment storage. Only the metal building could potentially be affected by expansive soil. In addition, the proposed project would comply with all federal, State, and local building codes, regulations, and practices including standards in the International Building Code related to expansive soils. However, because the proposed equipment storage building could be located on expansive soils, impacts would be considered ***potentially significant***.

<u>Mitigation Measure(s)</u>
The following mitigation measure would reduce the above impact to a *less-than-significant* level.

VI-1 *Prior to approval of grading plans, the applicant shall coordinate with the City Engineer to determine the soil conditions at the proposed equipment storage building location. If expansive soils are not encountered, further action is not required. If expansive soils are encountered, the applicant shall coordinate with the City Engineer to determine the best means of soil*

treatment. Potential treatment could include, but would not be limited to the following:

- *Ensuring soil is compacted at the appropriate moisture content;*
- *Selectively grading; or*
- *Chemically modifying the soil (e.g., apply lime treatment to soil).*

e. The proposed project includes two reclamation ponds for the concrete slurry and one retention pond for leachate. During the winter wet season, the project would shut down operations. Prior to operational shut down, clean water from the retention pond would be used to fill the on-site water tanker, and any remaining water would be hauled to a treatment facility for disposal. In addition, the proposed project includes a connection to the City's sewer service for the one on-site restroom facility, which would be located in the mobile office trailer. Accordingly, septic tanks or alternative wastewater disposal systems would not be required for the proposed project, and ***no impact*** would occur from soils incapable of adequately supporting the use of septic tanks.

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

Discussion

a, b. In September 2006, Governor Arnold Schwarzenegger signed Assembly Bill (AB) 32, the California Climate Solutions Act of 2006. AB 32 requires that Statewide greenhouse gas (GHG) emissions be reduced to 1990 levels by the year 2020. AB 32 delegated the authority for its implementation to the CARB and directs the CARB to enforce the Statewide cap. In accordance with AB 32, CARB prepared the *Climate Change Scoping Plan* (Scoping Plan) for California, which was approved in 2008. The Scoping Plan provides the outline for actions to reduce California's GHG emissions. It should be noted that in 2011, the baseline for the Scoping Plan was revised to account for the economic downturn and State regulation emission reductions. The amended Scoping Plan was re-approved August 24, 2011.

The City of Woodland is in the process of preparing a community Climate Action Plan (CAP), which will establish GHG reduction targets consistent with State-established goals and will provide options for achieving the targets. Once adopted, the CAP would provide future project applicants in the City with a consistent, predictable, and streamlined approach to climate change analysis and mitigation requirements for CEQA compliance. Currently, neither the YSAQMD nor the City of Woodland has identified a specific threshold of significance associated with GHG emissions. According to the YSAQMD, projects that generate new vehicle trips could conflict with AB 32 goals, and recommend that at minimum, a qualitative discussion and analysis of GHG be presented.

Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. A project's GHG emissions are at a micro-scale relative to global emissions, but could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact.

Implementation of the proposed project would contribute to increases of GHG emissions that are associated with global climate change. Estimated GHG emissions attributable to future development would be primarily associated with increases of CO_2 and other GHG pollutants, such as methane (CH_4) and nitrous oxide (N_2O), from mobile sources and utility usage. The proposed project's GHG emissions have been estimated and are

presented below. The proposed project's short-term construction-related and long-term operational GHG emissions were estimated using the CalEEMod software. CalEEMod is a Statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify GHG emissions from land use projects. The model quantifies direct GHG emissions from construction and operation (including vehicle use), as well as indirect GHG emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. Emissions are expressed in annual metric tons of CO_2 equivalent units of measure (i.e., $MTCO_2e$), based on the global warming potential of the individual pollutants.

Short-Term GHG Emissions

Estimated increases in GHG emissions associated with construction of the proposed project are summarized in Table 5.

Table 5
Construction-Related GHG Emissions

	CO_2 emissions ($MTCO_2e$)
Total Construction GHG Emissions	**229.44**

Source: CalEEMod, April 2013 (See Appendix A).

As presented in the table, short-term emissions of GHG associated with construction of the proposed project are estimated to be 229.44 $MTCO_2e$. Construction GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change. Due to the size of the proposed project, the project's estimated construction-related GHG contribution to global climate change would be considered negligible on the overall global emissions scale and, therefore, less-than-significant. However, the proposed project's construction GHG emissions have been included in the annual operational GHG emissions. Including the construction GHG emissions (a one-time release that would occur only during construction of the project) in the annual operational GHG emissions (which would occur every year over the lifetime of the entire project) would represent a conservative estimate for the annual operational GHG emissions.

Long-Term GHG Emissions

The long-term operational GHG emissions estimate for the proposed project incorporates the project's potential area source and vehicle emissions, emissions associated with utility and water usage, and the generation of wastewater and solid waste. In addition, the one-time release of construction GHG emissions has been included in the annual operational GHG emissions estimate in order to provide a conservative estimate. Estimated GHG emissions associated with the proposed project are summarized in Table 6. As shown in the table, the annual GHG emissions associated with the proposed project including construction GHG emissions would be 1,557.06 $MTCO_2e$.

Table 6 **Proposed Project Operational GHG Emissions**	
	CO_2 emissions ($MTCO_2e$)
Annual Operational GHG Emissions	1,327.62
Construction GHG Emissions	229.44
ANNUAL GHG EMISSIONS	**1,557.06**
Source: CalEEMod, April 2013 (See Appendix A).	

Currently, very few locations are available within the Central Valley that provides the services proposed for the project. The project would provide a local disposal site for contractors in the area who need to rid of slurry from construction projects. Without implementation of the proposed project, local contractors would continue to either dispose of slurry from construction projects at a local landfill or transfer the slurry to one of the few processing centers in the Central Valley. Accordingly, the proposed project would likely result in various regional and even Statewide benefits, including an overall reduction in GHG emissions. The reduction in GHG emissions would primarily be associated with the regional and potentially Statewide reduction in vehicle miles traveled (VMT) by providing a local processing center for construction waste and equipment storage. In addition, indirect emission of GHG associated with landfill operations could potentially be reduced by the proposed project as well by providing local recycling services for construction waste, thus, reducing the potential amount of solid waste being disposed of at a landfill. Furthermore, the project is designed to recycle all processing water used on-site back into the process. Therefore, GHG emissions associated with water treatment and conveyance specific for the proposed project's water demands would be minimal.

For the aforementioned reasons, the project would result in an overall decrease in GHG emissions from what is currently occurring locally in the region. Accordingly, the region's incremental influence on the State's overall contribution to climate change would be slightly reduced, and the project's GHG emissions would be considered minimal on a global scale. Therefore, the nature of the proposed project would result in an overall positive effect related to global climate change.

Conclusion

Because the proposed project would result in an overall positive effect on global climate change and is consistent with the existing land use designation for the project site, the proposed project would not be expected to significantly hinder or delay California's ability to meet the reduction targets contained in AB 32. Thus, the proposed project would not conflict with any plan, policy, or regulation and would not generate GHG emissions that would significantly contribute to global climate change. Therefore, impacts related to GHG emissions would be considered ***less than significant***.

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

Discussion

a-c. Hazardous wastes would not be accepted at the site. A load checking program designed to detect the presence of any hazardous or prohibited materials in incoming loads would be implemented and maintained. The concrete waste that would be processed at the project site is considered designated waste and the site would be considered a Class II waste management unit. According to Section 13173 of the California Water Code, designated waste is nonhazardous waste that could be released in concentrations exceeding applicable water quality objectives or that could reasonably be expected to affect beneficial uses of the water of the State. Thus, the designated waste and Class II waste management units are not considered hazardous, and the main concern is the

potential threat to water quality. Water quality impacts are addressed in Section IX, Hydrology and Water Quality, of this IS/MND.

The proposed project site is located in an industrial area predominantly surrounded by existing industrial developments. The nearest school facility is the Ramon Tafoya Elementary School, which is approximately 1.35 miles from the existing site. The property is currently vacant and hazards and hazardous materials are not known to occur on-site or have not been known to be used or stored on the property. The proposed project would not introduce the transport, use or disposal of hazardous materials on the site. Therefore, because the project would not create a significant hazard to the public or the environment from hazardous materials, including an existing or proposed school, impacts would be considered ***less than significant***.

d. The proposed project site is not included on the list of hazardous materials sites complied pursuant to Government Code Section 65962.5. Therefore, ***no impact*** would result from implementation of the proposed project.

e,f. The nearest airports are the Medlock Field Airport and the Sacramento International Airport, which are located nearly five miles to the west and over six miles to the east, respectively, of the proposed project site. Therefore, the proposed project is not within an airport land use plan, two miles of a public airport, or in the vicinity of a private airstrip. Therefore, ***no impact*** would occur.

g. The General Plan currently designates the proposed project site for industrial development. The proposed project is the development and operation of a concrete slurry processing facility. Implementation of the proposed project site would not result in any modifications to the existing roadway system and would not interfere with evacuation or response routes used by emergency response teams. In addition, all fire apparatus access roads are required to comply with 2010 California Fire Code Section 503. Therefore, a ***less-than-significant*** impact would result.

h. The proposed project is located in an industrial area that is highly disturbed and developed. The project site is surrounded by existing industrial developments to the north, south, and west and is not located in an area considered “wildlands” where wildland fires are a risk to structures. In addition, the project includes only two minor buildings, one of which is a mobile office trailer that would be on wheels for ease of movement in the event of an emergency. The proposed project is required to comply with the 2010 California Fire Code. Open space agricultural land that could be considered a higher risk from wildland fires is located to the east and northeast of the project site; however, a canal separates the project site from the open space areas. Therefore, because the risk of on-site structures being subject to wildland fires is low, a ***less-than-significant*** impact would result.

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

Discussion

a,f. The proposed project would include two reclamation ponds for the concrete slurry, one retention pond for leachate, one storage building for construction equipment, and one on-site mobile office trailer. Although heavy trucks would come and go from the project site daily, maintenance of the vehicles would not occur on-site and constituents related to oil or grease would not be discharged into the sewer, storm drain, parking lot, or street.

During the early stages of construction activities, heavy equipment would be utilized on the project site and ground disturbance would occur, which has the potential to result in pollutant constituents being washed from the site. However, as required under the federal Clean Water Act, the proposed project would comply with the State Water Resources Control Board (SWRCB) General Construction Activity Stormwater Permit, which regulates stormwater discharges associated with construction activities where clearing, grading, or excavation results in a land disturbance of one or more acres. The State's General Construction Activity Stormwater Permit requires a Storm Water Pollution Prevention Plan (SWPPP) to be prepared for the site. A SWPPP describes Best Management Practices (BMPs) to control or minimize pollutants from entering stormwater and must address both grading/erosion impacts and non-point source pollution impacts of the development project, including post-construction impacts. In addition, the proposed project would comply with provisions of the City of Woodland Stormwater Quality Control Ordinance and NPDES permit to avoid and minimize any potential violations of water quality standards or waste discharge requirements related to construction.

The concrete waste that would be processed at the project site is considered designated waste and the site would be considered a Class II waste management unit. According to Section 13173 of the California Water Code, designated waste is nonhazardous waste that could be released in concentrations exceeding applicable water quality objectives or that could reasonably be expected to affect beneficial uses of the water of the State. Designated waste and Class II waste management units are regulated by the SWRCB through the Regional Water Quality Control Board (RWQCB) and compliance with Title 27 of the California Code of Regulations. Title 27 Section 20250(a) requires that Class II waste management units be located where site characteristics and containment structures isolate waste from waters of the State. Section 20250(c) of Title 27 states that new Class II units shall be designed, constructed, operated, and maintained to prevent inundation or washout due to floods with a 100-year return period. Section 20080(b) of Title 27 allows for engineered alternatives to construction or prescriptive standards, provided demonstration that the alternative is consistent with the performance goal in Section 20250(a) of Title 27. The RWQCB would consider the engineered alternative and determine whether the alternative would still attain the Title 27 performance standard.

In order to meet Section 20250(c) of Title 27, the project would provide an engineered alternative by designing, constructing, operating, and maintaining the proposed project such that all designated waste is not present on the site during the wet season. The proposed project would operate from April through October and would shut down during the winter wet season (November through March) when conditions develop where the probability of a flood with a 100-year return is most likely to occur. Prior to operational shut down, the processed material in the processing ponds would be loaded onto trucks and delivered to a regional inert material recycler to be incorporated into post-consumer aggregate products. The processing ponds would be cleaned out and any remaining slurry would be hauled to an appropriate disposal facility. Clean water from the retention pond would be used to fill the on-site water tanker, and any remaining water would be hauled to a treatment facility for disposal. Thus, all waste solids and water would be removed

prior to the beginning of the wet season, which would prevent any waste from coming into contact with flood waters and isolating waste from waters of the State. Therefore, by shutting down and clearing the site of any wastes during the wet season, the project would meet the performance standard of isolating waste from waters of the State during flooding and preclude degradation and/or impairment of receiving waters. The RWQCB must approve the engineered alternative through adoption and issuance of a Waste Discharge Requirements (WDR) Order. It should be noted that a NPDES Industrial Stormwater Permit is required for the proposed project as well.

Compliance with the requirements of the SWRCB, including the WDR, NPDES, and NPDES Industrial Stormwater permits, as well as the City's Stormwater Quality Control Ordinance would ensure that construction and operational activities would not result in degradation of downstream water quality. However, the RWQCB must approve the proposed engineered alternative and adopt and issue a WDR Order to ensure that the project would not violate any water quality standards or waste discharge requirements, or otherwise substantially degrade water quality. Without issuance of a WDR Order, the proposed project could result in a ***potentially significant*** impact related to water quality and waste discharge requirements.

Mitigation Measure(s)
Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

IX-1 *Prior to issuance of grading permits, the project applicant shall obtain a WDR Order from the SWRCB by providing a technical report in conjunction with a Report of Waste Discharge (ROWD) to the RWQCB. The technical report shall demonstrate that the engineered alternative would provide protection from flooding as prescribed in Section 20250(c) of Title 27 by including, but not limiting to, the following:*

- *Description of the design of the waste management units relative to flood elevations;*
- *Ensuring a minimum five-foot separation between placement of designated waste and underlying groundwater;*
- *Ensuring all designated waste, whether in slurry, liquid, or solid form, would be cleared from the project site during the wet season (November through March);*
- *Providing an annual report that the site has been properly prepared (all waste solids and water is removed) prior to the beginning of the wet season;*
- *Providing a description of the risk for remedial action, as well as the associated potential costs and financial assurances; and*
- *Providing estimated costs for clean closure of the site.*

The project shall comply with all requirements of the issued WDR Order.

b. The project area is currently provided water and sewer services by the City of Woodland. Existing utility lines are located along Hanson Way. The proposed project includes a connection to the nearby existing City water lines. Water would be used on-site for potable water for employees, as well as for process water for the reclamation ponds.

The City currently gets their water supply from groundwater wells. However, the City of Woodland, the City of Davis, and the University of California at Davis are jointly working on a regional surface water project that is anticipated to bring Sacramento River water to the communities by the year 2016. Accordingly, groundwater would not be utilized as heavily once surface water becomes part of the water supply. According to the General Plan EIR, groundwater levels recover relatively quickly, and a Groundwater Impact Analysis conducted in 1997, pursuant to General Plan policy, concluded that the aquifer has adequate capacity to serve new development under the City's General Plan buildout conditions. The proposed project is consistent with what has been anticipated for the project site per buildout of the General Plan. Accordingly, the project's water demand has been anticipated by the General Plan and General Plan EIR. Furthermore, the project site includes only two minor buildings and an adequate stormwater collection and conveyance system; thus, the amount of impervious surface proposed for the project is not expected to cause a substantial effect on groundwater recharge.

A 5,000-gallon tanker would be kept on-site at all times to supply water for washing out the waste from the trucks, as well as to supply the trucks with water to be carried back out to ongoing construction and improvement project sites. At most, the water tanker would need to be filled once per day. A maximum of approximately 75,000 gallons per day is anticipated to be used for the proposed operations. However, water from the on-site retention pond would be utilized to refill the on-site water tanker and/or to supply the trucks with water to be carried back to project sites. Thus, all water used at the project site would be recycled back into the process and minimal City-supplied water would be required for processing activities.

The proposed project is consistent with the General Plan, which determined that the aquifer has adequate capacity to serve new development under the City's General Plan buildout condition. In addition, the project would utilize on-site recycled process water to the fullest extent possible minimizing use of City water supplies. Furthermore, the project would not substantially interfere with groundwater recharge. Therefore, the proposed project would not 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, and impacts would be ***less than significant***.

c-e. The proposed project includes two reclamation ponds for concrete slurry, one retention pond for leachate, a storage building for construction equipment, and a mobile office trailer. In addition, 70,374 square feet would be gravel covered and a total of 10,603 square feet would be asphalt paved. The proposed project would not result in the alteration of the course of a stream or river. The creation of impervious areas as a result of the proposed project would alter the existing drainage pattern of the site and generate

an increase in urban runoff. However, the project design includes stormwater collection and conveyance sufficient to control the proposed project's stormwater. The stormwater collection and conveyance system for the project consists of adequate capacity in the retention pond for the 1,000-year storm event, earthen berms around the pond edges with slopes towards the ponds, a grass swale along the southeastern portion of the site, and a grass swale along the eastern side of the access roadway. The stormwater would be conveyed along the grass swales to a storm drain that would connect to the City's existing storm drainage system. The stormwater runoff collection and conveyance system on the site would be sufficient to handle the incremental increase in stormwater runoff created by the proposed project. The incremental increase in stormwater would not be expected to result in on- or off-site flooding nor exceed the capacity of any existing or planned stormwater drainage system. Thus, the existing system would be adequate to handle the incremental increase in stormwater resultant of the proposed project.

During the early stages of construction activities, topsoil would be exposed due to grading and leveling of the site, leaving the potential for wind and water erosion to occur and potentially add a new source of polluted runoff. However, as stated above, the proposed project would comply with the requirements of the SWRCB, including the WDR, NPDES, and NPDES Industrial Stormwater permits, as well as the City's Stormwater Quality Control Ordinance. Compliance with SWRCB and City requirements would minimize polluted runoff and effects of flooding. However, the earthen berms around the pond edges with slopes towards the ponds have the potential to be affected by erosion or silitation. Therefore, without appropriate design measures for the slopes, the project could result in a ***potentially significant*** impact related to erosion or siltation from stornwater runoff.

<u>Mitigation Measure(s)</u>
Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

IX-2 *Prior to issuance of grading permits, the project applicant shall hire a professional geotechnical engineer to perform a site-specific geotechnical evaluation. The geotechnical evaluations shall provide recommendations to ensure that the processing ponds are designed in compliance with Title 27, including recommendations for erosion control measures for the stabilization of the pond slopes. Erosion control measures for stabilizing the processing pond slopes could include, but would not be limited to, slope restrictions (e.g., slopes must be equal to or less than a 3:1 slope) or application of rip rap on slopes (e.g., hard armoring measures).*

g. The proposed project does not involve the creation of housing. Therefore, the proposed project would not place any housing within a 100-year floodplain and ***no impact*** would result.

h,i. According to FEMA FIRM Number 06113C0465H, dated May 16, 2012, the proposed project site is located in Flood Zone AE. Flood Zone AE is located within the 100-year

floodplain and considered a high risk flooding area. The flood depth at the site is seven to eight feet. As discussed in detail previously, the project site is subject to the requirements of Title 27 of the California Code of Regulations, which states that new Class II units shall be designed, constructed, operated, and maintained to prevent inundation or washout due to floods with a 100-year return period. In order to meet the requirements of Title 27, the proposed project would shut down and be cleared of all waste during the winter wet season (i.e., from November to March) each year. It should be noted that the RWQCB must adopt and issue of a WDR Order in order to ensure that Title 27 requirements are met and the proposed project would not affect water quality during flooding periods.

In addition, the mobile office trailer would be on wheels in order to be moved within 12 hours in emergency situations, and the storage building would be open on three sides with all electrical outlets and lights at two feet above base flood elevation (BFE). Furthermore, the ponds would be designed in order to accommodate the 1,000-year storm event. It should be noted that all structures on the site would comply with applicable building codes, including the 2010 California Building Code and the Code of the City of Woodland. Therefore, although the project would place structures within the 100-year floodplain, the proposed project is designed to ensure that the structures would not impede or redirect flood flows, and would not expose people or structures to significant risks involving flooding. Therefore, impacts related to flooding would be considered ***less than significant***.

j. Tsunamis are defined as sea waves created by undersea fault movement. When tsunamis reach the shoreline, high swells of water break and wash inland with great force. A tsunami poses little danger away from shorelines. Because the City of Woodland is located several miles inland, the project site is not exposed to flooding risks from tsunamis. A seiche is a long-wavelength, large-scale wave action set up in a closed body of water such as a lake or reservoir, with destructive capacity that is not as great as that of a tsunami. The proposed project site is not located near a closed body of water large enough for a seiche to occur. Therefore, the proposed project is not anticipated to be impacted by seiches. Furthermore, as mudflows typically occur in mountainous or hilly terrain, and the project site and surrounding areas are relatively flat, danger from mudflows would not be expected. Because the proposed project would not be threatened by a seiche, tsunami, or mudflow, ***no impact*** from such phenomena would occur.

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

Discussion

a. The proposed project site is surrounded by existing development and is not located near residential land uses. The site is designated and zoned for industrial uses, which the proposed project is consistent with. Therefore, the project would not physically divide an established community and ***no impact*** would occur.

b. The character of the project vicinity is predominantly urbanized with industrial development adjacent to the site to the north, west, and south. Development of the proposed project would not conflict and would be compatible with surrounding land uses, as none of the surrounding uses are considered sensitive receptors. The proposed project site is designated and zoned in the Woodland General Plan as Industrial and would remain Industrial with implementation of the proposed project. Because the proposed project would not require a General Plan Amendment or rezone for the site, the project would be consistent with the industrial development planned for the site in the Woodland General Plan. The project requires a Conditional Use Permit, Site Plan Review, and Design Review. In addition, the project would be consistent with the General Plan policies and proposals for industrial land uses. Therefore, the project's impact related to conflict with applicable land use plans, policies, or regulations would be ***less than significant***.

f. Yolo County has formed a JPA for the purposes of preparing and implementing a NCCP/HCP for Yolo County. The County NCCP/HCP, known as the Yolo Natural Heritage Program, has identified a 653,629-acre planning area, including the City of Woodland. The Yolo Natural Heritage Program will establish a funding mechanism to preserve and enhance native habitats that support endangered and sensitive species. A final Yolo Natural Heritage Program has not yet been adopted. Should the final Yolo Natural Heritage Program be adopted prior to or during the construction of the proposed project, the project would be required to comply with all measures set forth by the NCCP/HCP.

In the interim, the JPA administers a program to implement an agreement with the CDFW regarding impacts to Swainson's hawk foraging habitat, where a Swainson's

hawk habitat mitigation fee is collected based on acreage for development of open land within the Yolo Natural Heritage Program area. The mitigation fees are to be sufficient to fund the acquisition, enhancement, and long-term management of one acre of Swainson's hawk foraging habitat for every one acre of foraging habitat lost to urban development. Currently, the fee is $8,660 per acre. As discussed above, the proposed project would be required per Mitigation Measure IV-1 of this IS/MND to pay the Swainson's hawk habitat mitigation fee.

Nonetheless, the City of Woodland is not currently considered to have an adopted Habitat Conservation Plan and a ***less-than-significant*** impact regarding a conflict with an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan would occur.

XI. MINERAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	✖
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	✖

Discussion

a,b. The Woodland General Plan EIR states that designated mineral resource zones do not exist within the City of Woodland, and there is no new information identifying the presence of mineral resources on the project site or within the City. Therefore, ***no impact*** to mineral resources would occur as a result of the construction of the proposed project.

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

Discussion

a, c. The proposed project includes reclamation ponds, a storage building for construction equipment, and a mobile office trailer. The existing noise environment in the project vicinity is defined primarily by noise from existing vehicular traffic (including heavy trucks) on surrounding roadways and other existing industrial uses in the project area. The nearest sensitive receptor, a Hampton Inn & Suites, is located over half-a-mile to the southwest of the site. The City's threshold of significance for noise increases is an increase of three decibels (dB) or more.

The primary source of noise on the project site as a result of implementation of the proposed project would be from truck operations, specifically from the heavy trucks entering/exiting the site. Anticipated trips associated with operation of the proposed concrete slurry processing facility include a maximum of 24 heavy truck trips per day and 20 employee trips per day. Peak hours of traffic generation would occur at 6:00 AM and 4:00 PM. Trucks would enter the site throughout the day. Heavy trucks generate approximately 80 dB at 50 feet. Noise from the vehicles would generally attenuate by three dB per doubling of distance from the source. Therefore, given the size of the site, noise would noticeably decrease by at least three dB at the property boundary and the projected truck volumes are less than what is required to result in an audible change in

noise levels associated with truck operation. In addition, the background noise from Interstate 5 and East Main Street would mask any noise emanating from the project site and surrounding industrial properties to the nearest sensitive receptor. Hence, exterior noise levels during operation are not expected to significantly change from existing conditions with implementation of the proposed project. Therefore, the proposed project would not be expected to exceed the City's threshold of a 3 dB increase and would not create a substantial permanent increase in ambient noise levels, a ***less-than-significant*** impact would result.

b. The primary vibration-generating activities associated with the project would occur during grading, and when infrastructure such as utilities and parking lots are constructed. The types of vibration impact include human annoyance and building structural damage. Human annoyance occurs when construction vibration rises significantly above the threshold of perception. Building damage can take the form of cosmetic or structural. Table 7 shows the typical vibration levels produced by construction equipment.

Table 7
Vibration Levels for Varying Construction Equipment

Type of Equipment	Peak Particle Velocity (ppv) @ 25 feet (inches/second)	Approximate Velocity Level @ 25 feet (VdB)
Large Bulldozer	0.089	87
Loaded Trucks	0.076	86
Small Bulldozer	0.003	58
Auger/Drill Rigs	0.089	87
Jackhammer	0.035	79
Vibratory Hammer	0.070	85
Vibratory Compactor/Roller	0.210	94

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Guidelines, May 2006.

The Table 7 data indicate that construction vibration levels, with the exception of the vibratory compactor/roller, are less than the 0.2 in/sec ppv threshold of damage to buildings at distances of 25 feet. The construction vibration levels of the vibratory compactor/roller, however, are not significantly above the threshold and would not be expected to cause any damage. In addition, the nearest sensitive receptor is located well beyond 25 feet of the site (approximately half-a-mile southwest of the site). Therefore, if a vibratory compactor/roller is used during construction of the proposed project, the nearest sensitive receptor would not be significantly affected.

The following is an excerpt from the Caltrans Technical Advisory, TAV-02-01-R9601, regarding construction vibrations:

> With the exception of a few instances involving pavement breaking, pile driving, all Caltrans construction vibration measurements have been below the 5 mm/s (0.2 in/sec) architectural damage risk level for continuous vibrations. The highest

> measured vibration level was 73.1 mm/s (2.88 in/sec) at 3 m (10 ft) from a pavement breaker. This instance marked the only time that the single event safe level of 50 mm/s (2 in/sec) was exceeded during vibration monitoring by Caltrans. Other construction activities and equipment, such as D-8 and D-9 Caterpillars, earthmovers and haul trucks have never exceeded 2.5 mm/s (0.10 in/sec) or one half of the architectural damage risk level, at 3 m (10 ft)).

Based upon the information in Table 7 and the Caltrans Technical Advisory, vibrations are not predicted to exceed safe thresholds at adjacent sensitive receptors. Additionally, the risk of annoyance due to construction vibrations is very low considering the distance to the nearest receptors. Therefore, impacts related to exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels would be considered ***less than significant***.

d. During the construction phases of the project, noise from construction activities would add to the noise environment in the immediate project vicinity. Activities involved in construction could generate maximum noise levels ranging from 76 to 88 dB at a distance of 50 feet (*Federal Highway Administration, January 2006*). Most of the project construction would occur at distances of approximately half-a-mile from the nearest receptor to the southwest. At distances of 50 feet or more, noise levels could exceed the City's General Plan Noise Element or Ordinance standards; however, construction activities are regulated by the City of Woodland Noise Ordinance, Section 15-26 of the City Code. Construction activities would be temporary in nature and are anticipated to occur during normal daytime working hours. Therefore, because the City's Noise Ordinance restricts hours of operation and allowable operating distances from sensitive receptors, a ***less-than-significant*** impact would result.

e,f. The proposed project site is not located near an existing airport or a private airstrip and is not within an area covered by an existing airport land use plan. Therefore, ***no impact*** would occur.

XIII. POPULATION AND HOUSING. *Would the project:*	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	☐	☐	✖	☐
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	✖	☐
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	✖	☐

Discussion

a-c. The proposed project does not involve the creation of new housing and would not directly increase the population in the area. In addition, City infrastructure, including water and sewer lines, already exists in the project vicinity to serve the surrounding industrial developments. Displacement of people or housing would not occur as a result of implementation of the proposed project. Between five and 10 individuals per shift are anticipated to be employed for the activities at the project site. However, the minor addition of employees to the area would not be considered substantial population growth in the area. Therefore, because the proposed project would not induce population growth in the area, displace existing housing or people, impacts related to population and housing would be ***less than significant***.

XIV. PUBLIC SERVICES. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Fire protection?	☐	☐	✖	☐
b. Police protection?	☐	☐	✖	☐
c. Schools?	☐	☐	✖	☐
d. Parks?	☐	☐	✖	☐
e. Other Public Facilities?	☐	☐	✖	☐

Discussion

a, b. The project site is located within the jurisdiction of the Woodland Fire Department (WFD), which provides fire protection services and emergency medical services within the City and to areas within the County. The nearest fire station is located at 1515 Springlake Court in the City of Woodland, which is approximately 1.8 miles southwest of the site. The Woodland Police Department (WPD), Yolo County Sheriff's Department, and the Valley Division of the California Highway Patrol (CHP) provide law enforcement services to the project site.

The proposed project area is already served by the WFD and WPD. Operations on the project site would not be expected to result in a substantial increase in risks from fire danger or personal security. Between five and 10 individuals per shift are anticipated to be employed for the activities at the project site, which would not cause a substantial increase in the demand for fire or police protection services. Because the proposed project would not cause the demand for fire or police protection services to substantially increase, the current fire and police protection services would be adequate to serve the proposed project. Accordingly, the proposed project would not result in a need for new or physically altered facilities, and construction of which, which could cause environmental impacts, would not be required. Therefore, a ***less-than-significant*** impact would occur.

c-e. The proposed project would not induce population growth or otherwise impact demographic characteristics within the City of Woodland. Therefore, the demand for schools, parks, or other public facilities would not increase due to implementation of the proposed project, and the need for new or physically altered facilities, construction of which could cause environmental impacts, would not occur. Therefore, impacts would be ***less than significant***.

XV. RECREATION. *Would the project:*	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	✖	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	✖	☐

Discussion

a,b. The proposed project would not induce population growth or otherwise impact demographic characteristics within the City of Woodland. Therefore, an increased demand for new recreational facilities or increased use of existing facilities would not result from implementation of the proposed project, and a ***less-than-significant*** impact with regard to recreational facilities would occur.

XVI. TRANSPORTATION/CIRCULATION. *Would the project:*	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	✖	☐
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	✖	☐
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	✖
d. Substantially increase hazards due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	✖	☐
e. Result in inadequate emergency access?	☐	☐	✖	☐
f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	✖	☐

Discussion

a,b. The proposed project site is located in an industrial area, is designated and zoned for industrial uses, and is surrounded by existing industrial development. The proposed project would be consistent with what is planned and anticipated for the site. Residential land uses are not in the project vicinity, with the nearest residential development being across I-5 approximately 0.85-mile southwest of the project site.

Implementation of the proposed project is expected to result in of a maximum increase of approximately 44 total trips per day in the area surrounding the project site. Truck traffic associated with the site would follow the designated truck routes within the City, as set forth in the General Plan, and would not travel through any residential streets. The relatively small number of trips is not expected to significantly change the LOS on the roadways surrounding the project site. In addition, a Focused Traffic Study was prepared for the proposed project by KD Anderson & Associates, Inc. in order to determine whether the existing intersections could handle the truck traffic. An Autoturn and sight distance analysis was performed as part of the Focused Traffic Study. The study indicated that the trucks delivering concrete to the project site could complete turns to and from the site at the County Road 102 / Hanson Way and Main Street / Hanson Way intersections. According to the study, the Main Street / Hanson Way intersection is the recommended preferred truck route to the site based on the large curb returns at the intersection that would allow trucks to complete maneuvers without leaving the roadway or encroaching

on opposing lands. The Focused Traffic Study also reviewed the sight distance at each intersection and determined that adequate stopping site distance is available, as well as corner sight distance with tree canopies maintained and pruned according to Section 23 of the City's Engineering Standards.

It should be noted that the General Plan includes policies that are intended to ensure that the effects of future development on the street and roadway system are addressed. Overall, because the proposed project would be consistent with the City's General Plan and would not cause a substantial increase in traffic, or exceed established LOS standards, a ***less-than-significant*** impact would result.

c. The proposed project would not require any changes to existing regional air traffic activity and the project area is not located near an airport. Therefore, ***no impact*** would occur.

d,e. Construction of new or alteration of existing roadways or intersections are not included in the project. Therefore, the proposed project would not increase hazards due to a design feature, such as a sharp curve or dangerous intersection, or incompatible uses, such as farming equipment. In addition, the project design includes adequate emergency access to the site. Thus, the proposed project would have a ***less-than-significant*** impact related to emergency access and hazardous design features.

f. The proposed project is located within an industrial area of the City. Adopted City policies supporting alternative transportation are typically associated with residential and commercial land uses. As such, the project would not conflict with any adopted policies supporting alternative transportation. In the Woodland area, public transit service is provided by the Yolo County Transportation District (YCTD). The addition of between five and 10 employees to the area would not be expected to substantially increase the number of new transit riders (if at all). Therefore, impacts related to alternative transportation would be ***less than significant***.

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

Discussion

a-e. The following is a discussion of the proposed project utilities, including the existing water, sewer, and storm drainage systems in the project vicinity, and the potential increase in demand for each system.

Wastewater System

The City of Woodland's sewer collection system is a gravity system with three trunk mains that run along Gibson Road, Beamer Street, and Kentucky Avenue. One pump station, operational since 1995, is located in the northwest corner of Gibson Road and County Road 102. Wastewater is treated and disposed of at the Woodland Wastewater Treatment Plant (WWTP), located south of I-5 and east of County Road 102 on County Road 24.

Sewer is currently collected from the proposed project area via a 10-inch line in Hanson Way. The proposed project would connect to the existing line. Wastewater generated on the site would be from the restroom in the mobile office trailer. The addition of between

five and 10 employees to the area would not be expected to substantially increase the demand for wastewater treatment services or wastewater exceeding RWQCB requirements. Therefore, current wastewater services would not need to be modified and would be adequate to accommodate the proposed project.

Water System

The City of Woodland currently gets their water supply from groundwater wells. However, the City of Woodland, the City of Davis, and the University of California at Davis are jointly working on a regional surface water project that is anticipated to bring Sacramento River water to the communities by the year 2016. Accordingly, groundwater would not be utilized as heavily once surface water becomes part of the water supply. According to the General Plan EIR, groundwater levels recover relatively quickly, and a Groundwater Impact Analysis conducted in 1997, pursuant to General Plan policy, concluded that the aquifer has adequate capacity to serve new development under the City's General Plan buildout conditions. The proposed project is consistent with the General Plan. Water is currently provided to the project area via an existing line along Hanson Way. The proposed project would connect to the existing line.

A 5,000-gallon tanker would be kept on-site at all times for operations at the project site. At most, the water tanker would need to be filled once per day. A maximum of approximately 75,000 gallons per day is anticipated to be used for the proposed operations. However, all processing water at the site would be recycled back into the process either to refill the on-site tanker or to fill the trucks for use at ongoing construction sites. Water from the City's water system would only be used for the initial fill of the on-site tanker and to supplement the process water being recycled, if necessary. Therefore, only an incremental increase in water consumption would occur due to the proposed project, and the existing water infrastructure would be sufficient to handle the anticipated increase.

Storm Drainage

The creation of impervious areas as a result of the proposed project would generate an increase in urban runoff. However, the project design includes stormwater collection and conveyance sufficient to control the proosed project's stormwater. The stormwater collection and conveyance system for the project consists of adequate capacity in the retention pond for the 1,000-year storm event, earthen berms around the pond edges with slopes towards the ponds, a grass swale along the southeastern portion of the site, and a grass swale along the eastern side of the access roadway. The stormwater would be conveyed along the grass swales to a storm drain that would connect to the City's existing storm drainage system. The stormwater runoff collection and conveyance system on the project site would be sufficient to handle the incremental increase in stormwater runoff created by the proposed project. Therefore, the City's existing stormwater system would be adequate to serve the proposed project and new storm water drainage facilities or expansion of existing facilities would not be required. Impacts related to stormwater services would be considered less than significant.

Conclusion

The addition of five to 10 employees would not substantially increase the demand for water and wastewater services, the existing water supply is sufficient, and the Woodland WWTP would have adequate capacity to serve the proposed project. In addition, the wastewater collected from the site is not expected to exceed the RWQCB wastewater treatment requirements. Although stormwater runoff would incrementally increase due to implementation of the proposed project, the stormwater runoff collection and conveyance system on the site would be sufficient to handle the increase. In conclusion, construction of new or expansion of existing water, wastewater, or stormwater drainage system facilities would not be required, and a ***less-than-significant*** impact related to water, wastewater, and stormwater services would result.

f,g. Currently, the City contracts for refuse collection services with Waste Management of Woodland and provides residential and commercial solid waste collection and curbside recycling service to the City of Woodland. The solid waste collected by Waste Management in the City limits of Woodland is hauled to the Yolo County Central Landfill, located between the Cities of Woodland and Davis. According to the Woodland General Plan EIR, the Yolo County Central Landfill is expected to reach capacity in the year 2025 at current waste-stream, and is allowed to receive up to 1,800 tons per day for 360 days a year. However, waste-stream reduction, such as recycling, is expected to lengthen the projected life of the facility. Proposed uses on the project site are not directly related to the generation of solid waste. Waste generated on-site would primarily be associated with the employees, such as food waste, food packaging, etc. As such, the quantity of solid waste generated by the proposed project would be nominal. In addition, the project site is designated for industrial uses in the General Plan and the proposed project would be consistent with the General Plan. Furthermore, the project would comply with all federal, State, and local regulations related to solid waste.

It should be noted that the nature of the project would result in an overall positive effect related to solid waste services, as the project consists of recycling construction waste for reuse for other construction projects at other sites. Thus, the project would be contributing to an overall reduction in the potential amount of waste going to a landfill. Therefore, because waste generated by the proposed project would be nominal, the local landfill has sufficient capacity, and the project would positively affect solid waste services, a ***less-than-significant*** impact related to solid waste services would occur.

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

Discussion

a. As mentioned previously, the project site has a low sensitivity for biological resources and cultural resources. Although unlikely, the possibility exists that subsurface excavation of the site during grading and other construction activities could unearth deposits of cultural significance; however, this IS/MND includes mitigation measures that would reduce any potential impacts to a less-than-significant level. Therefore, the proposed project would have ***less-than-significant*** impacts to important examples of California history or prehistory and the overall quality of the environment.

b. The proposed project would incrementally contribute to cumulative impacts related to air quality, noise, and transportation and circulation in the area. However, the incremental increase would not cause any significant cumulative impacts. In addition, cumulative impacts would be mitigated through cumulatively applied measures per federal, State, and local regulations, standards, and policies as development in the area occurs. Therefore, a ***less-than-significant*** impact would result from the development of the proposed project.

c. The proposed project site would be developed in a generally urbanized and built-up area of the City of Woodland. Development of the proposed project would not be expected to result in adverse impacts to human beings, either directly or indirectly. The potential for environmental effects on human beings is addressed within this IS/MND. In addition, the project is consistent with the Woodland General Plan and, therefore, falls within the prior EIR analysis for the General Plan. New unmitigated impacts to human beings would not occur, and a ***less-than-significant*** impact would result.

APPENDIX

AIR QUALITY AND GREENHOUSE GAS MODELING RESULTS

Woodland Concrete Slurry Processing Facility

Yolo/Solano AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
General Light Industry	29.843	1000sqft
Other Asphalt Surfaces	10.603	1000sqft
Other Non-Asphalt Surfaces	70.374	1000sqft

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	2	**Precipitation Freq (Days)**	55		

1.3 User Entered Comments

Project Characteristics -

Land Use - based on site plan

Construction Phase - based on info from applicant

Off-road Equipment - modified per CARB

Off-road Equipment - modified load factors per CARB

Off-road Equipment - modified per CARB

Vehicle Trips - based on total of 44 trips (including trucks and employee vehicles)

Grading - total project site 17.56 acres

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2013	1.57	2.13	1.35	0.00	0.15	0.12	0.27	0.07	0.12	0.19	0.00	228.94	228.94	0.02	0.00	229.44
Total	**1.57**	**2.13**	**1.35**	**0.00**	**0.15**	**0.12**	**0.27**	**0.07**	**0.12**	**0.19**	**0.00**	**228.94**	**228.94**	**0.02**	**0.00**	**229.44**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2013	1.57	2.13	1.35	0.00	0.13	0.12	0.25	0.07	0.12	0.19	0.00	228.94	228.94	0.02	0.00	229.44
Total	**1.57**	**2.13**	**1.35**	**0.00**	**0.13**	**0.12**	**0.25**	**0.07**	**0.12**	**0.19**	**0.00**	**228.94**	**228.94**	**0.02**	**0.00**	**229.44**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.56	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Energy	0.00	0.03	0.02	0.00		0.00	0.00		0.00	0.00	0.00	111.36	111.36	0.00	0.00	112.05
Mobile	0.05	0.19	0.50	0.00	0.06	0.01	0.07	0.00	0.01	0.01	0.00	63.22	63.22	0.00	0.00	63.28
Waste						0.00	0.00		0.00	0.00	352.40	0.00	352.40	20.83	0.00	789.76
Water						0.00	0.00		0.00	0.00	0.00	232.60	232.60	4.49	0.12	362.53
Total	**0.61**	**0.22**	**0.52**	**0.00**	**0.06**	**0.01**	**0.07**	**0.00**	**0.01**	**0.01**	**352.40**	**407.18**	**759.58**	**25.32**	**0.12**	**1,327.62**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.56	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Energy	0.00	0.03	0.02	0.00		0.00	0.00		0.00	0.00	0.00	111.36	111.36	0.00	0.00	112.05
Mobile	0.05	0.19	0.50	0.00	0.06	0.01	0.07	0.00	0.01	0.01	0.00	63.22	63.22	0.00	0.00	63.28
Waste						0.00	0.00		0.00	0.00	352.40	0.00	352.40	20.83	0.00	789.76
Water						0.00	0.00		0.00	0.00	0.00	232.60	232.60	4.49	0.12	362.53
Total	**0.61**	**0.22**	**0.52**	**0.00**	**0.06**	**0.01**	**0.07**	**0.00**	**0.01**	**0.01**	**352.40**	**407.18**	**759.58**	**25.32**	**0.12**	**1,327.62**

3.0 Construction Detail

3.1 Mitigation Measures Construction

3.2 Grading - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.13	0.00	0.13	0.07	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.16	1.34	0.73	0.00		0.06	0.06		0.06	0.06	0.00	135.24	135.24	0.01	0.00	135.52
Total	**0.16**	**1.34**	**0.73**	**0.00**	**0.13**	**0.06**	**0.19**	**0.07**	**0.06**	**0.13**	**0.00**	**135.24**	**135.24**	**0.01**	**0.00**	**135.52**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.49	3.49	0.00	0.00	3.49
Total	**0.00**	**0.00**	**0.03**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**3.49**	**3.49**	**0.00**	**0.00**	**3.49**

3.2 Grading - 2013

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.13	0.00	0.13	0.07	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.16	1.34	0.73	0.00		0.06	0.06		0.06	0.06	0.00	135.24	135.24	0.01	0.00	135.52
Total	**0.16**	**1.34**	**0.73**	**0.00**	**0.13**	**0.06**	**0.19**	**0.07**	**0.06**	**0.13**	**0.00**	**135.24**	**135.24**	**0.01**	**0.00**	**135.52**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.49	3.49	0.00	0.00	3.49
Total	**0.00**	**0.00**	**0.03**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**3.49**	**3.49**	**0.00**	**0.00**	**3.49**

3.3 Paving - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.02	0.12	0.08	0.00		0.01	0.01		0.01	0.01	0.00	9.75	9.75	0.00	0.00	9.79
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.02**	**0.12**	**0.08**	**0.00**		**0.01**	**0.01**		**0.01**	**0.01**	**0.00**	**9.75**	**9.75**	**0.00**	**0.00**	**9.79**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.70	0.70	0.00	0.00	0.70
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.70**	**0.70**	**0.00**	**0.00**	**0.70**

3.3 Paving - 2013

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.02	0.12	0.08	0.00		0.01	0.01		0.01	0.01	0.00	9.75	9.75	0.00	0.00	9.79
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.02**	**0.12**	**0.08**	**0.00**		**0.01**	**0.01**		**0.01**	**0.01**	**0.00**	**9.75**	**9.75**	**0.00**	**0.00**	**9.79**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.70	0.70	0.00	0.00	0.70
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.70**	**0.70**	**0.00**	**0.00**	**0.70**

3.4 Building Construction - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.08	0.53	0.36	0.00		0.04	0.04		0.04	0.04	0.00	55.46	55.46	0.01	0.00	55.60
Total	**0.08**	**0.53**	**0.36**	**0.00**		**0.04**	**0.04**		**0.04**	**0.04**	**0.00**	**55.46**	**55.46**	**0.01**	**0.00**	**55.60**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.01	0.06	0.04	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	9.30	9.30	0.00	0.00	9.31
Worker	0.00	0.01	0.06	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	8.20	8.20	0.00	0.00	8.21
Total	**0.01**	**0.07**	**0.10**	**0.00**	**0.01**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**17.50**	**17.50**	**0.00**	**0.00**	**17.52**

3.4 Building Construction - 2013

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.08	0.53	0.36	0.00		0.04	0.04		0.04	0.04	0.00	55.46	55.46	0.01	0.00	55.60
Total	**0.08**	**0.53**	**0.36**	**0.00**		**0.04**	**0.04**		**0.04**	**0.04**	**0.00**	**55.46**	**55.46**	**0.01**	**0.00**	**55.60**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.01	0.06	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.30	9.30	0.00	0.00	9.31
Worker	0.00	0.01	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.20	8.20	0.00	0.00	8.21
Total	**0.01**	**0.07**	**0.10**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**17.50**	**17.50**	**0.00**	**0.00**	**17.52**

3.5 Architectural Coating - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.28					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.01	0.06	0.04	0.00		0.01	0.01		0.01	0.01	0.00	5.23	5.23	0.00	0.00	5.24
Total	**1.29**	**0.06**	**0.04**	**0.00**		**0.01**	**0.01**		**0.01**	**0.01**	**0.00**	**5.23**	**5.23**	**0.00**	**0.00**	**5.24**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.57	1.57	0.00	0.00	1.57
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.57**	**1.57**	**0.00**	**0.00**	**1.57**

3.5 Architectural Coating - 2013

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.28					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.01	0.06	0.04	0.00		0.01	0.01		0.01	0.01	0.00	5.23	5.23	0.00	0.00	5.24
Total	**1.29**	**0.06**	**0.04**	**0.00**		**0.01**	**0.01**		**0.01**	**0.01**	**0.00**	**5.23**	**5.23**	**0.00**	**0.00**	**5.24**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.57	1.57	0.00	0.00	1.57
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.57**	**1.57**	**0.00**	**0.00**	**1.57**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.05	0.19	0.50	0.00	0.06	0.01	0.07	0.00	0.01	0.01	0.00	63.22	63.22	0.00	0.00	63.28
Unmitigated	0.05	0.19	0.50	0.00	0.06	0.01	0.07	0.00	0.01	0.01	0.00	63.22	63.22	0.00	0.00	63.28
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Light Industry	43.87	39.39	20.29	116,377	116,377
Other Asphalt Surfaces	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	43.87	39.39	20.29	116,377	116,377

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
General Light Industry	9.50	7.30	7.30	59.00	28.00	13.00
Other Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	80.13	80.13	0.00	0.00	80.63
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	80.13	80.13	0.00	0.00	80.63
NaturalGas Mitigated	0.00	0.03	0.02	0.00		0.00	0.00		0.00	0.00	0.00	31.23	31.23	0.00	0.00	31.42
NaturalGas Unmitigated	0.00	0.03	0.02	0.00		0.00	0.00		0.00	0.00	0.00	31.23	31.23	0.00	0.00	31.42
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
General Light Industry	585221	0.00	0.03	0.02	0.00		0.00	0.00		0.00	0.00	0.00	31.23	31.23	0.00	0.00	31.42
Other Asphalt Surfaces	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total		**0.00**	**0.03**	**0.02**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**31.23**	**31.23**	**0.00**	**0.00**	**31.42**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
General Light Industry	585221	0.00	0.03	0.02	0.00		0.00	0.00		0.00	0.00	0.00	31.23	31.23	0.00	0.00	31.42
Other Asphalt Surfaces	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total		**0.00**	**0.03**	**0.02**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**31.23**	**31.23**	**0.00**	**0.00**	**31.42**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
General Light Industry	275451					80.13	0.00	0.00	80.63
Other Asphalt Surfaces	0					0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0					0.00	0.00	0.00	0.00
Total						**80.13**	**0.00**	**0.00**	**80.63**

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
General Light Industry	275451					80.13	0.00	0.00	80.63
Other Asphalt Surfaces	0					0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0					0.00	0.00	0.00	0.00
Total						**80.13**	**0.00**	**0.00**	**80.63**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.56	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unmitigated	0.56	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.13					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.43					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.56**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.13					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.43					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.56**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

7.0 Water Detail

7.1 Mitigation Measures Water

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					232.60	4.49	0.12	362.53
Unmitigated					232.60	4.49	0.12	362.53
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
General Light Industry	146.721 / 0					232.60	4.49	0.12	362.53
Other Asphalt Surfaces	0 / 0					0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0 / 0					0.00	0.00	0.00	0.00
Total						**232.60**	**4.49**	**0.12**	**362.53**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
General Light Industry	146.721 / 0					232.60	4.49	0.12	362.53
Other Asphalt Surfaces	0 / 0					0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0 / 0					0.00	0.00	0.00	0.00
Total						**232.60**	**4.49**	**0.12**	**362.53**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					352.40	20.83	0.00	789.76
Unmitigated					352.40	20.83	0.00	789.76
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
General Light Industry	1736.05					352.40	20.83	0.00	789.76
Other Asphalt Surfaces	0					0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0					0.00	0.00	0.00	0.00
Total						**352.40**	**20.83**	**0.00**	**789.76**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
General Light Industry	1736.05					352.40	20.83	0.00	789.76
Other Asphalt Surfaces	0					0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0					0.00	0.00	0.00	0.00
Total						**352.40**	**20.83**	**0.00**	**789.76**

9.0 Vegetation

EquipmentTypeID	Adj ARB LF
A/C Tug Narrow Body	0.536
A/C Tug Wide Body	0.536
Baggage Tug	0.3685
Belt Loader	0.335
Bobtail	0.3685
Cargo Loader	0.335
Cargo Tractor	0.3618
Forklift (GSE)	0.201
Lift (GSE)	0.335
Other GSE	0.335
Bore/Drill Rigs	0.5025
Cranes	0.2881
Crawler Tractors	0.4288
Excavators	0.3819
Graders	0.4087
Off-Highway Tractors	0.4355
Off-Highway Trucks	0.3819
Other Construction Equipment	0.4154
Pavers	0.4154
Paving Equipment	0.3551
Rollers	0.3752
Rough Terrain Forklifts	0.402
Rubber Tired Dozers	0.3953
Rubber Tired Loaders	0.3618
Scrapers	0.4824
Skid Steer Loaders	0.3685
Surfacing Equipment	0.3015
Tractors/Loaders/Backhoes	0.3685
Trenchers	0.5025
Aerial Lifts	0.3082
Forklifts	0.201
Other General Industrial Equipment	0.3417
Other Material Handling Equipment	0.3953
Drill Rig (Mobile)	0.5025
Workover Rig (Mobile)	0.5025
Sweepers/Scrubbers	0.4556
Passenger Stand	0.3953

ATTACHMENT E

Golden State Reclamation
Mitigation Monitoring and Reporting Program

June 2013

The California Environmental Quality Act (CEQA) and CEQA Guidelines require Lead Agencies to adopt a program for monitoring the mitigation measures required to avoid the significant environmental impacts of a project. The Mitigation Monitoring and Reporting Program (MMRP) ensures that mitigation measures imposed are completed at the appropriate time in the development process.

The mitigation measures identified in the Initial Study/Mitigated Negative Declaration for the golden State Reclamation project are listed in the MMRP along with the party responsible for monitoring implementation of the mitigation measure, the milestones for implementation and monitoring, and a sign-off that the mitigation measure has been implemented.

MITIGATION MONITORING AND REPORTING PROGRAM
Golden State Reclamation

	Mitigation Measure	Timing	Monitoring Agency	Sign-Off
IV-1	*Prior to issuance of grading permits, the project applicant shall pay the Swainson's hawk habitat mitigation fee established by the Yolo County Natural Community Conservation Plan/Habitat Conservation Plan Joint Power Authority's Interim Mitigation Strategy (currently $8,660 per acre) for the review and approval of the City of Woodland Community Development Department. The fee shall be paid for the total property acreage (i.e., 17.56 acres, for a total fee of $152,069.60) to the Wildlife Mitigation Trust Account for the establishment of raptor foraging habitat elsewhere in Yolo County through the purchase of development rights and execution of irreversible conservation or agricultural easement. The established rapture foraging habitat acreage shall be permanently protected from future development via enforceable deed restrictions.*	Prior to issuance of grading permits	Community Development Department	

MITIGATION MONITORING AND REPORTING PROGRAM Golden State Reclamation				
	Mitigation Measure	**Timing**	**Monitoring Agency**	**Sign-Off**
	As an alternative to the above, the project applicant may provide acreage for the establishment of raptor foraging habitat in lieu of paying the habitat mitigation fee. If the acreage that is provided is less than that of the project site, the balance shall be paid to the Wildlife Mitigation Trust Account based on the project's Swainson's hawk habitat mitigation fee.			
V-1	*Prior to the issuance of a grading permit, plans shall include a requirement (via notation) indicating that if historic and/or cultural resources, or human remains are encountered during site grading or other site work, all such work shall be halted immediately within the area of discovery and the contractor shall immediately notify the City of the discovery. In such case, the applicant shall retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist shall be required to submit to the City for review and approval a report of the findings and method of curation or protection of the resources. Further grading or site work within the vicinity of the discovery, as identified by the qualified archaeologist, shall not be allowed until the preceding steps have been taken. All fees associated with the services of the qualified archaeologist shall be paid by the project applicant.*	Prior to the issuance of a grading permit	Community Development Department	
V-2	*Pursuant to State Health and Safety Code §7050.5 (c) State Public Resources Code §5097.98, if human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find and the Yolo County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission who shall notify the person believed to be the most likely descendant. The most likely descendant shall work with the contractor to develop a*	If human bone or bone of unknown origin is found during construction	Yolo County Coroner Native American Heritage Commission	

MITIGATION MONITORING AND REPORTING PROGRAM Golden State Reclamation				
	Mitigation Measure	**Timing**	**Monitoring Agency**	**Sign-Off**
	program for re-internment of the human remains and any associated artifacts. Additional work is not to take place in the immediate vicinity of the find, which shall be identified by the qualified archaeologist, until the identified appropriate actions have been implemented. All fees associated with the services of the qualified archaeologist shall be paid by the project applicant.			
VI-1	*Prior to approval of grading plans, the applicant shall coordinate with the City Engineer to determine the soil conditions at the proposed equipment storage building location. If expansive soils are not encountered, further action is not required. If expansive soils are encountered, the applicant shall coordinate with the City Engineer to determine the best means of soil treatment. Potential treatment could include, but would not be limited to the following:* • *Ensuring soil is compacted at the appropriate moisture content;* • *Selectively grading; or* • *Chemically modifying the soil (e.g., apply lime treatment to soil).*	Prior to approval of grading plans	City Engineer	
IX-1	*Prior to issuance of grading permits, the project applicant shall obtain a WDR Order from the SWRCB by providing a technical report in conjunction with a Report of Waste Discharge (ROWD) to the RWQCB. The technical report shall demonstrate that the engineered alternative would provide protection from flooding as prescribed in Section 20250(c) of Title 27 by including, but not limiting to, the following:* • *Description of the design of the waste management units relative to flood elevations;*	Prior to issuance of grading permits	RWQCB	

MITIGATION MONITORING AND REPORTING PROGRAM Golden State Reclamation				
	Mitigation Measure	**Timing**	**Monitoring Agency**	**Sign-Off**
	• *Ensuring a minimum five-foot separation between placement of designated waste and underlying groundwater;* • *Ensuring all designated waste, whether in slurry, liquid, or solid form, would be cleared from the project site during the wet season (November through March);* • *Providing an annual report that the site has been properly prepared (all waste solids and water is removed) prior to the beginning of the wet season;* • *Providing a description of the risk for remedial action, as well as the associated potential costs and financial assurances; and* • *Providing estimated costs for clean closure of the site.* *The project shall comply with all requirements of the issued WDR Order.*			
IX-2	*Prior to issuance of grading permits, the project applicant shall hire a professional geotechnical engineer to perform a site-specific geotechnical evaluation. The geotechnical evaluations shall provide recommendations to ensure that the processing ponds are designed in compliance with Title 27, including recommendations for erosion control measures for the stabilization of the pond slopes. Erosion control measures for stabilizing the processing pond slopes could include, but would not be limited to, slope restrictions (e.g., slopes must be equal to or less than a 3:1 slope) or application of rip rap on slopes (e.g., hard armoring measures).*	Prior to issuance of grading permits	City Engineer	

ATTACHMENT F

DIVERSIFIED CONCRETE CUTTING

June 26th, 2013

Company: PGP International
To: George Wilson
RE: Response to ERM's (15) Questions

Dear Mr. Wilson:

Please see my response to ERM's (15) questions per their letter dated June 11th, 2013. Hopefully my response will provide clarification to these questions:

1) *The nature and volume of the incoming material (including chemical composition and pH levels);*

   A: The nature of the material is a mixture of concrete grindings and added water (aka Slurry). The concrete is "ground" off of public roads, highways, and airports. This material is transported from the construction site and off-loaded (dumped) by tanker/trailers, which have a volume of 5,000 gallons, at the reclamation facility. Previous pH levels have historically been had a pH of 10 +/- 1 level.

2) *The nature of the "load checking" program.*

   A: Golden State Reclamation will have onsite personnel responsible for inspecting and monitoring of incoming loads, to detect the presence of any hazardous or prohibited materials

3) *The material and construction of the pond liners, including the distance between the impounded waste and groundwater.*

   A: The pond liner (which is a double-lined, 60 mil HDPE liner), installation, and distance of groundwater to impounded waste will comply with Title 27.

4) *The programs that would be implemented for detection of leakage*

   A: A leakage detection system will be place between the two pond liners, and will be monitored and submitted quarterly with the Wastewater Discharge Report.

5) *The chemical composition of the material during processing within the ponds and any chemicals added to the slurry during that time.*

A: The composition of the material is a concrete "mud" material, similar to make-up of concrete as it is poured, except that the cement in the mixture will have already been cured. No chemicals will be added to this material.

6) *The duration of onsite processing.*

A: Processing would occur during Construction season, which is typically from March to November.

7) *Activities that would be conducted in the borrow areas:*

A: The borrowed areas will be surfaced with gravel (as shown on the Site Plan submitted to the city), and will be used as a staging area for Construction equipment.

8) *The operations that would occur (e.g., breaking or grinding) in connection with the seasonal excavation of the material from the concrete slurry ponds*

A: As described in question Five, the material that is processed in the ponds is a Mud-like material, which will not harden. Therefore, there will be no "breaking or grinding" of this material. The excavated material will be loaded into trucks and transported to approved recycling or disposal facilities.

9) *The stormwater and conveyance system:*

A: The levee tops surrounding the pond are sloped so that stormwater runoff will flow into the ponds. This water will flow to the leachate pond, and will be pumped back into the water tanker/trailers. From there, this water will either be used for construction purposes, or will be taken to a water treatment facility. The property located outside of the pond areas will be sloped to flow to City storm drains.

10) *Utility and service system connection details*

A: Potable water, storm drainage, sewer, and telecommunications will be pulled from the City connections at the street. Dry utilities from PG&E will be connected to an onsite Mobile Trailer, which will serve as on office. No other utilities will be required.

11) *The time of year during which construction would occur*

A: With approval of this project on July 18th, construction would begin late July / early August, and would end no later than the end of October.

12) *Air quality/dust control practices that would be followed during construction and operation:*

A: Air quality/dust control practices would be met through our construction activities SWPPP program, as well as through long-term Industrial Stormwater Pollution Plan practices, as required under City Ordinances.

13) *The operations that would occur and heavy equipment that would operate in connection with the proposed "1.5-acre inert material recycling center";*

    A: The recycling center that was initially proposed under the project description has since been removed, and will no longer be applicable to the project.

14) *The manner in which the collection of rainfall and surface water in the ponds would be managed during off season periods:*

    A: If rainfall in the offseason causes the Leachate pond to fill near its capacity, the water will be pumped out of the pond into water tankers and taken to a water treatment facility. Minimum freeboard in the ponds will be maintained in accord with Title 27.

15) *Landscaping included in the Project for site beautification.*
    A: Landscaping for this project is shown on the Landscaping Plan submitted to City, and complies with City Ordinances. A copy of this plan can be forwarded to you upon request.

Respectively,

Travis Brandt
Division Manager
Diversified Concrete Cutting

STAFF REPORT

PROJECT TITLE:	**Cal West Tentative Map # 4991 – Cal West Investors, LLC/Optimistic Partners,** Spring Lake Specific Plan Tentative Subdivision Map # 4991 and Development Agreement. APN 041-070-044 & 046
APPLICANT/OWNER:	**Cal-West Investors – Melanie Mathews** **Optimistic Partners – Bill Streng** 173 Court Street, Woodland, CA 95695
LOCATION:	Subject property is located at the northwest corner of Harry Lorenzo Avenue and Farmer's Central Road and east of State Highway 113.
PROJECT PLANNER:	Cindy A. Norris, Principal Planner
STAFF RECOMMENDATION:	Recommend City Council Approval with Conditions
REPORT FOR:	Planning Commission Public Hearing – July 18, 2013
ENVIRONMENTAL REPORT:	Previous environmental review and addendum for land use amendment approved on December 14, 2010. The SLSP requires that each development application include certain project-level and property specific technical analyses (traffic, noise, cultural, biology, geotechnical, and infrastructure) to demonstrate consistency with the performance thresholds and requirements of the SLSP and SLSP Mitigation Monitoring Plan. It was determined that environmental impacts would be similar or lessened with the proposed project.
PARCEL SIZE:	33.89 acres
GENERAL PLAN:	Medium Low Density and Medium Density Residential.
CURRENT ZONING:	The Spring Lake Specific Plan - Single Family Residential (R-8), and Multi-Family Residential (R-15)
EXISTING LAND USES:	Undeveloped/Fallow Agricultural
FLOOD ZONE:	Zone X (Areas Determined to be outside the 500-year floodplain), Flood Insurance Rate Map (FIRM), Community Panel Number 060423-440F, revised April 2, 2002
STREET ACCESS:	Harry Lorenzo Avenue and future Farmers Central Avenue

ADJACENT LAND USES & ZONING:

North	Vacant (Oyang Development Inc)	R-5 Residential
South	Vacant (in County)	Master Plan Remainder Area
East	Vacant (Pioneer Village Unit 1 & 2)	R-25 and R-5 Residential
West	State Highway 113	N/A

PENDING/POTENTIAL ACTIONS: That the Planning Commission recommend that the City Council take the following actions:

1. Adopt the proposed "Findings" for approval of the Tentative Subdivision Map No. 4991; and "Conditions of Approval" to be incorporated in to the Development Agreement between the City of Woodland and the Developer(s) as presented in the Staff Report (**Attachment "A"**); and,

2. Approve the Tentative Subdivision Map (TSM#4991) in accordance with the "Conditions of Approval" as presented in this Staff Report (**Attachment "D"**);

3. Adopt Ordinance No. , authorizing the City Council to execute the Project Development Agreement as presented (**Attachment "F"**).

PROJECT SITE DESCRIPTION: The Cal-West Investors Tentative Subdivision encompasses approximately 34 acres and is located north of the future extension of Farmer's Central Road and west of Harry Lorenzo Avenue and east of the State Highway 113. The map includes the 5.61 net acre R-15 multi-family site as a remainder parcel (a certificate of compliance will be required for future development on this site). The proposed subdivision map is located north and west of the proposed future eight acre park and two acre neighborhood commercial site. APN: 041-070-046 and 044.

BACKGROUND: On December 14, 2010, a Specific Plan Amendment to rezone land uses for the overall Cal West Project site, encompassing 44.97 acres, and a Development Agreement was approved by the City Council. The entire Spring Lake Specific Plan area had been pre-zoned under Ordinance No. 1346, adopted July 2, 2002. The applicant's Specific Plan Amendment included the relocation of the 8-acre park and 2-acre neighborhood commercial land uses south to the northwest corner of Harry Lorenzo Avenue and Farmer's Central Road and elimination of the 10-acre elementary school site. The 15-acre R-5 single family residential sites were eliminated, and the single family R-8 and multi-family R-15 sites were increased in size. The multi-family units on the R-15 site total approximately 84, with 173 units proposed within the R-8 density. On August 6, 2012, a lot line adjustment was approved to modify the parcel lines to accommodate the park and neighborhood commercial as a single parcel with a remainder portion of approximately 8.9 acres of residential R-8 designated land, creating a parcel totaling 19.97 acres in size. Tentative Parcel Map 5003 was approved on July 19, 2012 by the Planning Commission to subdivide the resulting 19.97 acre parcel into two large lots for purposes of sale, allowing separation of the park and neighborhood commercial site from the residential site.

PROJECT PROPOSAL: The Cal West Investor/Optimistic Partner's project application request is for approval of a Tentative Subdivision Map #4991 and Development Agreement Amendment. The requested map will encompass 34.43 acres of the 44.97 acres of land in the original Cal West rezone project area. The project proposal includes 28.94 gross acres of land developed as single family R-8 in

three phases, 0.88 acres in a buffer and access easement as Lot A and 0.10 acres as Lot B a mini-park and oak tree preservation dedication, as well as approximately 5.61 gross acres as a remainder parcel of multi-family designated R-15 land. This leaves approximately 10 acres of land designated as future park (8 acres) and neighborhood commercial (2 acres). (**Attachment "D"**)

TENTATIVE SUBDIVISION MAP

The City of Woodland's Subdivision Ordinance, Section 21-4-6 Phasing Plan, outlines the requirements for phasing of tentative maps. The current project proposes to split the subject map into four phases. Phase I is 9.31 net acres and 60 single family units, Phase II is 11.00 acres and 68 units, while Phase III is 7.20 net acres and 48 single family units. The remainder parcel encompasses the 5.61 net acres of R-15 designated property with an estimated future development of 84 units. (**Attachment "D" – Subdivision Map**). This map will provide for a density at the lower end of the range allowed under the R-8 category (6 to 8 dwelling units/acre). Phases I -III will have a combined density of 6.40 dwelling units per acre.

The development proposes 176 R-8 lots with lot widths ranging from 40 to 85-feet with an average 52-foot lot width. This meets the minimum requirements of Table 2.4, Spring Lake Specific Plan Area Requirements for Lots. Lot depths range from 74 to 100 feet with an average 89 foot lot depth. The lot sizes range from 3,400 square feet to 7,431 square feet with an average of 4,734 square feet. The R-15 site will be developed at a future time and will require site design and architectural review by the Planning Commission.

Lot layout is generally consistent with neo-traditional qualities as identified in the plan and will provide homes that primarily front on to local streets or side on in a few cases. The project map also provides for homes to front on to the proposed future park. Street layout is primarily gridded with only 6.4 percent of the lots in cul-de-sacs.

Infrastructure:
Project access will be primarily from the collectors Harry Lorenzo Avenue and Farmers Central Road to future local streets "D" and "F". The development will provide for the partial improvement of the perimeter collector street, Harry Lorenzo Avenue. The existing 50 foot right-of-way and 22-foot wide existing paving, will be expanded to 72-feet right-of-way with 40 feet of pavement, curb and gutter provided on both sides and sidewalk and landscaping on the west side. The project will construct the entire street section except the east side landscaping and sidewalk. The development will construct the remaining local streets. "D" Street, adjacent to the future park, will be fully constructed, to include curb, gutter, sidewalk and landscaping on both sides. In order to construct "F" Street, the applicant will be required to obtain right of way from the adjacent northerly property (Oyang).

Two roundabouts at Harry Lorenzo Avenue and "F" Street and Harry Lorenzo Avenue and Farmers Central Avenue will be constructed with the first phase. Two subdivision trails have been provided to connect Harry Lorenzo Avenue to the internal streets and to break up the block length on streets "E" and "H".

The project is required to construct a 10-foot high sound wall along the west property boundary, adjacent to Highway 113. A 28-foot landscape setback, shown as Lot "A", has been provided between the Caltrans ROW edge and the back of the homes (sound wall location). Lot "A" will be within the City's Landscape and Lighting district, which funds maintenance of landscaping and sound walls. The

setback provides sound, visual and air quality buffering to the adjacent lots. The entire length of the project sound wall shall be constructed at one time, with the Phase III final map, including the portion of the wall on the remainder multi-family lot. The wall design, including freeway adjacent landscaping, shall be submitted for Design Review to the Planning Commission prior to acceptance of final map for Phase III.

In order to accommodate the 28 foot landscape setback along the freeway edge, as described above, the project design has been modified to allow curb adjacent sidewalks on one side of the north-south local streets. This modification has allowed the project to maintain the lot count and minimizes reductions to lot width or depth. Staff recommends approval of this sidewalk modification in this instance in order to both provide benefit to lots at the west boundary and to provide for an enhanced visual treatment along SR 113.

The property has one significant Heritage Oak Tree located on site and a second Heritage Oak tree located just to the north. Lot "B" has been set aside as a future dedicated mini-park to preserve the existing on-site tree. Future road improvements to the north side of the project will be designed to the extent possible to preserve the Oak tree located just off-site. Prior to issuance of the grading permit which impacts each Oak Tree, the applicant shall submit a tree protection plan to be included in the improvement plans to indicate measures that will be taken to protect the trees during construction.

The proposed future park and neighborhood commercial parcel, located southeast of the tentative subdivision is not included as a part of this map application. However, to ensure adequate future improvements including access and bike path design, key development considerations have been included in the Development Agreement Conditions of Approval. In particular, conditions relating to timing and level of construction of roadways adjacent to the park and possible future land configuration have been included. A condition has been added, such that the applicant is required to prepare a master land use concept and possible rezone to consider an alternate land use configuration. That park site would be a complete rectangle and the location for the park site would be configured to allow for a more efficient development of the remaining two acres of land. The analysis will evaluate the location and viability of the two acre commercial sites within the plan area and whether they should be rezoned to residential land.

DEVELOPMENT AGREEMENT

Resolution No. 3542 adopted May 15, 1990 establishes procedures for the consideration of Development Agreements in Woodland, These procedures essentially parallel the requirements of Section 65864 et.seq. of the Government Code. The SLSP requires that each developer enter into a Development Agreement with the City. Development agreements allow the City to negotiate the vesting of certain development rights for the applicant in exchange for benefits to the City that might not otherwise be required of a developer. The City Attorney and staff have prepared a Development Agreement template for the City to use with all SLSP developers. A simple Development Agreement (DA) was entered into as part of the Specific Plan Amendment in 2010 in order to establish the zoning and densities. A revised Development Agreement with updated Conditions of Approval is required in conjunction with review and approval of this project application and Tentative Subdivision Map.

APPLICABLE LAWS, CODES, AND ORDINANCES: The project is subject to several laws, codes, and ordinances:

- The California Environmental Quality Act (CEQA)

- The City of Woodland General Plan (including the Housing Element)
- The City of Woodland Zoning and Subdivision Ordinances
- Spring Lake Specific Plan (SLSP)
- SLSP Mitigation Monitoring Plan (MMP)
- SLSP Affordable Housing Plan

PUBLIC NOTIFICATION: Public notice advertising for the public hearing on this project was prepared by the Community Development Department in accordance with notification procedures set forth in the City of Woodland's Municipal Code and State Planning Law. Two methods of public notice were used:

1. Legal notice was published in the Woodland Daily Democrat on or before July 8, 2013.
2. Notices were mailed to all property owners within 500 feet of the project site on July 5, 2013.

Copies of the staff report for the proposed project have been on file at City Hall since July 12, 2013. The public notice was sent to the current Spring Lake developers.

PREVIOUS ACTION TAKEN (to amend the SLSP): On December 18, 2001, the City Council adopted the Spring Lake Specific Plan (SLSP) (Resolution No. 4330). The SLSP has since been amended seven (7) previous times:

a. November 19, 2002 (Resolution No. 4399) to address the Settlement Agreement and various staff-identified errata;
b. December 17, 2002 (Resolution No. 4406) to address changes to the Plan requested by Spring Lake Planning Group LLC;
c. October 19, 2004 (Resolution No. 4583) to address additional changes to the Plan requested by Spring Lake Planning Group LLC; and
d. February 27, 2007 (Resolution No. 4807) to amend the Spring Lake Specific land use designations and Table 2.4 requested by the proposed Reynen & Bardis-Spring Lake Central Development Project.
e. November 16, 2010 (Resolution 5147) to amend the Spring Lake Specific Plan to remove reference to the Gibson Road Bike/Pedestrian overcrossing and the Class 1 bike path south of Gibson Rd between Pioneer High School and Woodland Community College.
f. December 14, 2010 (Resolution No 5160) to amend the Spring Lake Specific Plan land use designations to relocate the neighborhood commercial and park site on the Cal West property, eliminate a school site and R-5 single family acreage and increase the R-8 and R-15 acreage.
g. March 19, 2013 (Resolution No 6118), to amend the Spring Lake Specific Plan to rezone a 10 acre school site and 6.22 acre multi-family R-20 site (16-20 dwelling units per acre) to Residential Single Family R-8 (6-8 dwelling units per acre).

CEQA CLEARANCE: On August 15, 2000, the City Council certified the Turn of the Century Final EIR (State Clearing House Number 1199022069; Resolution No. 4215 adopted August 15, 2000). The City Council subsequently adopted several CEQA Addendums to the Turn of the Century EIR. Pursuant to Government Code Section 65457(a), any residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a specific

plan for which an environmental impact report has been certified after January 1, 1980, does not require additional CEQA review. Addendums prepared include:

a) Addendum #1 (Resolution No. 4330 adopted December 18, 2001) for the purposes of approval of the final SLSP;
b) Addendum #2 (Resolution No. 4399 adopted November 19, 2002) for the purposes of amending the Plan to satisfy the Settlement Agreement and to make other staff-initiated errata;
c) Addendum #3 (Resolution No. 4406 adopted December 17, 2002) for the purposes of amending the Plan based on a request from the Spring Lake Planning Group LLC;
d) Addendum #4 (April 15, 2003) for the purposes of the Williamson Act Rescission Agreement for the Russell Property;
e) Addendum #5 (Resolution No 4583 adopted October 19, 2004 for the purposes of amending the Plan based on a request form the Spring Lake Planning Group LLC);
f) Addendum #6 (Resolution No 4806 adopted February 27, 2007, for the purposes of amending the Plan based on a request by Reynen and Bardis);
g) Addendum #7 (Resolution No. 5146 adopted November 16, 2010 for the purposes of amending the Plan based on a request by the Gibson Ogden Investors, LLC to remove a bike overcrossing and path); and
h) Addendum # 8 (Resolution No. 5159 adopted December 14, 2010 for the purposes of amending the Plan based on a request by Cal West Investors, LLC to modify land use designations and rezone a school site).
i) Addendum #9 (Resolution No. 6117) adopted March 19, 2013 for the purposes of amending the Plan based on a request by ALC IV Woodland Spring Lake, LLC to modify land use designations and rezone a school site, amend the Housing Element list of available sites.

Because the proposed land uses are similar to those studied in the SLSP, Turn of the Century EIR, and in the Addendum prepared December 14, 2010, the changes proposed are not substantial and would not require major revisions. Furthermore, the proposed changes would not create new or significant environmental effects which have not already been analyzed.

The SLSP requires that each development application include certain project-level and property-specific technical analyses to demonstrate consistency with the performance thresholds and requirements of the SLSP and SLSP Mitigation Monitoring Plan. The following studies have been submitted with the subject application in fulfillment of these requirements (SLSP, Development Regulation 2.4 and page 9-1):

- Biological Resources Assessment, Foothill and Associates June 15, 2011 (Development Regulation 7.1).
- Cal West Tentative Map Traffic Impact Study, Ferh and Peers, (SLSP Development Regulation 4.10, 4.11 and Mitigation Measure 4.6-1).
- Environmental Noise Assessment, Bollard Acoustical Consultants, Inc July 19, 2011 (SLSP, Development Regulation 2-4 and page 9.1).
- Cultural Resources Inventory, Peak and Associates, Inc, May 31, 2011, (SLSP Development Regulation 2-4 and page 9.1).
- Arborist Report, Foothill Associates, June 14, 2011
- Phase I Environmental Site Assessment, R.S. Holdstock R.E.A, February 24, 2006, (SLSP Mitigation Measure 4.12-1).

- Geotechnical Engineering Investigation, Geocon Consultants, Inc. May 2011, and updated February 15, 2013.
- Water modeling to determine adequate fire flow, West Yost, July 2013.

City staff have reviewed each of these studies and reached the following conclusions: a) the studies satisfy the SLSP requirements; b) applicable requirements or conditions recommended in the study have been included as Conditions of Approval for this project; c) the studies identify no environmental circumstances specific to the site or the proposed project that were not previously anticipated and addressed in the original EIR and later addendums.

Specific conditions have been added to the project with regard to tree preservation and noise mitigation.

Tree Preservation

An Arborist report for the site was prepared on June 14, 2011. The City regulates impacts to or removal of trees under Section 20A of the Municipal Code. Trees are defined as any woody plant with a trunk of 6 inches or more in diameter at breast height (54 inches above grade). Applications for new development must include a program for the preservation of the street trees, heritage, specimen and landmark tress and trees with aesthetic value. Replacement planting is required for each heritage, specimen and landmark tree removed at a rate of four 15-gallon trees for each six-inches, or fraction thereof, of trunk diameter removed. Mitigation for removal of street trees is at a rate of two 15-gallon trees for each six inches removed.

The report identified a total of five trees, consisting of three Valley Oaks, one California Fan Palm, and one Canary Island Date Palm on the project site. An additional 16 Valley Oaks are located adjacent to and overhanging the project site. None of the trees were recommended for removal. Tree #37 in the report was identified as a Heritage Tree. One tree located off site, to the north was also identified as a Heritage Tree.

Based on the identification of the two Heritage Oak Trees, staff has worked with the applicant to the extent possible to preserve these two trees. Tree #37 will be preserved on Lot B, which has been set aside for this purpose. Further, efforts will be made in evaluating street improvement plans to attempt to preserve the Heritage Oak tree located north adjacent to the project site.

A condition has been placed on the project with regard to the Lot B:

> *The oak tree on Lot B, shall be preserved in place. Lot B shall be dedicated to the city to create a small pocket park around the existing tree. Prior to approval of the final map which dedicates Lot B, the OWNER shall receive the equivalent in park fee credits of $10,000*

Noise

A Noise analysis for the site was conducted on March 28 and 29, 2011, to evaluate the potential future noise impacts associated with the SR 113. The findings were compared to the City's required General Plan Noise standards, which provide for a maximum 60 dB Ldn/CNEL within outdoor activity areas (backyards). A level of 65 dB Ldn/CNEL may be allowed assuming that all reasonable/feasible noise-mitigating construction (sound wall) has been included, and interior noise exposure criterion are met. Unmitigated noise on lots closest to SR 113 would be approximately 74 dB Ldn/CNEL. A barrier height of 10 feet from pad grade, would satisfy a conditionally acceptable noise level standard of 65 dB

Ldn/CNEL. Further, the additional setback of 28-feet for the lots from the Cal Trans Right of Way line will further mitigate noise and air quality concerns.

These studies and consistency determinations provide the substantial evidence to show that the project as conditioned is consistent with the adopted Specific Plan and fulfills all conditions and CEQA Mitigation Measures. Therefore, pursuant to Section 65457(a) of the California Government Code and Section 15182(a) of the CEQA Guidelines, no other CEQA documentation is required for the City to take action to approve this project.

GENERAL PLAN CONSISTENCY

The Spring Lake Specific Plan (SLSP) has been determined by the City Council to be consistent with the General Plan. This consistency is maintained at the project-level via a determination of consistency with the SLSP. The project, with the proposed conditions of approval, Development Agreement and tentative subdivision map phasing, have been determined by staff to be consistent with the SLSP and General Plan.

SPRING LAKE SPECIFIC PLAN CONSISTENCY

In order to assess project consistency with the SLSP, a detailed analysis was performed comparing the project proposal to each section of the SLSP (including text, development regulations, figures, tables, and the Illustrative Plotting Plan to the extent applicable) and to the various implementing documents of the SLSP. The proposed Development Agreement and tentative subdivision map have been determined by staff to be consistent with the SLSP.

Spring Lake Specific Plan Design Standards

The SLSP Design Standards adopted May 20, 2003, identify minimum design requirements for development within the Spring Lake area including architectural requirements for the homes, and landscaping requirements for public improvements. A condition has been added that requires future development, within the project to complete Design Review as required by the Spring Lake Design Standards.

ZONING ORDINANCE CONSISTENCY

The proposed project as conditioned is consistent wit the City's Zoning Ordinance.

Community Design Standards: Requirements for community design have been established per the SLSP Design Standards. SLSP area is excluded from the Community Design Standards, unless the language in the specific plan is ambiguous or silent. At that point, the Community Design Standards will take effect.

SUBDIVISION ORDINANCE CONSISTENCY

Phasing - The subject site that is part of the Tentative Map application is comprised of two parcels totaling approximately 34 acres. The applicant proposes to subdivide the property into three phases and a remainder parcel with Phases I, II and III developed at an R-8 density and the remainder parcel at an R-15 density. The parcel located south east of the subdivision totaling ten acres, including eight acres designated Neighborhood Park and two acres neighborhood commercial site, are not a part of the proposed Tentative Subdivision map. (**Attachment "D"– Tentative Subdivision Map**).

Lot Development – The R-8 lots have lot widths ranging from 40 feet to 85 feet with an average 52 foot lot width. This meets the minimum requirements of Table 2.4 which requires a 40 foot minimum and 45 foot average.

The proposed R-8 lots range in size from 3,400 to 7,431 square feet with an average lot size of 4,734 square feet. Lot depths range in size from 74 to 100 feet with an average of 89 feet.

Circulation - The proposed circulation pattern consists of two Collector Streets: Harry Lorenzo Avenue, which is a north/south collector to the east and Farmers Central Road, which is an east/west collector connecting the eastern portion of Spring Lake to the project.

Primary access to the subdivision is proposed at Harry Lorenzo Avenue which has a right of way width of 70.9 to 72-foot right-of-way and new east/west streets "D" and "F". These streets would meet the standard SLSP 57-foot right-of-way. .

Infrastructure:
The project is consistent with the SLSP Capital Improvement Plan and Infrastructure Plans adopted June 22, 2004.

Water – Water service will be brought into the property via two 12-inch connections. Water supply for this development will come from existing wells and a new well being constructed as part of the SLSP development and future surface water project. Water modeling has been conducted by West Yost in order to verify that 12 inch lines will provide adequate fire flow.

Sewage – Infrastructure to convey wastewater will be constructed for the project to connect to the SLSP's City's Wastewater Treatment plant located east of County Road 102. A central pump station exists at the intersection of Farmers Central and Miekle Avenue.

Sewer lines already exist along Farmer's Central Avenue flowing east and are proposed for Harry Lorenzo Avenue flowing south to the Farmers Central Line. Service will be brought into the property via two 8-inch connections proposed at the proposed intersection access points.

Storm Drainage - For the entire SLSP and Master Plan Remainder Area (MPRA), the east regional detention pond has been constructed east of County Road 102.

Consistency with Other Land Use Plans: The project site does not fall within the planning area of any other relevant specific plans, area plans, redevelopment plans, airport land use plans, or other such adopted land use plans of the City.

REVIEW AGENCY COMMENTS: The application was circulated for review by agencies of jurisdiction. Comments that were received from Fire, Development Engineering, and Public Works have been incorporated as Conditions of Approval.

STAFF ANALYSIS: Staff supports this project based on Findings of Fact and Conditions of Approval as presented in **Attachment "A" - Findings of Fact and Conditions of Approval**. The following analysis addresses key areas of the Spring Lake Specific Plan's policies and regulations. A

summary analysis of the SLSP policies and regulations is provided below for Planning Commission and City Council consideration.

Spring Lake Specific Plan Consistency: In order to assess project consistency with the SLSP, a detailed analysis was performed comparing the project proposal to each section of the SLSP (including text, development regulations, figures, tables, and the Illustrative Lotting Plan to the extent applicable) and to the various implementing documents of the SLSP including: Building Unit Allocation Program, Agricultural Land Mitigation Program, Affordable Housing Plan, Design Standards, and Mitigation Monitoring Program.

Key areas of review include the following:

Density – The SLSP establishes both maximum and minimum density for each land use category. For the R-8 category the minimum is six dwelling units per acre (du/ac) and the maximum is eight du/ac. Acreages are already "net", meaning that arterials, collectors, and plan-level (as opposed to project-level) open space have been deducted from the gross acreages. Local streets and subdivision trails have not been deducted. The net density for the project is 6.4 dwelling units per acre.

Affordable Housing Discussion – The Spring Lake Affordable Housing Plan requires that all residential projects provide certain percentages of units that are affordable to low and very low-income households. As proposed, 176 single family homes are proposed, of which 18, or 10-percent, will be required to as affordable to low-income households. The estimated number of units on the R-15 site is anticipated at 84. This would result in 17 very low and 9 low income units required

Inclusionary Housing Agreement - Prior to the City approving the applicant's Final Map, the applicant and City shall enter into an Inclusionary Housing Agreement as required by the SLSP Affordable Housing Plan (AHP).

Size and Design of Affordable Units - As allowed by the Affordable Housing Plan, affordable units may be smaller in square footage than the market-rate units. However, recognizing the need for larger units for larger families, a mix of bedroom numbers and square footage among for-sale units is desired. Also, affordable units shall have similar numbers of bedrooms as the market rate units in the same zoning district, and at similar proportions as the market rate units, as approved by the City's Housing and Redevelopment Staff.

The design of affordable units and the materials used in construction of affordable units shall be of an equal standard; however affordable for-sale units may feature different interior amenities than those of market-rate for-sale units.

Cul–de-Sac Calculation – Development Regulation 4.8 states that a grid system is encouraged, although a modified grid is acceptable with the goal of not more than 50 percent cul-de-sacs in a subdivision. The proposed subdivision provides 6.4 percent cul-de-sac.

Block length – Development Regulation 2.34 and Table 2.4 lists the maximum block length as 600 feet with the goal of 10 homes on one side of the street. The overall street length on "A" Street is approximately 900 feet. This is due to the project constraint of being located adjacent to the SR 113 to the west. In order to mitigate for the extended block length on the west side of Street "A", a condition of approval has been added to state that, *the home designs along Street "A" shall be designed to have*

significant variability in terms of front setback, mix of one and two-story, and building architectural frontage design. All homes along this stretch from extending from lot 160 to 176 shall have either a full usable front porch or a separated front patio extension with low walls.

Street Loading – Development Regulation 2.31 requires homes to face a local residential street, two-lane collector, court or private street. Only the rear or side property lines may abut arterials and only side or front of units may abut collectors or greenbelts. The project design as proposed meets these requirements.

Lot Width Variation - Development Regulation 2.35.5 requires lot width variation. The intent of this regulation is to provide variation within a subdivision block. Lots in the subdivision vary from 40 to 85 feet with an average of 52 feet.

Entry Sign – Per the Spring Lake Design Standards 1.6.2, the applicant has been conditioned to provide a neighborhood entry sign at the corner of "D" Street and Harry Lorenzo Avenue.

Bicycle / Pedestrian Access – Development Regulation 2.24 requires access connections for bicycles and pedestrians to open space, parks, and subdivision trails. Subdivision trails are internal trails required to improve pedestrian and bicycle circulation and provide increased connectivity to the planned SLSP multi-purpose trail system. They also act as separators between homes on blocks that contain more than 10 homes in a row. Subdivision trails are required to be a minimum of 25 feet in width and landscaped. The project contains subdivision trails to provide access from Harry Lorenzo Avenue internal to the site.

Tree Preservation. Based on an arborist report prepared by Foothill and Associates, two existing Heritage Oak trees were identified are recommended for preservation.

It has been recommended and conditions added to require that the oak tree on Lot B, shall be preserved in place. Lot B shall be dedicated to the city to create a small pocket park around the existing tree. Prior to approval of the final map which dedicates Lot B, the OWNER shall receive the equivalent in park fee credits of $10,000. Further, the Heritage Oak tree located off-site, north of Lot B, shall also be preserved in place, unless it cannot be preserved in place due to infrastructure requirements. The "F" Street cross section may be modified, subject to approval by the City Engineer, at that location to accommodate the preservation of this street tree (i.e. removing the planting strip and attaching the sidewalk at that locations, etc…) The trees and pocket park shall be included in the Spring Lake Lighting and Landscaping assessment district.

Park Development trigger – Development Regulations 5.1, 5.11.1, and 8.2 (as amended by the SLSP Settlement Agreement) establish two triggers for the required construction of neighborhood parks:
1) 60 percent build-out of each neighborhood; and 2) per various dwelling unit thresholds. Regarding the first trigger, neighborhood development is defined on page 2-10 of the SLSP. The subject subdivision is located in Neighborhood A. Presently, 60% build-out has not been achieved. .

Regarding the second trigger, the first neighborhood park is triggered by the issuance of a building permit for the 650th dwelling unit equivalent (DUE), the second neighborhood park is triggered by the 1,950th unit, and the third neighborhood park is triggered by the 3,250th unit. Park construction is subsequently required to be completed within 15 months. Each single-family unit is one DUE and multi-family units are 0.66 DUE. Number of permits issues to date are 1,015 single family and 200

multi-family, or a DUE amount equivalent to 1,147 DUE units. An additional 803 building permits will be required to trigger the park construction. With consideration of prior and recent project approvals, including this project site, the following permits can be expected in the near future (98 SF Heritage Unit 4; 108 SF Parkview; 104 SF Heidrick Phase II; 94 SF Solara Ranch; 241 Merrit Murphy and 173 Cal West) totaling 818 units.

Park Design – The future park site is not a part of the proposed tentative subdivision proposal. However, the future park and neighborhood commercial sites are both contained within the original Development Agreement for the site rezone in December 2010 and development of the map will impact development of the future park site. Conditions have been added to address access, by requiring full construction of the road to the north of the park site "D" Street, including curb, gutter, and sidewalk and landscaping.

While specific details for the park have not been designed, there is a desire to develop a master layout of the park and adjoin properties. Of additional concern is the viability of the two acre commercial sites in this location and elsewhere in the Plan. In order to address these future master plan issues, the city is requesting that prior to the first final map approval that the applicant either submit an application to evaluate the park and neighborhood commercial uses, or funding toward a future analysis of this issue.

Energy Efficiency – The project shall comply with minimum energy efficiency standards provided in Development Standard 2.25 which requires that five (5%) percent of all units to have roof photovoltaic energy systems or other alternative energy system.

Water Conservation Ordinance – The project shall comply with the State Water Conservation Ordinance. This applies to all yard and public landscaping.

Residential Fencing. All wood fence footings and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with a water sealant to prevent water damage and staining.

Freeway Sound wall - A freeway adjacent sound wall is required in accordance with the Environmental Noise Analysis and shall be at least 10 feet in height. The sound wall design shall meet the SLSP Design Standards (Section 6.2.1). Access for required maintenance shall be provided via Lot "A" and shall be a minimum of 28-feet in width. The entire length of the project sound wall shall be constructed at one time, with the Phase 3 final map, including the portion of the wall on the remainder parcel. The wall design, including freeway adjacent landscaping, shall be submitted for Design Review to the Planning Commission prior to issuance of permits. Landscape and sound wall will need to be bonded for and are included in the public improvements and are eligible for SLIF fee credits

Building Unit Allocation Program – In order to ensure that the City will maintain an average annual growth rate of 1.7 percent citywide and still meet development needs, the SLSP required the development of a Unit Allocation Program (SLSP, page 8-3). The Building Unit Allocation (BUA) Ordinance (Ordinance No. 1343, adopted April 16, 2002). The BUA Ordinance was subsequently amended on March 19, 2013. In accordance with the Ordinance revision, the applicant will be required to submit a request for BUAs prior to issuance of final maps. 158 BUAs would be required for market rate single family units.

Agricultural Land Mitigation Program and Hawk Mitigation Requirements: Pursuant to the SLSP Agricultural Land Mitigation Program, CEQA Mitigation Monitoring Plan, and Settlement Agreement, the applicant must preserve ±44.97 acres of equivalent agricultural land and Swainson hawk foraging land in an area proximate to the SLSP.

Mitigation Monitoring Plan: The SLSP MMP is contained in Appendix A of the SLSP. As conditioned, the subject project is consistent with all requirements of the Mitigation Monitoring Program.

Consistency with Other Land Use Plans: The project site does not fall within the planning area of any other relevant specific plans, area plans, redevelopment plans, airport land use plans, or other such adopted land use plans of the City.

Zoning Consistency:

Lot Coverage - The maximum lot coverage is 50 percent.

Parking – Pursuant to Section 25-23-10A of the Zoning Ordinance, the applicable parking ratio is 2 parking spaces per unit. The proposed parking must conform to minimum standards. Lots with second units must comply with SLSP Design Standard 2.10e, which requires 2 additional parking spaces.

Community Design Standards: Requirements for community design have been established per the SLSP Design Standards. Spring Lake Specific Plan area is excluded from the Community Design Standards, unless the language in the specific plan is ambiguous or silent. At that point, the Community Design Standards will take effect.

Appeals: Any interested party, including the City Council, any individual City Council Member, or the City Manager, dissatisfied with the decision of the Planning Commission may appeal the decision to the City Council within ten (10) days after the action of the Planning Commission. No conflict of interest shall exist solely by reason of the filing of the appeal by the City Council, an individual City Council Member, or the City Manager. Any such appeal shall be filed with the City Clerk and, except an appeal by the City Council, a Council Member, or the City Manager, shall be accompanied by a filing fee as prescribed by City Council resolution. Upon filing of an appeal, the City Clerk shall set the matter for a hearing. Such hearing shall beheld within thirty days after the date of filing the appeal. Within ten days or at its next regular meeting following the conclusion of the hearing, the City Council shall render its decision of the appeal.

RECOMMENDATION:
Staff recommends approval of the project by making an affirmative motion as follows:

I move that the Planning Commission recommend approval of the Cal West Investors/Optimistic Partners project to the City Council based on the identified Findings of Fact and subject to the Conditions of Approval, by taking the following actions:

1. Adopt the proposed "Findings" for approval of the Tentative Subdivision Map No. 4991; and "Conditions of Approval" to be incorporated in to the Development Agreement between the City of Woodland and the Developer(s) as presented in the Staff Report (**Attachment "A"**); and,

2. Approve the Tentative Subdivision Map (TSM#4991) in accordance with the "Conditions of Approval" as presented in this Staff Report (**Attachment "D"**);

3. Adopt Ordinance No. , authorizing the City Council to execute the Project Development Agreement as presented (**Attachment "F"**).

ATTACHMENTS:

Attachment "A"	Findings of Fact and Conditions of Approval
Attachment "B"	Statement of Justification and Application
Attachment "C"	Location Map
Attachment "D"	Tentative Subdivision Map
Attachment "E"	Arborist Report and Noise Report
Attachment "F"	Development Agreement

ATTACHMENT A

FINDINGS AND CONDITIONS OF APPROVAL FOR THE CAL WEST PROJECT INCLUDING TENTATIVE SUBDIVISION MAP # 4991, DEVELOPMENT AGREEMENT, AND: (As approved by the Woodland _____).
July 12, 2013

FINDINGS

CEQA Findings:

1. On August 15, 2000 the City Council certified the Turn of the Century FEIR (SCH #99022069; Resolution No. 4215 adopted August 15, 2000).

2. The City Council subsequently adopted the following CEQA Addendums to the Turn of the Century EIR: a) Addendum #1 (Resolution No. 4330 adopted December 18, 2001) for the purposes of approval of the final SLSP; b) Addendum #2 (Resolution No. 4399 adopted November 19, 2002) for the purposes of amending the Plan to satisfy the Settlement Agreement and to make other staff-initiated errata; c) Addendum #3 (Resolution No. 4406 adopted December 17, 2002) for the purposes of amending the Plan based on a request from the Spring Lake Planning Group LLC; and d) Addendum #4 (April 15, 2003) for the purposes of the Williamson Act Rescission Agreement for the Russell Property; e) Addendum #5 (Resolution No 4583 adopted October 19, 2004 for the purposes of amending the Plan based on a request from the Spring Lake Planning Group LLC); and f) Addendum # 6 (Resolution No 4806 adopted February 27, 2007, for the purposes of amending the Plan based on a request by Reynen and Bardis); and g) Addendum # 7 (Resolution No 5146 adopted November 16, 2010 for the purposes of amending the Plan based on a request by the Gibson Ogden Investors LLC to remove a bike overcrossing and path); and h) Addendum # 8 (Resolution No 5159 adopted December 14, 2010 for the purposes of amending the Plan based on a request by Cal West Investors LLC to modify land use designations and rezone a school site; and i) Amendment # 9 based on a request by Parkview by ALC IV Woodland Spring Lake LLC for the purposes of amending land use designations to rezone a former school site and multi-family site to single family R-8.

3. Section 65457(a) of the California Government Code and Section 15182(a) of the California Environmental Quality Act (CEQA) provides that no EIR or Negative Declaration is required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified.

4. The EIR for the SLSP has been written to qualify all of the planned SLSP residential projects for this exemption, assuming they are consistent with the SLSP and that they fulfill all conditions and CEQA mitigation measures.

5. The SLSP requires that each development application include certain project-level and project-specific technical analyses to demonstrate consistency with the performance thresholds and requirements of the SLSP and SLSP Mitigation Monitoring Plan (MMP). All the required studies have been submitted for the subject project, reviewed by staff, and the following conclusions reached: a) the studies satisfy the SLSP requirements; b) applicable requirements or conditions recommended in the studies have been included in the conditions

of approval for the subject project; c) the studies identify no environmental circumstances specific to the subject site or the proposed project that were not previously anticipated and addressed in the original EIR and later addendums.

6. The City of Woodland hereby finds that these studies provide the substantial evidence demonstrating that the project as conditioned is consistent with the adopted Specific Plan and fulfills all conditions and CEQA mitigation measures.

7. Therefore, pursuant to Section 65457(a) of the California Government Code and Section 15182(a) of the CEQA Guidelines, no other CEQA clearance is required for the City to take action to approve this project.

General Plan Consistency Findings:

1. The project is consistent with the General Plan.

Spring Lake Specific Plan Consistency Findings:

1. The project is consistent with the policy language (goals, policies, and objectives) of the SLSP.

2. The project is consistent with the land use designations, roadways, and bike paths identified in the SLSP.

3. The project is consistent with the Land Use Summary and other relevant Plan text throughout the SLSP.

4. The project is consistent with the Development Regulations in the SLSP including a determination of substantial consistency with Regulations 2.6, 6.1, 6.4, and 6.7 based on language in Section 4.29 of the Development Agreement which precluded submittal of final maps until infrastructure plans are completed and tentative maps made consistent, if applicable.

5. The project is consistent with the figures and tables in the SLSP.

6. The project is consistent with the SLSP Design Standards and SLSP Affordable Housing Plan.

7. This project represents a unique situation in which an additional buffer from the freeway has been required, thereby affecting lot layout and density. In order to maintain the lot density and to provide an enhanced aesthetic appearance on SR 113 and to provide a significant buffer for nose and air quality purposes, modifications to the sidewalk location on the north south oriented local streets to allow one side to have curb adjacent walks have been allowed in this case.

Zoning Consistency Findings:

1. Single family Residential (R-1) zoning is identified on page 2-22 of the Specific Plan as a consistent zone within the R-8 Specific Plan land use categories.

2. The project, as conditioned, meets all applicable regulatory requirements of the Zoning Ordinance.

Tentative Subdivision Map Findings:

1. The tentative map is consistent with the goals and policies of the General Plan and Specific Plan.

2. The tentative map is in conformance with the applicable provisions of the Subdivision Ordinance and Zoning Ordinance of the City.

3. The tentative map is in conformance with the Subdivision Map Act.

Findings Related to Community Design Guidelines:

1. The project substantially satisfies the requirements of the Community Design Guidelines.

Findings Related to Other Regulatory Requirements:

1. The project substantially satisfies the relevant requirements of the City's Standard Specifications and Details.

2. The project substantially satisfies the Infrastructure Master Plans for streets, water, sewage, and storm drainage.

3. The Development Agreement satisfies the City's Development Agreement Resolution and the requirements of State law.

CONDITIONS OF APPROVAL FOR THE CAL WEST INVESTORS Tentative Subdivision Map #4991 and DEVELOPMENT AGREEMENT

Conditions of Approval: The following conditions shall be fully satisfied prior to acceptance of Final Map (unless otherwise stated):

General Conditions

1. Project Approval. The project shall be substantially (as determined by the City) developed as depicted on the maps and exhibits included in the _____ City Council staff report, as approved by City Council, for the Cal West Investors, LLC and Optimistic Partners, LLC project, except as modified by these conditions of approval. Substantive modifications to the project description shall require modification of the Development Agreement, conditions and environmental documents.

2. Indemnification. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City of its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for the defense of the matter by the City Attorney.

3. Deed Disclosures. Deed Disclosures that satisfy Development Regulation 2.1 (Disclosures) of the Spring Lake Specific Plan shall be submitted for review and approval by the Community Development Director and City Attorney. These approved disclosures shall be placed on deeds for final lots as specified by the Development Regulation. The deed disclosures for all lots shall include language that addresses Development Regulation 2.35.6 (Landscape Strips along local streets) within Spring Lake.

4. Responsibility to Inform. The applicant/developer shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibility to comply with all pertinent requirements of the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City in addition to applicable state and federal laws.

5. Construction Management Plan. Prior to issuance of any permit or inception of any construction activity on the site, the developer shall submit a construction impact management plan including a project development schedule and "good neighbor" information for review and approval by the Community Development Department. The plan shall include, but is not limited to public notice requirements for periods of significant impacts (noise/vibration/street closures, tree removal, etc.), special street posting, construction vehicle parking plan, phone listing for community concerns, names

of persons who can be contacted to correct problems, hours of construction activity, noise limits, dust control measures, and security fencing and temporary walkways.

6. Fee Notice. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

   The applicant is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the applicant fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, the applicant will be legally barred from later challenging such fees, dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding or other agreement with the applicant which authorizes the City to impose certain fees, and which may waive the applicant's right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

7. Coordination of Plans. The applicant shall be responsible for coordinating all plans to ensure consistency with and including site plan, landscaping, and improvement plans, prior to submittal for review.

8. Affordable Housing. The project is subject to the Spring Lake Affordable Housing Plan and Ordinance 6A, the City's Inclusionary Housing Ordinances. Where there is a conflict the Spring Lake Affordable Housing Plan shall prevail. The Plan requires 10 percent (10%) of single-family units to be affordable to Low-Income households. For multi-family projects the Plan requires that ten percent (10%) of all multi-family units be affordable to Low-income households and that twenty percent (20%) of the units to be affordable to very low income households, or that twenty five percent (25%) of the units are affordable to Very-low income households.. This project requires 18 single family affordable units, based on a total unit count of 176 single family lots. The total number of affordable multi-family units will be determined at the time a development application is submitted.

9. Concurrent Construction. The affordable single family units shall be dispersed throughout the project in terms of location and product type. Affordable dwelling units shall be constructed concurrently with, or prior to, market-rate units within the residential project. In phased developments, inclusionary units should be constructed and occupied in proportion to the number of units in each phase of the residential project. The Community Development Department and Housing Staff shall review and approve the location of the affordable sites prior to approval of the Final Map. If the Developer

desires to modify the approved locations of the Affordable dwelling units, the requested modifications shall be submitted along with a map review fee, with the final map.

10. Inclusionary Housing Agreement. Prior to the City approving the applicant's first final map, the OWNER and City shall enter into an Inclusionary Housing Agreement as required by the SLSP Affordable Housing Plan (AHP). This agreement shall be prepared by the City, shall be consistent with all applicable provisions of the SLSP AHP, and shall contain language inclusive of, but not limited to, the checklist in the SLSP AHP.

11. SLSP AHP Compliance. Prior to approval of the map(s), the OWNER shall show proof of compliance with the Spring Lake Specific Plan Affordable Housing Plan through preliminary designation of affordable housing lots.

12. Offsite Affordable Fee. The off-site Affordable housing fee shall be paid for each single family market rate unit.

13. Affordable Unit replacement site. With respect to the currently zoned R-15 multi-family property, located east of SR 113 designated as a remainder parcel, any low or very-low income units that may be lost as a result of either the parcel being built out at a lower than maximum density or a possible rezone to a lower density, may be deemed as replaced with the units that may be developed as a result of the proposed future development of the Heidrick Phase I, R-25 site (Mutual Housing). However, only those units for which building permits have been pulled on the R-25 site, may be considered as potential replacement units and only if they are in excess of the minimum number of affordable units required for the R-25 multi-family site, (13 low income units and 25 very low income or 32 very low income units).

14. Affordable unit size. There shall be an average of three bedrooms provided per affordable unit, and the developer can provide more but not less than the average target, unless it can be clearly demonstrated that a different average is required in order fo the units to be sold in the affordable marketplace. A developer of a for-sale residential project may request an exemption from the requirements of this condition if, based on substantial evidence and financial information, such a mixture would be infeasible to the satisfaction of the Community Development Director. . Affordable, for–sale single family units may be smaller in square footage than the Market-Rate units that trigger the affordable housing obligation, with a minimum living area of 850 square feet, however, a mix of bedroom numbers and square footage among for-sale single family house is desired.

15. Affordable quality of materials. The design of affordable units and the materials used in construction of affordable units shall be of an equal standard; however, affordable for-sale units may feature different interior amenities than those of the market rate units.

16. Fair Share Cost. The applicant agrees to fund on a fair share basis, as determined by the City of Woodland nexus study, public facilities, services, and improvements including

transit capital and operating costs, design and construction of transit stops, fire station construction and operations (Development Regulations 4.7.3, 4.9.5, 6.22 and 6.23), police operations (Development Regulations 6.30 and 6.31), park development (Development Regulation 5.6), greenbelts/pathways/trails (Development Regulation 5.28), and library services (Development Regulation 6.42 and 6.43) pursuant to Development Regulation 2.7 (Fair Share fees and Financing).

17. Backbone infrastructure. Prior to occupancy within any subdivision, necessary backbone infrastructure and services to serve the subdivision, as determined by the City of Woodland, must be in place, and adequate fire service must be demonstrated, pursuant to Development Regulation 2.8 (Infrastructure and service availability), 4..4 through 4.7 (roadway improvements), 6.24 and 6.25 (fire station).

18. Nexus Study. The applicant must comply with the requirements of the Spring Lake Specific Plan Nexus Study.

19. Funding Public Services. Prior to issuance of a building permit, the funding of public services shall be addressed pursuant to Development Regulations 2.7, 6.23 and 6.37.

20. SLIF Fee Revenue. Additional SLIF revenue generated by the additional residential units, as a result of the prior approved rezone of the project site on December 14, 2010, shall provide benefit overall to the Spring Lake Plan, and allocation of those units to cover any funding shortfall, as determined by the City shall be applied as follows: 1) Should the affordable multi-family project, (by Mutual Housing California) on the R-25 site in the Heidrick Ranch Phase 1 be developed, the difference between the maximum density of 125 units and the proposed unit density of 101 units, or 24 units, for that site may be made up through application of the Cal West Investor LLC and Optimistic Partner LLC project's additional fee revenue. 2) Any additional remaining fee revenue as a result of the Cal West Investors LLC and Optimistic Partners LLC development would be available should any possible future rezone applications on the Cal West Investors and Optimistic Partner project site be presented; and 3) Any remaining fee revenue would be utilized at the City's discretion.

21. Building Unit Allocations (BUA)s. With the exception of affordable and multi-family housing, approval of a final map requires that all lots included in the final map, have a building unit allocation. No final map shall be recorded by the City unless BUAs for that map are assigned with the final map. In this case, with respect to the site formerly zoned for a school site, assignment may require requesting that additional BUAs be added to the Spring Lake Plan area. If BUA's are transferred from another site, or if BUAs are requested to be added, either transaction shall be recorded to the satisfaction of the Community Development Department and in compliance with the BUA Ordinance.

22. Reservation of Lots for public sale. The requirements of Section 21-15-1 of the City Code relating to "Reservation of Lots for Public Sale" shall be met. Lots shall be offered at a fair market price. If the offered lots have not sold by the end of the 45-day period,

the subdivider shall be required to demonstrate that the lots were offered at a fair market price. This will entail the provision of an appraisal by a qualified professional appraiser. If appraiser indicates that he offered price unreasonably exceeded the fair market price, the lots shall be re-offered for an additional 45- days at a fair market value.

Finance Department

1. SL Maintenance Facilities District. Prior to recordation of each final map, with respect to that map, OWNER shall petition the City to be annexed into the boundaries of the Spring Lake Maintenance Community Facilities District. The OWNER agrees to provide any and all information necessary to complete such annexation within 45 days of making this petition.

2. SL Community Facilities District 2004-1. At OWNER's option, OWNER may petition the City to be annexed into the boundaries of the Spring Lake Community Facilities District 2004-1 prior to the approval of each final map. OWNER agrees to provide any and all information necessary to complete such annexation within 45 days of making this petition. Alternatively, OWNER may instead meet its SLIF financial obligation by paying the then equivalent bond proceeds in cash at building permit, before applying fee credits or paying cash, at OWNER's option, for balance of the fee creditable portion of the SLIF.

3. Fee Credits Any financing method employed which would allow additional proceeds to be raised to pay back the First Release Property Owners, would then allow OWNER to use the fee credits associated with the Community Facilities District.

Community Development

1. Design Review. For all residential uses, final site plans, architectural plans, elevations, sound wall, and landscape plans shall be submitted for review and approval by the Planning Commission to ensure consistency with the Spring Lake Specific Plan and Spring Lake Design Standards. Additional design detail shall be provided on corner lots with emphasis on side elevations, porches and entries (Design Standard 2.7). (All mechanical equipment, whether roof mounted or on the ground, shall be fully screened from view (Development Regulation 2.21 Utility Facilities). All antennas shall be placed in building interiors. Satellite dish antennas are prohibited on roofs. Units shall be energy efficient pursuant to Development Regulation 2.25 (Energy Efficiency). Dwelling unit shall be oriented toward the street pursuant to Development Regulation 2.31 (street loading), Development Regulations 2.35.3 (separated entry walks), 7.5 (Fireplaces), 7.6 (air conditioning), 7.7 (wiring), 7.10 (energy efficiency), 7.16 through 7.18 and 7.20 and 7.21.1 and 7.21.2 relating to energy conservation.)

2. Block Length on Street "A". In order to mitigate for the extended block length on the west side of Street A, the homes along this stretch shall be designed so that there is variability provided through careful use of such elements as front setback, mix of one and two-story, and building architectural frontage design. All homes along this segment

extending from lot 160 to lot 176 shall have either a full usable front porch or a separated front patio extension with low walls.

3. Architectural Diversity. Emphasis shall be placed on creating architectural diversity within the development as discussed in Sections 2.3, 2.4 and 2.5 of the Spring Lake Design Standards. Particular care will be required to create a diverse architectural appearance on lots that are fairly narrow (40 to 45 feet in width). Creativity and innovation will be encouraged.

4. Energy Efficiency. All building designs shall be designed to meet and are recommended to exceed energy efficiency

5. Landscape Plan Submittal. Detailed Landscape and Irrigation Plans, shall be designed and prepared by a licensed landscape architect and shall be certified in accordance with State water conservation requirements. Landscape plans shall be submitted and approved by the Community Development and Public Works Departments prior to issuance of building permits. Landscape plans shall specify the following:
   - Locations, size and quantity of all plant materials.
   - A plant legend specifying species type (botanical and common names), container size, maximum growth habit and quantity of all plant materials.
   - Location of all pavements, fencing, buildings, accessory structures, parking lot light poles, property lines and other pertinent site plan features.
   - Planting and installation details and notes including soil amendments. A soil fertility test shall be prepared prior to approval of plans to determine planting and amendment requirements.
   - Existing trees on site shall be identified. Trees planned for removal or relocation shall be marked on the plans, methodology to preserve trees in place provided on plans.
   - Details of all irrigation (drip, sprinkler, bubbler) as well as equipment such as backflow controller and water meter devices identified.

6. Street Tree Master Plan. Street Tree Master Planting Plan shall be approved prior to the issuance of the first building permit. Shall be reviewed for conformance with the SL Design Standards and shall be reviewed and approved by the Community Development Department and the City's Public Works Department – Urban Forestry division. A soils test shall be submitted that will assist in appropriate species selection.

7. Public Landscaping. Landscaping design, materials, installation and maintenance in roadways, medians, greenbelts, subdivision trails, and other public areas shall be consistent with applicable City requirements. Landscaping shall satisfy and fully implement Development Regulations 2.15.1 and 4.16 (Tree Canopy), 2.22 (Drought – tolerant plantings), 4.17 (Timing of landscaping), 4.17.1 (landscaping at intersections), 4.18 and 4.19 (bikeway and landscaping) and 7.13 (public landscaping).

8. Tree Preservation and Replacement Planting

- *Replacement.* In accordance with Section 20A of the City of Woodland Municipal Code, the applicant shall comply with the following replanting schedule for removal of trees on and adjacent to the project site:
    A. Replacement planting is required for each heritage, specimen, and landmark tree removed at a rate of four 15- gallon trees for each six-inches, or fraction thereof, of trunk diameter removed. Removal of street trees requires replacement planting of approved species at a rate of two 15 –gallon trees for each six inches removed in accordance with Section 20A -1-100.
    B. The approved species and locations of replanting shall be specifically shown on the Landscape and Development plans and shall be subject to review and approval by the Community Development and Public Works departments. Replacement planting shall be in addition to standard planting requirements.
    C. Landscape Development plans shall be submitted concurrently with subdivision improvement plans prior to any grading on site and final map approval.

- *Preservation*. The City's Tree Preservation Ordinance requires preservation of Heritage Trees to the extent possible. The two existing Heritage Oak trees shall be preserved. Prior to issuance of a grading permit which impacts each Oak Tree, the applicant shall submit a tree protection plan to be included in the improvement plans which shall indicate measures to be taken to protect the trees during construction.
    A. The oak tree on Lot B shall be preserved in place. Lot B shall be dedicated to the city to create a small pocket park around the existing tree. Park amenities shall be provided and design approved prior to acceptance of the final map which dedicates Lot B.
    B. Upon approval of the park design and installation of all required amenities for Lot B, the OWNER shall receive the equivalent in park fee credits of $10,000.
    C. The Heritage Oak tree located off-site, north of Lot B, shall also be preserved in place, unless it cannot be preserved in place due to infrastructure requirements. The "F" Street cross section may be modified subject to approval by the City Engineer, at that location to accommodate the preservation of this street tree (i.e. removing the planting strip and attaching the sidewalk at that locations, etc…)
    D. The trees and pocket park shall be included in the Spring Lake Lighting and Landscaping assessment district.

9. Utility Design. The location of all utility structures shall be coordinated with and depicted on the landscaping plans. Location and installation of utility structures shall be to the satisfaction of the Community Development Director and City Engineer. Public

utility lines, along public street frontages and /or landscaped areas shall be underground type unless otherwise approved by the Community Development Director and City Engineer. The applicant shall ensure consistency with Development Regulation 2.11 (Utilities), 2.13 (connectivity), 2.21 (utility facilities) and 6.17 through 6.19 (general utility requirements).

10. Light pole location. Light poles shall not be located so as to conflict with planting or future growth and shading of trees throughout the site. Review shall be provided prior to issuance of final map.

11. Street and Lot lighting. Lights along local roads and in public use areas shall be consistent with SL Development Regulation 2.22.2.

12. Compliance with State Water Conservation Ordinance. The project shall comply with State Water Conservation Ordinance, as well as water conserving requirements in the Spring Lake Specific Plan and SL Design Standards. This applies to all yard and public landscaping. Plans shall be reviewed for compliance prior to issuance of building permits.

13. Sound Wall. A freeway adjacent sound wall is required in accordance with the Environmental Noise Analysis and shall be 10-feet in height. The sound wall design shall meet the SLSP Design Standards (Section 6.2.1). Access for required maintenance shall be provided via Lot A shall be 28 feet in width. The entire length of the project sound wall shall be constructed at one time, with the Phase 3 final map, including the portion of the wall on the remainder parcel. The wall design, including freeway adjacent landscaping, shall be submitted for Design Review to the Planning Commission prior to acceptance of the Phase 3 final map. Landscape and sound wall will need to be bonded for and are included in the public improvements and are eligible for SLIF credits

14. Sound Wall Landscaping. Landscaping shall be provided in accordance to 6.2.1 (d) to help screen the wall, minimize graffiti and shade on the west elevation. Landscaping shall include trees, shrubs and groundcover. The landscaping, predominately trees (fine needled such as pines or redwoods depending on soil fertility report recommendations), will be planted in a fairly dense manner within a 28 foot easement on the west side of the wall. A reciprocal access and maintenance agreement will be established and recorded with the sound wall and landscaping in order to provide access for maintenance of the sound wall and landscaping. The landscape plans shall be reviewed and approved prior to issuance of permits for the wall. Landscaping shall be installed with the Phase 3 final map.

15. Single Story Homes. Consideration shall be given to the extent possible that the units constructed on the lots backing to the HWY 113 freeway be single story, or that the second story portion be recessed from the back of the single story portion.

16. Interconnecting Walk and Pathway. Interconnecting walks and pathways shall be a minimum of 25 feet wide and landscaped consistent with Section 6.9 of the SL Design Standards.

17. Residential Fencing. All wood fence footings and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with a water sealant to prevent water damage and staining. Consideration shall be given to the use of wood with integral stain. All required notes/details shall be provided on plans prior to the issuance of permits. Fencing shall comply with Section 2.9 of the SL Design Standards.

18. Entry signs. Per the Spring Lake Specific Plan and the Spring Lake Design Standards, the applicant shall establish neighborhood entry signs. A sign shall be provided at the north west corner entry of Harry Lorenzo Avenue and "D" Street consistent with SL Design Standard 1.6.2.

    A design specification for this signs shall be prepared for review and approval by the Community Development and City Engineer prior to acceptance of the final map. The signs shall be installed prior to the issuance of the first house permit in Phase I.

19. Prohibit RV Parking. Provisions in the CC&Rs for the Single Family (R-8) Development shall be adopted that prohibit recreational vehicle parking in the front yard for longer than 24 hours. This provision shall be enforced through mechanisms established in the CC&Rs.

20. Prohibit Garage Conversions. Provisions in the CC& Rs for all residential development shall be adopted that prohibit garages from being converted to residential use except for a model home sales office. When the sales office is vacated, it must be converted back to a garage.

21. No Restriction on Color. Provisions in the CC&Rs shall be adopted that prohibit any restrictions of color on residential structures. This provision shall be enforced through mechanisms established in the CC & Rs.

22. Multi-family Development. Multi-family development shall comply with the Spring Lake Specific Plan and Design Standards including Development Regulations 2.35 (Multi-family Attached Rental Development), 2.35.7 (R-15 Façade Requirements).

23. Bike Parking. Bicycle parking for multi-family units shall be provided at a minimum ratio of 10 percent of the normally required number of vehicle spaces, or to the satisfaction of the Community Development Department. Bicycle parking shall be highly visible, in a secure location, and to the greatest extent feasible, located in a covered area.

24. Future Park and Rezone Application. The Specific Plan indicates that the 2-acre commercial sites within the Plan area shall be floating designations with the precise location determined at the time of the land division that creates the park and surrounding residential lots. Prior to acceptance of the first final map the applicant shall either submit an application for a Spring Lake Plan Amendment or provide funding toward a future Plan Amendment for the relocation of the park west of its existing location. Determination for the location of the remaining 2 acres shall be provided at that time.

SLSP Mitigation Measures:

1. Mitigation Requirements. The project applicant shall comply with all mitigations required by the TOC EIR Mitigation Monitoring Program provided as Attachment A to the SLSP, as well as any further analysis provided through additional studies and evaluations required to ensure compliance with mitigations.

2. Environmental Noise Analysis. The design of the project shall comply with the exterior and interior noise level requirements of the Noise Element of the City of Woodland General Plan and with the requirements specified in the Environmental Noise Analysis prepared by Bollard Acoustical Consultants, Inc dated July 19, 2011.
   - A 10-foot tall noise barrier should be constructed along the western property line of the project site. The barrier heights shown are those required to reduce future SR 113 traffic noise to 65 dB Ldn or less. Barriers should be constructed of masonry block, concrete or earth berms. A combination of berms and walls is acceptable provided the combined height is sufficient to achieve satisfaction with City noise standards. Final design and wall height to achieve adequate protection shall be determined at the time of the final Phase 3 grading plan submittal.
   - City of Woodland's interior noise standard is 45 dB Ldn. Exterior noise levels at second floor facades facing the freeway can be up to 77 dB Ldn. Recommendations to reduce interior noise as stated in the Environmental Noise Analysis, dated April 20, 2011, prepared by Bollard Acoustical Consultants shall be complied with. If two story units are proposed, the additional construction techniques identified shall be followed as well.
   - When final site lot and grading plans are completed they shall be reviewed by an acoustical consultant to ensure that the conclusions of the acoustical study have not changed.
   - Disclosure statements shall be provided to all prospective residences notifying them of the elevated projected future Hwy 113 noise environment and informing them that satisfaction with the City of Woodland 45 dB Ldn interior noise standard may only be achieved with windows in closed positions.

3. Ground nesting Raptor Survey. Pursuant to Mitigation Measure 4.5-3, thirty (30) days prior to commencement of grading or any site work, the applicant shall have prepared and submitted a survey for ground nesting raptors (e.g. northern harrier and burrowing owl). This survey shall be prepared by a qualified raptor biologist using appropriate protocol acceptable to responsible agencies. If survey nesting raptor species are found,

then Mitigation Measures 4.5-3 (b-d) of the Spring Lake Specific Plan Mitigation Monitoring plan shall be followed. Survey results shall be valid only for the season when construction activity occurs.

4. Mitigation Easements. Mitigation for loss of agricultural land and hawk habitat in the form of land set asides shall be fully executed and in place pursuant prior to final map approval consistent with Development Regulation 2.2 (Land Set Asides) and 7.2 related to the 1:1 mitigation requirement. Fully executed, meaning signed and recorded with the County.

5. Raptor Survey. Each landowner or applicant shall conduct a pre-construction or pre-tree pruning or removal survey of trees greater than 30 feet tall during the raptor breeding season (March 1 through September 15). This survey shall be conducted for a half mile around the proposed site at which any construction activity is proposed. The survey shall be conducted by a qualified raptor biologist during the same calendar year that he proposed activity is planned to begin to determine if any nesting birds of prey would be affected.

6. Geotechnical. The recommendations contained in the Conclusions and Recommendations Section of the Geotechnical Engineering Report (Geocon Consultants, Inc May 2011 – Geocon project no s9574-06-01)

7. Air Quality Directives. Owner shall comply with Air Quality Management District directives as specified in Development Regulation 2.12 for both off-road and on-road low-emissions heavy duty vehicles and construction equipment during all grading and construction. (SLSP page 7-4, Regulation 7.3).

8. Mosquito Vector Control. Prior to each construction season each landowner or applicant with a project under construction shall consult with, and implement the recommendations of the Mosquito Vector Control District regarding control of mosquitoes, black gnats, and other vectors.

9. Construction Recycling. Prior to the commencement of construction on any project, the applicant shall ensure that the construction contractor has established construction recycling measures pursuant to the requirements of the Mitigation Monitoring Plan and all other City requirements. (MM 4.13-18)

10. Dust Suppression. Applicant shall comply with all dust suppression requirements during all grading and construction activities (SLSP Regulation 7.4)

11. Off site improvements. Off-site improvements must satisfy the requirements of SLSP and SLSP MM including but not limited to Development Regulation 6.13 and Mitigation Measure 4.5-7.

12. Cultural Resources. During grading or any site work, development must comply with Development Regulation 7.22 (MM 4.10-1)

Engineering Development Services

Roadways

1. Regarding "E" Street between phase 1 and phase 2 and "B" Street road between 2 and 3 and "D" Street between phase 3 and phase 4. The road may be revised to a partial street section (similar to cross section C on Sheet 4 with approval of the City Engineer).

2. Streets fronting the park: Phase 1 shall construct full street section and curb gutter, sidewalk, and landscaping along opposite side of the street fronting the park ("D" Street). Phase 2 shall construct a full section of curb, gutter, sidewalk, and landscaping of Street opposite the park ("D" Street). Phase 4 shall construct full street section and curb gutter, sidewalk, and landscaping along opposite side of the street fronting the park ("B" Street). This requirement may be reduced or altered by the City Engineer, if, the appropriate portions of park frontage are added to the SLIF fee capital improvement program.

3. Applicant shall revise partial street cross sections; partial street sections shall have 4' shoulders with 2' paved shoulders to the same structural section as the remainder of the road and 2' unpaved.

4. Unless constructed by others project shall construct Harry Lorenzo from "F" Street to Farmers Central Road (including park frontage with first final map without transition) in accordance with section E. If land fronting Harry Lorenzo Avenue is rezoned to residential lots prior to application for final map, the improvement plans may be modified to reduce fronting improvement requirements, with the approval of the City Engineer.

5. Unless constructed by others, project shall place a type III slurry or micro pave, at the discretion of the City Engineer, and stripe Harry Lorenzo Avenue from the improvements of the Harry Lorenzo Drive to its southerly terminus.

6. Unless constructed by others the project shall construct/extend Farmers Central Road from Pioneer Avenue to Harry Lorenzo Avenue with the first final map. If necessary for access, only the road section may be reduced to two twelve foot lanes plus four foot shoulders on each side with additional turn lanes as necessary at Harry Lorenzo Drive. Design of the interim/partial road improvements shall be compatible with the ultimate design of the roadway. Upon request of the applicant City will enter into a third party reimbursement agreement to allocate fair share costs to the adjacent property owners. The third party reimbursement agreement shall be completed prior to the approval of the final map.

7. Along the alignment of Farmer's Central Extension there shall be a 20 foot landscaped greenbelt corridor including a 10 foot bike path. Path may meander to the north only if necessary to avoid PG&E transmission poles. Path design and alignment shall be subject to the approval of the City. At a minimum, the corridor shall include a 10 foot path shall: be reinforced to support maintenance/emergency vehicles, include 10 foot of landscaping, parkway level lighting along the length of the corridor, and connect to "B" Street as well as align ultimately for the SR 113 overcrossing. Furthermore, design of the bikeway shall include working with PG&E to vacate its existing easement and establish a new easement that aligns with the actual transmission line. Property descriptions and easements shall be to the satisfaction of the City Engineer. Timing of the landscaped bike path corridor may be deferred until the development of the remainder parcel provided that fair share payments are made on a per unit basis for phases 1, 2 & 3 into a City held escrow account. A fair share shall be determined by the following process.

   A. With the first final map application the applicant shall prepare a preliminary design with a cost estimate for the greenbelt corridor. The cost estimate shall <u>include a 20%</u> contingency and 7.5% in plan check and inspection rate, 10% design costs, and a 7% CM overhead rate. Cost estimate for landscaped bike path shall be itemized separately so that SLIF credits may be applied towards that portion of the cost separate from the balance of the remainder of the subdivision improvements. The calculation shown below is an example based on the anticipated number of units in the map. The calculation shall be updated as needed.

   B. Then the total cost shall be divided by 234 (176 units for the map plus 84 x .7 for the multi family).

   C. Then each final map shall pay the amount at time of final map on a per unit basis.

   D. Upon request, the City will enter into a 3rd party reimbursement agreement to seek a proportional share reimbursement from the adjacent residentially zoned benefitting property owner. (MF site).

   E. Cash payments and construction costs may be reimbursable or creditable from the SLIF if the facility is included in the SLIF CIP subject to restrictions of the master reimbursement agreement.

8. Prior to approval of the first final map the applicant shall submit for approval of the City Engineer a traffic calming plan for the entire tentative map area. Plan shall generally conform to recommendations made in the traffic study. Traffic calming features may

vary from those shown on the tentative map. Applicant shall construct components of the traffic calming plan as part of the public improvement program.

9. Underground overhead distribution utilities on the property. Transmission lines in the PG&E easement may remain overhead.

10. With first final map and the extension of Farmers Central Road from Pioneer Avenue to Harry Lorenzo Drive the applicant shall construct roundabouts at the intersection of Farmers Central Road and Harry Lorenzo Avenue and at "F" Street and Harry Lorenzo Avenue. Upon inclusion in the Spring Lake SLIF CIP, the cost of the roundabout shall be SLIF reimbursable/creditable.

11. With the phase one and two final map improvement plans, details for the construction of "F" Street shall include a tree preservation plan for the Heritage Oak(s) required to remain on site. Design of the pre preservation plan, fencing materials, and all other components shall be approved at the sole discretion of the City.

12. Project shall provide paved access with bollard or gate control to City approved openings in the sound wall for Maintenance access. Paved access and access control design shall be subject to the approval of the City. Paved access shall meet alley width minimum requirements, or the width may be reduced to 15 feet with the approval of the City Engineer.

13. Cross section J shall have a 4.5 foot sidewalk adjacent to curb and 10' PUE behind the monolithic curb.

14. Cross sections 2/C01 and 3/C02 shall be removed from Sheet C05 of the Tentative Map.

Easements and Right of Way

1. A seven (7) / ten (10) foot adjacent to monolithic sidewalk foot public utility easement back of (separated) sidewalk, adjacent to all public streets within the development shall be dedicated to the City and may be required elsewhere as requested by the utility companies and approved by the City.

2. Prior to approval of first set of improvement plans and final map, Applicant shall acquire all rights of way and easements necessary to construct off-site and on-site improvements associated with the tentative map. Final determination of Right of Way Requirements shall be made by the City Engineer.

3. Phase 3 final map shall dedicate a 28 foot strip between the tentative map edge and Caltrans Right of Way.

4. Lots 160 through 176 shall include a general access easement to the City for repair and maintenance of the sound wall.

5. Project shall acquire or dedicate 15' maintenance access easements along the north edge of the property (may be on adjacent property) and along the south side of Lot 176. Project shall provide paved PCC access with bollard control to City approved openings in the sound wall for maintenance access.

6. Should, after a good faith effort based on a MAI Appraisal, the applicant has been unable to obtain offsite right of way, the applicant may request that the City obtain the land at the cost of the applicant. Applicant shall deposit estimated cost of land, staff time and attorney time to obtain the land. After land has been obtained City shall relinquish balance of funds on hand.

7. Applicant shall acquire by deed or lot line adjustment the right of way for the knuckle on "B" Street, with the final map which includes this portion of "B" Street prior to sale of the Park site, unless mapping of that corner can be made without expanded corner, subject to the approval of the City Engineer.

Wastewater and Sewer Collection System

1. The property shall be connected to the City of Woodlands sewer system, with a separate sewer lateral required for each parcel, in accordance with City of Woodland standards.

2. The Tentative Map Sewer Plan showing sewer routing, pipe slopes and sizing and locations, are preliminary only and do not constitute approval in any way. Final approval for the Sewer Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.

3. Construction of deep sewer mains shall be connected to laterals by a parallel main and connections at Manholes.

4. Applicant shall obtain a groundwater discharge permit from the State Board of Reclamation prior to ground dewatering.

5. Any onsite Septic tanks shall be to county health department standards, prior to the final map within which boundary it is contained.

Storm Water

1. A comprehensive storm drainage plan shall be prepared by a registered civil engineer for project watershed(s), including the plan area. The plan shall identify specific storm drainage design features to control increased runoff from the project site. The drainage plan shall demonstrate the effectiveness of the proposed storm drainage system to prevent negative impacts to existing downstream facilities and to prevent additional flooding at off-site downstream locations. All necessary calculations and assumptions and design details shall be submitted to the City Engineer for review and approval. The design features proposed by the applicant shall be consistent with the most recent version of the City's Storm Drainage Master Plan criteria and City Standard Specifications and Details. The plan shall incorporate secondary flood routing analysis and shall include final sizing and location of on-site and off-site storm conduit channels, structures and (detention basins if required). The Storm Drainage Plan shall be submitted for approval prior to submittal of the first final map and/or construction drawings for checking. The applicant shall pay the cost associated with all improvements required by the plan and an appropriate reimbursement agreement shall be drafted to reimburse the applicant for oversize improvements on a pro rata basis per the Project level Development Agreement.

2. A topographic survey of the entire site and a comprehensive grading plan prepared by a registered civil engineer shall be required for the development. The plan shall include topographic information on adjacent parcels. In addition to grading information, the grading plan shall indicate all existing trees, and trees to be removed as a result of the proposed development, if any. A statement shall appear on the site grading and drainage plan, which shall be signed by a registered civil engineer or land surveyor and shall read, "I hereby state that all improvements have been substantially constructed as presented on these plans". Reference the City of Woodland Engineering Design and Construction Standards for additional requirements.

3. The Tentative map Grading and Drainage plan showing grading and drainage information including topographic information, drainage routing, pipe slopes and sizing and locations and including topographic information, and overland drainage routing are preliminary only and do not constitute approval in any way. Final approval for the grading and Drainage Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.

4. Unless constructed by others the first final map shall construct the extension of the 72" storm drain line along Farmers Central Road from pioneer Avenue to Harry Lorenzo Avenue.

5. Development of the remainder parcel (multi-family site) will require construction of the 60" storm drain line from SR 113 to Harry Lorenzo Avenue at its sole cost less any reimbursement collected by item 6 below.

6. Each phase of the project shall contribute fair share costs for the 60" Storm Drain line along the southerly boundaries; construction costs are eligible for SLIF credits and reimbursements. Fair share payments are made on a per unit basis for phases 1, 2 & 3 (for reimbursement and or construction into a City held escrow account). A fair share shall be determined by the following process:

   A. With the first final map the applicant shall prepare a preliminary design with a cost estimate 60" storm drain, access road, gates, and appurtenances. The cost estimate shall include a 20% contingency and 7.5% in plan check and inspection rate, 10% design costs, and a 7% CM overhead rate.

   B. Then the total cost shall be divided by 234 (176 units for the map plus 84 x. 7 for the multi family).

   C. Then each final map shall pay the amount at time of final map on a per unit basis.

   D. Upon request the City will enter into a 3rd party reimbursement agreement to seek a proportional share reimbursement from the adjacent residentially zoned benefitting property owner.

   E. Cash payments and construction costs will be reimbursable or creditable from the SLIF subject to restrictions of the master reimbursement agreement.

Storm Water Quality Control

1. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/projects disturbing less than one acre of soil shall implement BMP's to prevent and minimize erosion. The improvement plans for construction of less that 1 acre shall include a BMP to be approved by the City Engineer. Projects of this size shall also prepare a SWPPP (Storm water Pollution prevention plan).

2. Project shall comply with Storm Water Quality Ordinance, for site specific, general, and treatment control measures.

3. The Developer shall create a storm water phasing plan to be approved by the City Engineer prior to a grading permit or final map, unless otherwise determined unnecessary by the City Engineer.

Water Infrastructure Conditions

1. All materials and installation of the water system shall be at the developer's expense per City of Woodland Standard Specifications and Details.

2. Until such time as actual service connections are approved for the subdivision, the water agency may withhold water service due to a water shortage declared by the water agency.

3. If not constructed by others, the first final map shall construct a 12" water line in Harry Lorenzo Avenue connecting to the water mains in Farmers Central Road and Gibson Road and extend the 12" main in Farmers Central Road from Pioneer Avenue to Harry Lorenzo Avenue. Upon request, the City may enter into a 3rd party reimbursement agreement to seek a proportional share reimbursement from the adjacent residentially zoned benefitting property owner, if determined applicable to the adjacent development.

4. The Tentative Map Water Plan showing water routing, sizing and locations, are preliminary only and do not constitute approval in any way. Final approval for the Water Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval. Applicant shall comply with making changes to water system distribution pipe sizes and alignments based on the results of the specific water modeling performed for the project. Applicant shall pay for all required water modeling for identifying water infrastructure needs to serve its development and shall construct offsite water improvements to connect to the City water distribution system.

5. Per City of Woodland Cross Connection Control Program, all types of commercial buildings and landscape irrigation services are required to maintain an approved backflow prevention assembly, at the developer's expense. Service size and flow-rate for the backflow prevention assembly must be submitted. Location of the backflow prevention assembly shall be per the City of Woodland Standard Specifications and Details. Prior to the installation of any backflow prevention assembly between the public water system and the owner's facility, the owner or contractor shall make application and receive approval from the City Engineer or his designated agent.

6. Any fire hydrant installed will require, in addition to the blue reflector noted in Standard Drawings, an additional blue reflector and glue kit that is to be supplied to the City of Woodland Fire Department for replacement purposes.

7. One Water Sampling Station shall be installed with the first final map.

8. Applicant shall abandon all on site private wells with the demolition of existing structures served by the wells and prior to any final maps in the project prior to final map within which the well is located.

Landscaping

1. Landscaping of public areas is a public improvement. Design and construction of public landscaping areas shall proceed concurrently with adjacent development. Public improvements will not be formally accepted until a 90-day maintenance period on landscaping improvements is completed. This requirement may be waived at time of acceptance of other public improvements with approval of the Parks, Public Works and Community Development departments, but if waived shall require submittal of a separate security to ensure landscaping completion.

2. The phase 3 final map in Calwest shall construct the entire sound wall along the western edge of the tentative map. Sound wall design and construction costs are eligible for SLIF credits.

3. Phase 3 and Phase 4 shall construct 28' landscape strip along western boundaries of their map commensurate with their improvements.

Grading

1. A topographic survey of the entire site and a comprehensive grading and drainage plan prepared by a registered civil engineer, shall be required for the development. The plan shall include topographic information on adjacent parcels. In addition to grading information, the grading plan shall indicate all existing trees, and trees to be removed as a result of the proposed development, if any. A statement shall appear on the site grading and drainage plan, which shall be signed by a registered civil engineer or land surveyor and shall read, "I hereby state that all improvements have been substantially constructed as presented on these plans". Reference the City of Woodland Engineering Design and Construction Standards for additional requirements.

2. The Tentative map Grading and Drainage plan showing grading and drainage information <u>including</u> topographic information, drainage routing, pipe slopes and sizing and locations and <u>excluding</u> topographic information, and overland drainage routing are preliminary only and do not constitute approval in any way. Final approval for the grading and Drainage Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.

3. The differential in elevation between rear and side abutting lot lines shall not exceed twelve inches (12") without construction of concrete or masonry block retaining walls.

Fees

1. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.

2. Prior to approval of improvement plans, the Owner shall pay all fees for plan check and inspection of offsite infrastructure improvements, as approved by City Council and defined in the City Fee Schedule. If Owner pays a deposit only at improvement plan submittal, the balance shall be paid prior to improvement plan approval by the City Engineer.

3. At building permit issuance the applicant shall pay applicable Development Impact Fees or connect fees in effect at the time of building permit issuance.

4. Shall pay $794 per house for 25A; construction & reimbursement, the fee is due at building permit. (DA Item)

5. Transit Capital fee: Prior to final map or project approval (for non-mapped multifamily) applicant shall pay a $208 per DUE fee. (DA item)

6. Transit Operation fee: Prior to final map or project approval (for non-mapped multifamily) applicant shall pay a $35 per DUE fee. (DA item)

7. If a multi family project does not require a final map (rental apartments), the project shall pay prior to building permit a per unit fee of $146 for transit capital and $25 for transit operation. (DA Item)

8. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

   The applicant is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the applicant fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code,

Section 66020, the applicant will be legally barred from later challenging such fees, dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding, or other agreement with the applicant which authorizes the City to impose certain fees, and which may waive the applicant's right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

9. If existing buildings are demolished, applicant shall document size and type of buildings prior to demolition to determine if there is a credit for impact fees, If there are no sewer or water service connections no sewer or water impact fees will be credited.

10. Applicant shall pay $150 per lot at final map for the advance planning study for the SR 113 bike overcrossing. (DA Item)

General Conditions

1. Prior to final map the applicant shall submit and have approved a revised tentative map in compliance with these conditions. The revised tentative map is subject to the approval of the City Engineer and Community Development Department.

2. Developer shall document and show evidence that all tentative map conditions are met with submittal of final map.

3. Enter into a (Subdivision) Improvement Agreement for the construction of public improvements prior to construction of any improvements, approval of improvement plans, approval of final map, or building permits.

4. Prepare improvement plans for any work within the public right-of-way and submit them to the Engineering Division for review and approval. The improvement plan sheets shall include the title block as outlined in the City of Woodland Standard Specifications. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.

5. Submit proposed Street names to fire department for approval with a copy to Engineering prior to improvement final map submittal.

6. Conform to any mitigation measures outlined in the Environmental Impact Report (E.I.R.) and traffic study.

7. Public improvements, in addition to roadway construction shall include water, sewer and storm drain mains, Fire hydrants, street lights and appurtenances

8. All non single family water services to this site shall include backflow prevention devices and water meters, with meters located within the Public Utilities Easement (P.U.E.) adjacent to the public road, in a location approved by the Public Works Department.

9. Submit an application for reapportionment of assessments with the parcel map or subdivision map.

10. Project shall obtain a Caltrans encroachment permit for construction of the sound wall and landscaping if necessary. A copy of the permit shall be provided to the City prior to approval of the final map and start of construction.

11. All utility poles that are to be relocated in conjunction with this project shall be identified on the improvement plans, with existing and proposed locations indicated.

12. All public landscape areas shall include a separate point of connection for water laterals with meters and PG&E power service points for automatic controllers.

13. Prior to recording of the final map, provide evidence of payment for the Habitat Mitigation Fee. This fee is payable to the Yolo County Habitat Conservation JPA, but collected by the City.

14. If improvements are constructed and/or installed by a party or parties other than the Developer, which improvements benefit Developer's property, Developer shall pay a proportionate share of the costs of said improvements, including interest, prior to the issuance of building permit(s) (approval of the final map) to Developer.

15. If conditions for the project require Owner to construct improvements which benefit parties other than Owner, and are subject to reimbursement by others as determined by the City Engineer, Owner may request to enter into a reimbursement agreement drafted by the City. City shall endeavor to collect reimbursements from the benefiting party(ies) including requiring payment prior to approval of any entitlements for benefiting party(ies). All reimbursement agreements shall be executed prior to final map approval.

16. If greater than 640 S.F., second units shall pay single family dwelling unit development fees.

17. All Second units shall have separate water service and meter

18. Prior to approval of the final map the applicant shall establish a lighting and landscaping district or annex into the Spring Lake Lighting and Landscape district. Improvements included in the district shall include the storm drain detention ponds and ditches, all public lighting, landscaping, and traffic signals.

19. This project is subject to the construction and demolition debris recycling and diversion ordinance; contact Marshal Echols, Conservation coordinator, at 661-2063 for more information.

20. Joint trench/utility plans shall be submitted to the City Engineer for review, prior to approval of the final map and improvement plans.

21. U.S. Post Office mailbox locations shall be shown on the improvement plans subject to approval by the City Engineer and Postmaster.

22. A registered landscape architect shall design landscape and sound wall and privacy wall improvements and improvements shall be per the SLSP and other City Standards, as applicable.

23. Project shall include in the disclosure document for each house that the future park does not have a scheduled date for construction and that future construction will be subject to available funds

Fire Department

1. Weed Abatement. The project site shall comply with the City of Woodland Weed Abatement Ordinance. The project, parcel map, along with any lots hall be maintained throughout the year so that all dead trees or any vegetation growing upon the streets, sidewalks, or upon private property which bears seeds of a wingy or downy nature shall be removed and maintained so as to meet the City of Woodland standards.

2. Fire Flow- The minimum fire flow required shall be determined as specified by the City of Woodland Municipal Code, Chapter 9, 2010 California Fire Code and the City of Woodland Standard Specifications and Details, 2010 edition. Given the present plans and information, the required fire flow is approximately 1,500 gallons per minute at

20 psi for a minimum __2__ hour duration. The applicant shall meet the required volume and duration at the project site prior to obtaining a building permit.

3. Water Supply and Hydrants. Water supply and fire hydrants shall be installed in accordance with CFC Article 9 (903). When any portion of the facility or building is in excess of 150 feet from a water supply on a public street, on site fire hydrants will be required. A plan shall be submitted to the Fire Department to determine the location of the fire hydrants. Plans shall be approved prior to the installation.

Building Division

1. The project will be required to conform to the current codes that are in effect at the time of plan submittal.

2. Plans will need to be complete at the time of submittal as the City of Woodland does not accept deferred submittals.

3. All sub-contractors/companies working on the project will be required to obtain a City of Woodland Business Registration.

4. The project shall comply with FEMA regulations.

Yolo Solano Air Quality Management District

1. Portable diesel fueled equipment greater than 50 horsepower (HP), such as generators or pumps, must be permitted with the District, or under specific circumstances as approved by the District, may be registered with the Air Resources Board's (ARB's) Portable Equipment Registration Program (PERP) (http://www.arb.ca.gov/perp/perp.htm.

2. Dust emissions must be prevented from creating a nuisance to surrounding properties as regulated under District Rule 2.5 Nuisance.

ATTACHMENT B

Cal West Investors Statement of Justification

This application is for a Tentative Map and modification of a Development Agreement. Cal West Investors LLC and Cal West Seeds previously completed a rezone application for their 25 and 20 acres, respectively, and as part of that rezone. Subsequently, Cal West Seeds sold its property to Optimistic Partners.

The two current owners, Cal West Investors "Cal West" and Optimistic Partners are making this application jointly. The tentative map covers a portion of their respective properties, and the Development Agreement modification covers 100% of their respective properties. This application is currently mapping 27.48 acres into 173 single family units, in three phases, at an overall density of 6.30. This map is consistent with the Spring Lake Specific Plan land use guidelines. The map also identifies the following land uses:

1. Remainder Parcel designated Future Residential,
2. Future Park (by others) (not a part of this Tentative Map; and
3. Future Neighborhood Commercial (by others).

The application is being sought in order to proceed with improvement plans and a final map for the first phase of development, with the goal of getting the property under construction in 2014.

Two development agreements were entered into by Cal West Investors and Cal West Seeds for their respective properties as part of a rezone of the property. The agreements anticipated future modifications with the tentative mapping process. Subsequently, the parties completed a lot line adjustment and cross assigned their development agreements to match the reconfigured parcels. Optimistic Partners now owns the Cal West Seeds property, and so Optimistic Partners and Cal West Investors want to enter into a revised or replacement development agreement which matches the actions being taken with this map.

The revised development agreement should address the SLIF fee balancing and usage anticipated for the 45 acres as a whole. Attached is a schedule showing the potential fee use.

The revised development agreement should also reflect that the affordable component of the multifamily site is met through prior action using the Heidrick Ranch 5 acre multifamily site as an affordable development.

a. The Cal West Property was previously linked to the Heidrick Ranch 5 acre multifamily site and rezone, and this request is a reflection of that linkage. The history supporting this request is as follows:

    i. We and the City have previously linked these two sites in terms of meeting multifamily affordable requirements and SLIF fee balancing. Through an earlier application made by Pioneer Investors, the Planning Commission previously approved rezone of the Heidrick Ranch R-25 site to single family, provided the

affordable component was made up on the Cal West property. We subsequently found a way for the R-25 property to instead remain a multifamily site by selling it to SMHA, an affordable housing provider, making the site nearly 100% affordable. We thereby reversed the flow of the affordable units, and the overall anticipated multifamily obligation from this rezone and the affordable obligation, instead of transferring to Cal West, are being met through that multifamily project being built by SMHA. This also provides for an earlier delivery of these affordable units to the affordable population.

City of Woodland

Community Development Department
520 Court St, Woodland CA 95695
(530) 661-5820 Fax (530) 406-0832
www.cityofwoodland.org

General Application Form

1. Owner/Applicant

PROPERTY OWNER:
Cal-West Investors LLC/ Optimistic Partners

MAILING ADDRESS:
173 Court Street, Suite D

CITY STATE ZIP CODE:
Woodland, CA 95695

PHONE NUMBER:
530.668.4056 OR 530.574.5959

E-MAIL ADDRESS:
Melanie_Mathews@springlakedevelopment.org

PROJECT APPLICANT
same

MAILING ADDRESS:
same

CITY STATE ZIP CODE:

PHONE NUMBER:

E-MAIL ADDRESS:

2. Application Requested

- [ ] General Plan Petition
- [ ] Zoning Amendment
- [x] General Plan Amendment
- [x] Tentative Subdivision Map
- [ ] Tentative Parcel Map
- [ ] Lot Line Adjustment
- [ ] Site Plan Review
- [ ] Design Review
- [ ] Sign Design Review
- [ ] Conditional Use Permit (CUP)
- [ ] Zoning Administrator Permit
- [ ] Variance
- [ ] Public Convenience or Necessity
- [x] Other Specific Plan Amendment

Is this request part of another application? [ ] Yes [x] No **If so, what?** _____

3. Project Description

Project Name:
Tentative Subdivision Map #4991

Site address or location:
19266 Harry Lorenzo Ave (County Rd 101), Woodland

Total Acres or Square Feet
Approx. 45 acres

Assessor's Parcel Number:
041-070-044 & 041-070-046

Is Your Project Located in a Flood Zone?
[ ] Yes [x] No

Does this request include signage?
[ ] Yes [x] No

4. Justification for Request

☞ **On a separate sheet, explain in detail your request and why you believe your request is justified.**

5. General Plan Amendment

Existing General Plan Designation	Gross Acres	Proposed General Plan Designation	Gross Acres
Residential- Medium Density	5.89 gross	Resid-Medium-Low Density	6.21

6. Zoning Amendment

Existing Land Use Zone	Gross Acres	Proposed Land Use Zone	Gross Acres
MF	5.61 net	SF R-8	6.21

7. Residential Development

No. of residential units are being requested? 173

Single Family	173	Half-plex	
Duplex		Apartments	
Condominiums		Other	
Townhomes		Total Units	173

No. of lots will be created by this project? 0

Do you intend to market the units for sale?

☑ YES ☐ No

Do you intend to market the units for rent?

☐ YES ☑ No

8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:

Indicate the gross and leasable square footage for each type of development:

9. Authority to File Application

Check one:

☑ Property Ownership ☐ Power of Attorney*

☐ Contract to Purchase* ☐ Other

Specify _____

*Attach Evidence of Authority

I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees and expenses for the preparation of necessary environmental documentation and planning studies. I certify that I have reviewed the current Hazardous Waste and Substances Site List, developed pursuant to AB 3750, and found that my project is not on the list.

Date Received Stamp Here

APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT

Cal-West Investors LLC/ Optimistic Partners

Applicant: CWI- Date 12/19/12

Legal Owner: OP- Date 12/19/12

Legal Owner: Date

DEPARTMENT USE ONLY

Amount Paid: _____

Amount Due: _____

GP / Zoning Designation: _____

Project No: _____

Logged by: _____ Date: _____

Planner: _____ Date: _____

5. General Plan Amendment

Existing General Plan Designation	Gross Acres	Proposed General Plan Designation	Gross Acres
Residential- Medium Density	5.89 gross	Resid-Medium-Low Density	6.21

6. Zoning Amendment

Existing Land Use Zone	Gross Acres	Proposed Land Use Zone	Gross Acres
MF	5.61 net	SF R-8	6.21

7. Residential Development

No. of residential units are being requested? 173

No. of lots will be created by this project? 0

Single Family	173	Half-plex	
Duplex		Apartments	
Condominiums		Other	
Townhomes		**Total Units**	173

Do you intend to market the units for sale?

☑ YES ☐ No

Do you intend to market the units for rent?

☐ YES ☑ No

8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:

Indicate the gross and leasable square footage for each type of development:

9. Authority to File Application

Check one:

☑ Property Ownership ☐ Power of Attorney*

☐ Contract to Purchase* ☐ Other

Specify _____

*Attach Evidence of Authority

I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees and expenses for the preparation of necessary environmental documentation and planning studies. I certify that I have reviewed the current Hazardous Waste and Substances Site List, developed pursuant to AB 3750, and found that my project is not on the list.

Date Recived Stamp Here

APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT

Cal-West Investors LLC/ Optimistic Partners

Applicant: CWI- [signature] **Date** 12/19/12

Legal Owner: OP- **Date** 12/19/12

Legal Owner: **Date**

DEPARTMENT USE ONLY

Amount Paid: _____ Project No: _____

Amount Due: _____ Logged by: _____ Date: _____

GP / Zoning Designation: _____ Planner: _____ Date: _____

CITY OF WOODLAND
TENTATIVE MAP SUPPLEMENTAL APPLICATION

A. General Information:

1. Applicant: Cal-West Investors Map No. 4991
   Mailing Address: 173 Court Street, Suite D
   City Woodland State CA Zip 95695
   Phone Number: 530-668-4056
2. Applicant is (x) Owner ( ) Purchaser ( ) Authorized Agent
3. Owner: Cal West Investors & Optimistic Partners
   Mailing Address: 173 Court Street, Suite D
   City Woodland State CA Zip 95695
4. Project Address Location: 19266 Harry Lorenzo Ave. (County Rd 101), Woodland
5. Engineer/Surveyor Preparing Map: Cunningham Engineering - Steve Greenfield
   Mailing Address: 2940 Spafford Street, Suite 200
   City Davis State CA Zip 95618
   Phone No.: 530-758-2026

B. Project Description:

1. Property Size (acreage or square footage) 44.43 acres (~45 acres)
2. Number of Existing Lots: 173 Number of New Lots: 173
   Size of New Lots: avg lot size - 4,823 sq. ft.
3. Existing Use of Property: Residential - medium density
4. Proposed Use of Property: Residential - medium-low density

C. Certification

I hereby certify that the facts and information contained in this application and the attached map are true and correct to the best of my knowledge.

DATE: 12/19/12 Melanie Clark

Signature of Applicant

CITY OF WOODLAND
INITIAL STUDY
ENVIRONMENTAL INFORMATION FORM

Information Required as Part 1 of Initial Study of Environmental Impacts.

---------- For Office use ----------

Application Number and Title: _____

Date Submitted: _____

_____

The following information is required for all projects, which are subject to review pursuant to the California Environmental Quality Act (CEQA). Complete disclosure of environmental data is required. NOTE: THIS INFORMATION MUST RELATE TO THE DEVELOPMENT AS DESCRIBED IN SECTIONS 11 & 12. Reference materials needed to complete this application are available at the Community Development Department at City Hall, 300 First Street, Woodland. Answers may be continued on additional sheets. Please print or type.

I. General Information

1. **Name, address, and telephone number of person to be contacted concerning this project:** Melanie Mathews, 173 Court Street, Ste. D, Woodland, CA 95695

   530.668.4056 and Bill Streng, 1949 Fifth St., Suite 108, Davis, CA 95616

2. **Name, address of legal property owner as shown on tax statement:** _____

   CalWest Investors LLC, 173 Court St., Suite D, Woodland, CA 95695 and

   Optimistic Partners, 1949 Fifth Street, Suite 108, Davis, CA 95616

3. **Address of project and/or description of location:** 19266 CR 101, Woodland, CA

   Description: Bounded by RD101, HW 113

4. **Assessor's Parcel Number(s) of project site:** 041-070-046-000 & 041-070-044-000

5. **Indicate the project application which accompanies this form:** Tentative Map

6. **Have any preliminary documents been prepared for this projects (i.e. level 1, 2 or 3 soil assessment, soil study or traffic impact analysis)? If yes, please identify name and date prepared:** This site has previously been evaluated as part of the EIR for Specific Plan. Additionally a Phase I Environmental Assessment dated 02/24/06 and a Geocon Preliminary Geotechnical Evaluation dated 01/13/11 have been prepared. A traffic study was done by Fehr & Peers in Sept. 2011.

7. **List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state or federal agencies (i.e., Corps of Engineers, Caltrans, Air Pollution Control District or Yolo County):** All are completed

8. **Existing zoning district(s) of project site:** Spring Lake Specific Plan

9. **Existing General Plan Designation(s)** Planned neighborhood OS, NC, MLDR, MDR, LDR

10. **Existing Specific Plan Designation(s)** Park, R-8, R-15, NC

11. **Fully describe the nature and purpose of the proposed project including the ultimate use of the property:** Residential

12. **Community benefits to be derived from the project:** Implementation of the Spring Lake Specific Plan.

II. Project Description

1. Project Description

a. **Site size in acres or square footage:** 45 Acres approximately, in two parcels

b. **Highest and lowest elevations on site:** Site is flat

c. **Number of floors of proposed construction:** 1-2 story for homes

d. **Number of proposed off-street parking spaces provided:** consistent w/ Parking Req.

e. **Anticipated project schedule (timeline):** Approval in early 2013, Construction after
Estimated completion date: dependent on above

f. **Is this project dependent on an existing or future project? If yes, please explain:** No

g. **Anticipated future phases:** _____
Associated Project (if any): None

h. **If RESIDENTIAL, include the number of units, unit sizes, bedrooms, range of sale prices or rents, recreation, facilities and gross density (units)acre:** 173 R-8 Mapped at R-6 density

Describe anticipated age distribution of project residents: Various

Projected number of cars owned by future residents: Unknown

i. **If COMMERCIAL and/or OFFICE, indicate the types, square footage of each type (i.e., office, sales area, restaurant), whether neighborhood, city or regionally oriented, and total square footage of building area.**
No

j. **If INDUSTRIAL, indicate type, estimated employment per shift, loading facilities, square footage of office area and total square footage of building area:** No

k. **If INSTITUTIONAL, indicate the major function, estimated employment per shift, estimated occupancy, and total square footage of building:** No

l. **If the project involves a variance, conditional use permit or rezoning application, state this and explain clearly why it is required:** None

m. **Describe any power lines, water, sewer or storm drain mains, pipelines or other transmission lines which are located on or adjacent to the property:** Power lines abut a portion of the property at the southern edge. There is a natural gas line at the northern edge.

n. **Name of creeks and natural or man-made drainage channels through or adjacent to the property:** A drainage conveyance abuts a portion of the southern edge of the property.

o. **Is there evidence of water traveling over or standing on the site?** No

p. **Primary vehicle access to property comes from which street(s):** Road 101

q. **Are any easements known to traverse the site? If yes, explain the type and purpose:** Refer to Preliminary Title Reports

2. **Site Grading**

a. **Approximate number of cubic yards of earth to be moved for the completion of the project.** 5000

b. **State the location from which fill will be obtained if needed.**
Onsite

c. **State the location to which excess earth will be moved if necessary.**
Adjacent subdivisions to the south

d. **What percent of the area of the lot will be modified by grading?**
100%

e. **State the range and depth of cuts and fills.**
1.1' cut - 1.7' fill

f. **Explain the means that are being taken to control erosion.**
On-site erosion control plan to be prepared-SWPPP

3. **Water, Air, Noise**

a. **Is copy portion of the site within the 100-year floodplain? Is any portion of the site within the 500-year floodplain?**
No

b. **What percent of the property will be covered by impervious surfaces?**
65%

c. **Describe means to dispose of storm drainage.**
Connect to City of Woodland Storm Drainage System

d. **Is the project in the vicinity of or will it affect a water shed or water supply such as an open reservoir, artesian well or spring? If so, describe.**
No

e. **Could the project have a detrimental affect on water quality? If yes, explain.** No

f. **Will there be the possibility of the discharge of any metal or chemical, including oil or grease, into a sanitary sewer, storm drain, parking lot, street or waterway?** None

g. **State the length of time noisy machinery will be in use during the construction phase.** 7AM-6PM during construction

h. **What measures are proposed to decrease the impact of construction noise on the surrounding area?** The limit of hours as indicated in g. above

i. **Estimate exterior noise levels in decibels that would be experienced after completion of the project. Describe noise sources.**
45

j. **Estimate interior noise levels in decibels generated by exterior sources (e.g. traffic) that would be experienced after completion of the project.**
40

k. **Could the project have an affect on air quality? If yes, explain.**
No

4. **Transportation (a detailed traffic study may be required.)**

a. **State the projected number of vehicle trips per day and peak hour generated by the project according to vehicle type (car, truck, bus); (a vehicle moving to and from the site is defined as two trips.)**

	CAR	TRUCK/BUS
Per Day	200	minimal
Peak Hour	See traffic study	unknown

b. **What are the morning and afternoon peak hours of traffic generation?**
Please refer to the traffic study done by Fehr & Peers in Sept. 2011.

5. **Plants and Animals**

a. **Describe the existing vegetation.** Seed plots for Safflower and other seed crops.

1) **State the number and species of trees more than 6 inches in diameter that are planned to be removed to complete the project. Please show these trees on the site plan.**
Oak Trees

b. **Are there any heritage trees on the site?**
One

c. **Are there any trees over 12 inches in diameter on the site? What species?** Yes, Oaks

d. **Explain the manner in which the project is integrated with existing trees, vegetation, creeks, terrain and other natural features of the property.**

e. **Explain the manner in which such features will/could be damaged.**

f. **Describe any wildlife on the site.**
None

g. **Describe how wildlife could be affected by the project.**
Minimally

6. **Facilities**

a. **Sewer use: List the number of plumbing fixtures by type.** per unit estimate which is consistent with the approved SLSP

Toilets	Sinks	Shower/Tubs	Other (specify)
2-3	3-4	2-3	

b. **Could the projected sewage effluent overload sewer capacity? Is project within water and sewer service areas?** No, project is within City of Woodland Service Area

c. **Could the completion of this project require additional social service facilities, such as schools, childcare centers, parks, or senior citizens homes?** Consistent with that which is anticipated in SLSP.

d. **What is the distance and response time from the servicing fire station to the site?** 3 minutes

7. **Aesthetics**

a. **What design characteristics have been incorporated into the project to help it harmonize with the existing neighborhood?**
It is a new neighborhood with no adjacent homes

b. **Would the completion of the project impair any existing views both from the site and off the site?** No. Project is exempt - see list.

c. Would the project have signs, outdoor storage areas, or similar features visible from within 600 feet of a freeway, arterial street, or right of way? Describe. How will features other than signs be screened? No

8. Other

a. Describe means being used to avoid inefficient and unnecessary consumption of energy. Passive solar design, energy efficient appliances

b. Are there any existing structures on the property, which were constructed before 1940? If yes, describe. No

c. Does the site contain anything of known historical or archaeological significance? No

d. Would the proposed project necessitate the displacement of any residents? If yes, how many? No

e. What specific measures are proposed to safeguard against vandalism and other criminal activity?

f. Is site within existing city limits? Yes

g. Are there 25% or greater slopes on the property? No

h. Is the site susceptible to landslides? (refer to Chapter 8 in the General Plan Background Report No

i. Is the site within an Airport Land Use plan? If yes, what airport plan(s) is it within and do restrictions affect the proposal? No

j. Is this site listed on California EPA's Hazardous site list. No

k. What is the farmland designation of the proposed site? (refer to Figure I-5 in the General Plan Background Report Prime Ag

l. Is the site under agricultural contract? If yes, what is contract # and expiration date? No

III. Non-Residential Projects Only

1. Human Health

a. Could the project expose people to health hazards?

b. Will any dust, gases or noxious materials be developed on the site? If so, describe.

c. Will the project involve the application, use, or disposal of hazardous materials? If yes, explain.

2. Noise

a. Estimate peak noise level in DBA from the completed project and give time of day expected.

b. List significant on-site noise sources.

c. Is any equipment to be operated during evening hours? If so, what kind?

d. List measures to be incorporated into the project to mitigate noise from the completed project.

3. Waste Materials

a. Will the project generate significant solid or liquid wastes? If so, state type and quantity.

b. Will any attempt be made to recycle waste materials?

IV. Environmental Analysis

1. Are the following items applicable to the project or its effects? Discuss at end all items checked yes or maybe (attach additional sheets as necessary).

	Yes	Maybe	No		
☐	☐	☐	☑	A.	Change in existing features of any lakes, reservoirs or hills, or substantial alteration of ground contours.
☐	☐	☐	☑	B.	Change in scenic views or vistas from existing residential areas or public lands or roads.
☐	☐	☐	☑	C.	Change in character of general area of project.
☐	☐	☐	☑	D.	Produce or involve large amounts of solid waste or litter.
☐	☐	☐	☑	E.	Disrupt or adversely affect a historic or archaeological site.
☐	☐	☐	☑	F.	Change in dust, ash, smoke, fumes or odors in vicinity.
☐	☐	☐	☑	G.	Change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.
☐	☐	☐	☑	H.	Substantial change in existing noise or vibration levels in the vicinity.
☐	☐	☐	☑	I.	Site on filled land or on slope of 10 percent or more.
☐	☐	☐	☑	J.	Use or disposal of potentially hazardous material such as toxic substances, flammable or explosives.
☐	☐	☐	☑	K.	Substantial change in demand for public services (police, fire, water, sewage, schools, etc).
☐	☐	☐	☑	L.	Substantially increase fuel or energy consumption (electricity, oil, natural gas, etc.
☐	☐	☐	☑	M.	Relationship to a larger project or series of projects.
☐	☐	☐	☑	N.	Substantially diminish habitat for fish, wildlife or plants.

2. **Attach photographs that provide thorough coverage of the site. Include photographs of the surrounding properties to illustrate type(s) of land use and intensity of development. Snapshots or Polaroid® photos will be accepted.**

3. **Provide site plan showing buildings, parking, landscaped areas, easements, adjacent streets, driveways, paved areas, public and private utilities and other distinguishing characteristics of the site. The site plan must be accurately drawn to an appropriate scale to adequately depict the required information. All features or structures shown should be accurately labeled. Failure to properly reflect existing and proposed conditions may result in rejection of the initial statement and delay in the processing of the application.**

4. **Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.**

12/7/12
Date

Melanie Chaffee
Signature

Cal West Investors
For

Revised by Community Development Staff

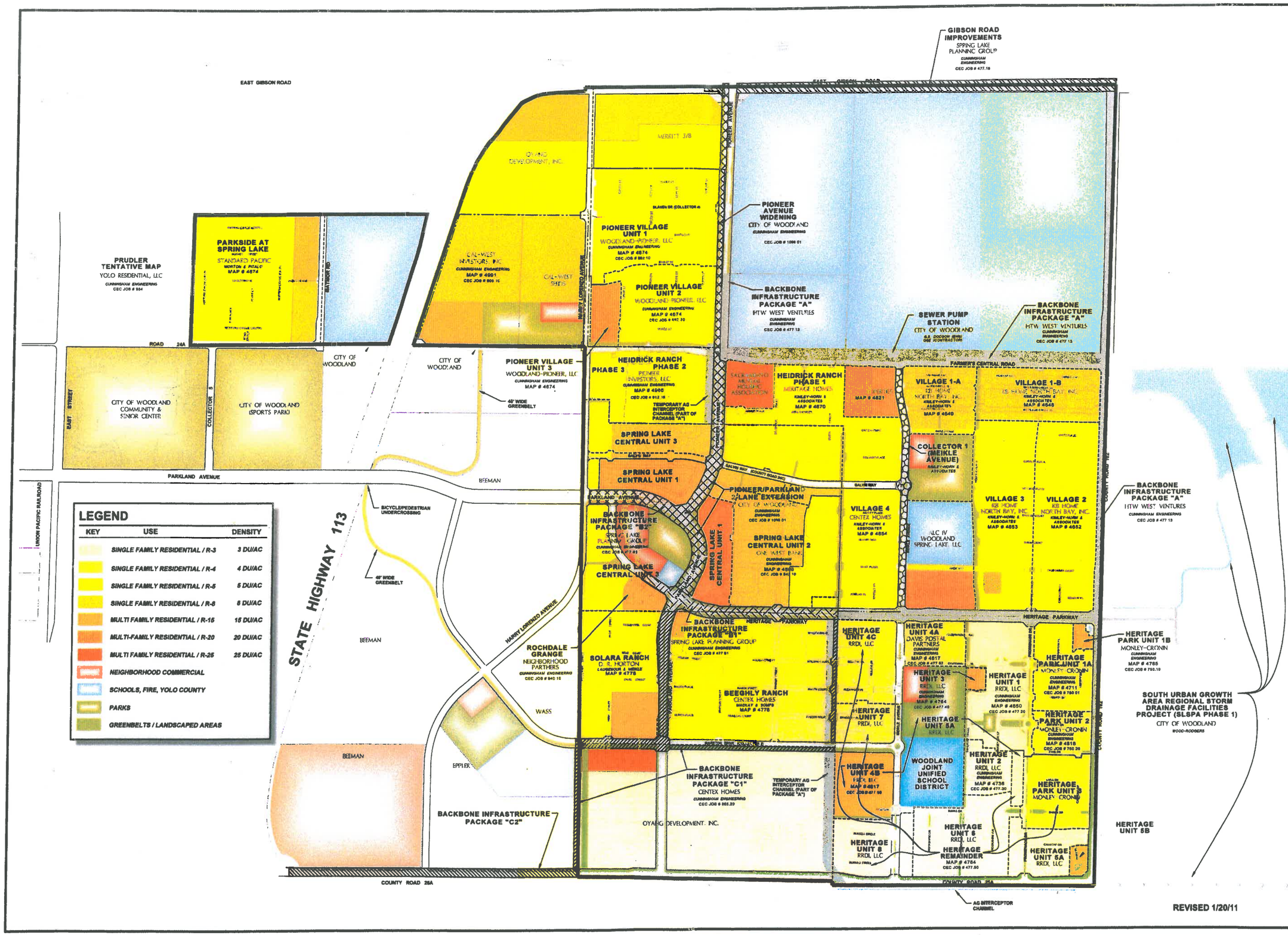
DATE: _____

_____
(Name – print)

_____
(Signature)

Materials that will assist you answer questions include: The City General Plan, Flood Zone Maps, Assessor Parcel Books, and Zoning Map.

ATTACHMENT C



NO.	DATE	REVISIONS	BY	APPD.

DESIGNED BY JB
DRAWN BY
CHECKED BY SG
SCALE 1" = 400'

CEQWEST.COM

Project Planning • Civil Engineering • Landscape Architecture

• Sacramento Office
2120 20th Street, Suite Three
Sacramento, CA 95818
(916) 455-3026

• Davis Office
2940 Spafford Street, Suite 200
Davis, CA 95618
(530) 756-2026

CUNNINGHAM ENGINEERING

SPRING LAKE SPECIFIC PLAN ILLUSTRATIVE OWNERSHIP MAP

CITY OF WOODLAND CALIFORNIA

SHEET 1 OF 1

DATE: 3/30/11

JOB NO: 1179.01

ATTACHMENT D

Cal-West/Optimistic Partners
Spring Lake Specific Plan

Lot Matrix

Lot Number	Depth (ft)	Width (ft)	Area (SF)
101	86	50	4,300
102	86	50	4,300
103	86	50	4,300
104	86	55	4,730
105	86	50	4,300
106	86	50	4,375
107	89	50	4,717
108	96	57	6,698
109	89	65	5,605
110	89	50	4,450
111	89	50	4,450
112	89	55	4,895
113	89	50	4,428
114	89	50	4,450
115	89	54	4,826
116	89	50	4,450
117	89	50	4,450
118	89	65	5,743
119	89	65	5,811
120	89	50	4,522
121	89	50	4,451
122	89	54	4,826
123	89	50	4,450
124	89	50	4,428
125	89	55	4,895
126	89	50	4,450
127	89	50	4,450
128	89	65	5,751
129	85	55	4,670
130	85	50	4,250
131	85	50	4,250
132	85	50	4,618
133	85	61	6,106
134	85	48	5,003
135	85	60	4,661
136	96	60	5,723
137	85	50	4,325
138	85	55	5,247
139	85	63	5,388
140	85	53	5,571
141	98	63	5,761
142	95	50	4,811
143	92	50	4,658
144	88	55	4,947
145	85	50	4,337
146	85	55	4,679
147	85	50	4,672
148	90	85	6,229
149	89	69	5,567
150	85	50	4,289
151	85	56	4,492
152	85	56	4,629
153	89	40	3,590
154	91	50	4,622
155	94	50	4,771
156	97	50	4,921
157	90	48	4,815
158	90	52	4,683
159	90	53	5,171
160	74	60	5,043
161	82	55	4,669
162	90	54	5,619
163	95	50	4,750
164	95	55	5,225
165	95	50	4,750
166	95	55	5,225
167	95	55	5,225
168	95	50	4,750
169	95	50	4,750
170	95	50	4,750
171	95	50	4,750
172	95	50	4,750
173	95	50	4,750
174	95	50	4,750
175	95	50	4,750
176	95	50	4,750

Min.	74	40	3,400
Max.	100	85	7,431
Avg.	89	52	4,734

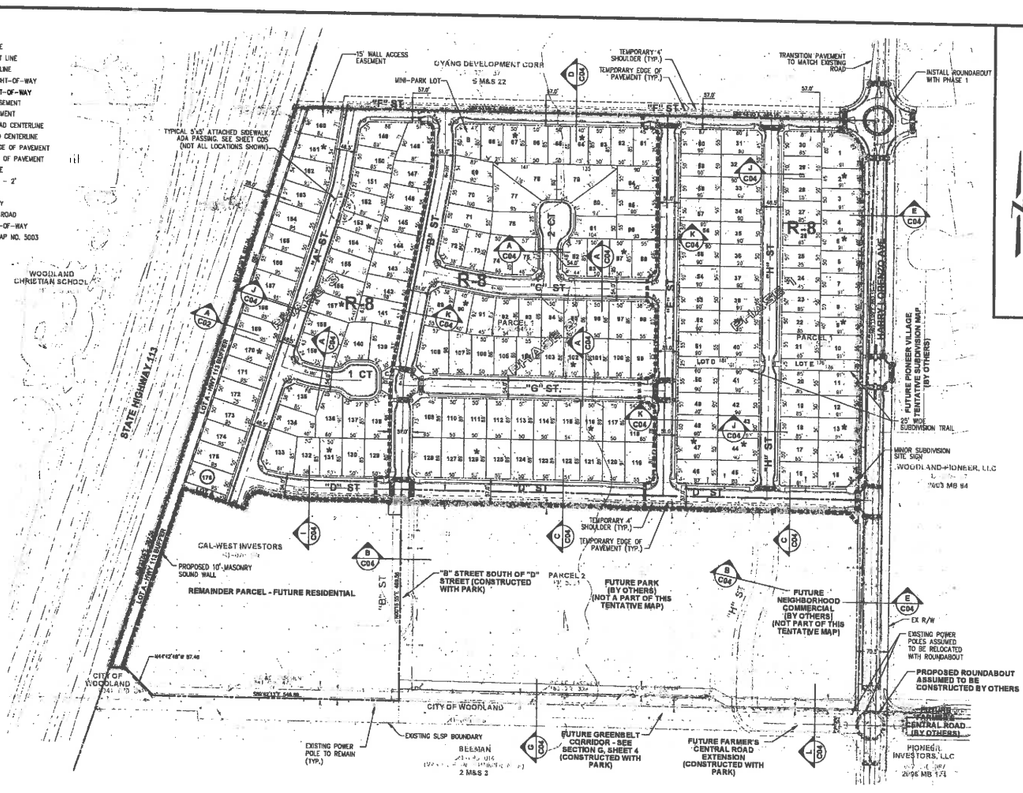
Cal-West/Optimistic Partners
Spring Lake Specific Plan

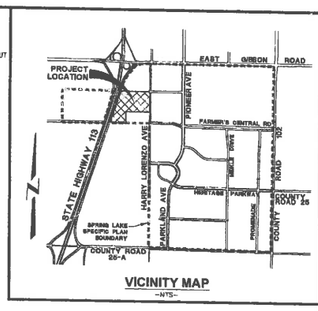
Lot Matrix

Lot Number	Depth (ft)	Width (ft)	Area (SF)	Lot Number	Depth (ft)	Width (ft)	Area (SF)
1	91	80	6,700	51	90	55	4,964
2	91	45	4,095	52	90	50	4,513
3	91	50	4,550	53	90	50	4,513
4	91	50	4,549	54	90	50	4,513
5	91	40	3,639	55	90	50	4,513
6	91	50	4,549	56	90	50	4,513
7	91	50	4,549	57	90	50	4,513
8	91	50	4,549	58	90	50	4,513
9	91	40	3,639	59	90	50	4,513
10	91	55	5,004	60	90	55	4,962
11	91	55	5,003	61	85	55	4,641
12	91	50	4,549	62	85	50	4,250
13	91	50	4,548	63	85	50	4,250
14	91	50	4,548	64	85	40	3,400
15	91	55	4,645	65	85	50	4,250
16	85	55	4,660	66	85	50	4,250
17	85	50	4,274	67	85	50	4,250
18	85	50	4,274	68	85	50	4,178
19	85	50	4,275	69	88	54	4,678
20	85	55	4,701	70	90	55	5,075
21	85	55	4,702	71	100	50	5,117
22	85	50	4,274	72	85	55	4,561
23	85	50	4,274	73	85	50	4,250
24	85	50	4,274	74	85	50	4,962
25	85	50	4,275	75	85	56	4,791
26	85	50	4,274	76	95	50	5,358
27	85	50	4,274	77	82	42	6,953
28	85	50	4,274	78	80	50	7,353
29	85	50	4,274	79	80	50	7,431
30	85	55	4,697	80	92	43	6,787
31	90	55	4,926	81	92	50	4,708
32	90	50	4,513	82	85	54	4,504
33	90	50	4,513	83	85	50	4,250
34	90	50	4,513	84	90	55	4,950
35	90	50	4,513	85	90	55	4,950
36	90	50	4,513	86	90	55	4,950
37	90	50	4,513	87	85	50	4,250
38	90	50	4,513	88	85	55	4,561
39	90	50	4,513	89	92	55	4,946
40	90	55	4,964	90	92	40	3,680
41	90	55	4,964	91	88	57	4,859
42	90	50	4,513	92	86	50	4,741
43	90	50	4,513	93	86	51	4,377
44	90	50	4,513	94	86	50	4,300
45	90	55	4,858	95	86	50	4,300
46	90	55	4,913	96	86	50	4,300
47	90	50	4,513	97	86	50	4,300
48	90	50	4,513	98	86	55	4,616
49	90	50	4,513	99	86	55	4,688
50	90	55	4,964	100	86	50	4,300

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED ROAD CENTERLINE
- EXISTING ROAD CENTERLINE
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- CONTOUR LINE - 2'
- PHASE LINE
- SITE BOUNDARY
- EXISTING DIRT ROAD
- FUTURE RIGHT-OF-WAY
- (5002) SUBDIVISION MAP NO. 5003





VICINITY MAP
-NTS-

GENERAL NOTES

OWNER / DEVELOPER:
CAL WEST INVESTORS
173 COURT STREET, SUITE D
WOODLAND, CA 95695
(530) 668-4056

OPTIMISTIC PARTNERS
1949 FIFTH STREET, SUITE 108
DAVIS, CA 95616
(530) 753-2829

CIVIL ENGINEER:
STEVE GREENFIELD RCE C50880
CUNNINGHAM ENGINEERING
2940 SPAFFORD STREET
DAVIS, CALIFORNIA 95618
(530) 758-2026

PARCEL NUMBERS and APN's:
PARCEL 1 OF DOC. 2012-0025480-00 (INCLUDES FUTURE RESIDENTIAL SOUTH OF PHASE 3):
APN: 041-070-051
PARCEL 1 OF PM 5003:
APN: 041-070-052

AREA:
33.89 ACRES

EXISTING ZONING:
SLSP-PZ-SF, SLSP-PZ-MF

PROPOSED ZONING:
SLSP-SF

EXISTING LAND USE:
MEDIUM-LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL

PROPOSED LAND USE:
MEDIUM-LOW DENSITY RESIDENTIAL

FLOOD ZONE DESIGNATION:
ZONE "X"

DOMESTIC WATER, SANITARY SEWER AND DRAINAGE:
CITY OF WOODLAND

ELECTRICITY & GAS:
PG & E

CABLE TELEVISION:
CHARTER COMMUNICATIONS

NOTES:

1. THE STREET NAMES INDICATED ON THIS MAP WITH A LETTER DESIGNATION ARE FOR PLANNING PURPOSES ONLY. ACTUAL STREET NAMES TO BE APPROVED BY THE CITY OF WOODLAND. STREET NAMES NOT DESIGNATED WITH A LETTER ARE EXTENSIONS OF STREETS WITH APPROVED NAMES FROM ADJACENT FINAL MAPPED PROJECTS.
2. ALL EXISTING TREES TO BE REMOVED EXCEPT FOR 36" OAK TREE IN LOT "B" (SEE SHEET C02).
3. THIS TENTATIVE MAP CONFORMS WITH ALL REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.
4. THIS TENTATIVE MAP CONFORMS WITH ALL THE REQUIREMENTS OF THE CITY OF WOODLAND SUBDIVISION ORDINANCE.

PROJECT PHASING

- THE SUBDIVISION WILL BE FINAL MAPPED IN PHASES AS CONCEPTUALLY SHOWN HEREIN OR SUBSETS THEREOF AS DETERMINED TO BE SUBSTANTIALLY SIMILAR BY THE COMMUNITY DEVELOPMENT DIRECTOR AND THE CITY ENGINEER.

SECOND UNITS

- TO 8 (18 UNITS) OF THE R-8 SINGLE FAMILY LOTS SHALL BE ALLOWED TO HAVE SECOND UNITS BY RIGHT ON A FIRST-COME, FIRST-SERVED BASIS, WITH SITE PLAN / DESIGN REVIEW. SUBSEQUENT LOTS WILL REQUIRE A USE PERMIT FOR SECOND UNIT INCLUSION.

LOT SIZES

- THE SINGLE FAMILY RESIDENTIAL LOTS HAVE BEEN SHOWN TO BE OF VARYING WIDTHS FOR THE SPRING LAKE SPECIFIC PLAN. THE BUILDER RESERVES THE RIGHT OF LOT WIDTH MODIFICATION, SUBJECT TO THE APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR, AT THE FINAL MAP STAGE, BASED UPON SELECTION OF FLOOR PLANS AND MARKET DEMAND.

AFFORDABLE HOUSING UNITS

- R-8 AREA - AFFORDABLE HOUSING REQUIRED FOR THIS MAP IS 10% OF THE R-8 UNITS. 176 UNITS (PHASES 1, 2 & 3) x 10% = 18 UNITS.
- ALL AFFORDABLE UNITS SHOWN ON THIS MAP ARE INDICATED WITH "Ⓐ".

LAND USE SUMMARY

USE	AREA (NET)	AREA (GROSS)*	# UNITS	DENSITY (NET)
R-8 (PHASE 1-3)	(17.61 AC.)	(28.94 AC.)	(176)	(8.49 du/ac)
PHASE 1	8.17 AC.	8.77 AC.	60	8.44 du/ac
PHASE 2	11.00 AC.	11.18 AC.	68	6.18 du/ac
PHASE 3	7.26 AC.	8.07 AC.	48	6.67 du/ac
LOT A	0.99 AC.			
LOT B	0.10 AC.			
TOTAL:	20.49 AC.	28.94 AC.	176	

*GROSS ACREAGE INCLUDES PREVIOUSLY DEDICATED HARRY LORENZO AVENUE RIGHT-OF-WAY.

LAND USE COMPARISON CHART

EXISTING SPECIFIC PLAN				DENSITY PERMITTED	PROPOSED TENTATIVE SUBDIVISION MAP		
PHASE	USE	NET AREA	# UNITS	(BASED ON NET ACREAGE)	USE	NET AREA	# UNITS
PHASES 1/2/3	R-8	37.61 AC.	176	172 - 188 LOTS	R-8	37.61 AC.	176
LOT A (NORTH)	R-8	0.81 AC.			OPEN SPACE	0.81 AC.	0
LOT B	R-8	0.10 AC.			OPEN SPACE	0.10 AC.	0
LOT A (SOUTH)	R-18	0.37 AC.	4	4	OPEN SPACE	0.37 AC.	0
TOTAL:			180			38.89 AC.	176

INTERSECTION CURB RADII TABLE

INTERSECTION TYPE	MINIMUM RADIUS AT FACE OF CURB
LOCAL TO LOCAL	30'
LOCAL TO COLLECTOR	35'
COLLECTOR TO COLLECTOR	35'
COLLECTOR TO ARTERIAL	35'
ARTERIAL TO ARTERIAL	35'

SHEET INDEX

STREET & LOTTING PLAN	C01
GRADING AND DRAINAGE PLAN	C03
WATER & SEWER PLAN	C03
SECTIONS	C04
DETAILS	C05

PUBLIC / QUASI PUBLIC LOT SUMMARY

LOT A	LOT TO BE DEDICATED TO CITY FOR HWY 113 BUFFER AND WALL/TREE MAINTENANCE ACCESS
LOT B	MINI-PARK
LOTS C-E	SUBDIVISION TRAIL CORRIDOR

SCALE: 1" = 100'

CEC/WEST.COV

Project Planning • Civil Engineering • Landscape Architecture
Davis Office: 2940 Spafford Street, Suite 200, Davis, CA 95618 (916) 758-2026
Sacramento Office: 2100 20th Street, Suite 110, Sacramento, CA 95818 (916) 452-5252

DESIGNED BY: SCC/JEL
DRAWN BY: LCV/JEL
CHECKED BY: SG
SCALE: AS SHOWN

NO.	DATE	REVISIONS	BY	APPD.

SPRING LAKE SPECIFIC PLAN
CAL WEST
TENTATIVE SUBDIVISION MAP #4991
STREET AND LOTTING PLAN

CITY OF WOODLAND CALIFORNIA

SHEET C01 OF 5

DATE: 07/03/13

JOB NO: 905.40

LEGEND

- ORIGINAL GRADE
- PAD GRADE
- 204 LOT NUMBER
- PROPOSED STREET GRADE AND DIRECTION
- FINISH GRADE ELEVATION
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN JUNCTION BOX
- PROPOSED SEDIMENT BASIN INLET
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN PIPE, SIZE AND FLOW DIRECTION
- PROPOSED STORM DRAIN PIPE, SIZE AND FLOW DIRECTION
- PROPOSED DRAINAGE OVERLAND RELEASE
- EXISTING TREE TO BE REMOVED

ABBREVIATIONS:

FL	FLOW LINE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
TC	TOP OF CURB
OGB	OVERLAND RELEASE

NOTES:

1. THIS PRELIMINARY GRADING AND DRAINAGE PLAN WAS PREPARED BASED ON THE TENTATIVE SUBDIVISION MAP CONCEPTS AS REQUIRED FOR THE DESIGN REVIEW PROCESS. FINAL GRADING AND DRAINAGE PLANS WILL BE PREPARED HEREON AS THE DESIGN PROCESS PROCEEDS.
2. PIPE SIZES SHOWN ARE ESTIMATES ONLY. SIZES AND LOCATIONS MAY CHANGE DURING FINAL DESIGN.
3. ALL DRAIN PIPES ARE 18" DIAMETER WHERE NOT LABELED.

SPRING LAKE SPECIFIC PLAN
CAL WEST
TENTATIVE SUBDIVISION MAP #4991
GRADING AND DRAINAGE PLAN

CITY OF WOODLAND CALIFORNIA

SHEET C02 OF 5

DATE: 07/02/13

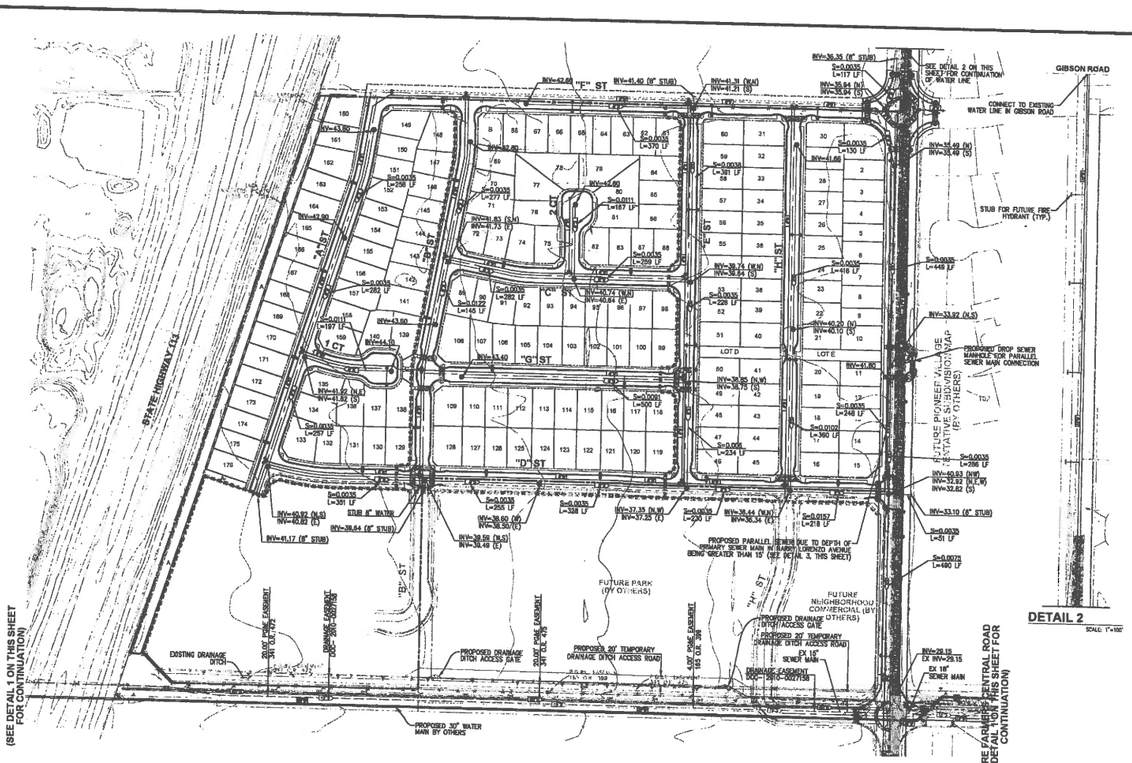
JOB NO: 9205-40

CEDWEST.COM
Project Planning > Civil Engineering > Landscape Architecture
Sacramento Office > 2120 20th Street, Suite 7 Free, Sacramento, CA 95818, (916) 455-3205
Davis Office > 2940 Spafford Street, Suite 200, Davis, CA 95618, (530) 750-3205

NO.	DATE	REVISIONS	BY	APPR.

DESIGNED BY SG/AB
DRAWN BY LE/AB
CHECKED BY SG

SCALE: AS SHOWN



LEGEND

204	LOT NUMBER
8" W	EXISTING WATER PIPE AND SIZE
8" W	PROPOSED WATER PIPE AND SIZE
	EXISTING FIRE HYDRANT ASSEMBLY
	PROPOSED FIRE HYDRANT ASSEMBLY
8" SD	EXISTING SEWER PIPE, SIZE, AND DIRECTION OF FLOW
8" SD	PROPOSED SEWER PIPE, SIZE, AND DIRECTION OF FLOW
	EXISTING SEWER MANHOLE
	PROPOSED SEWER MANHOLE
INV=20.10	PROPOSED SEWER INVERT ELEVATION
S=0.0035	PROPOSED SEWER PIPE SLOPE

NOTES:

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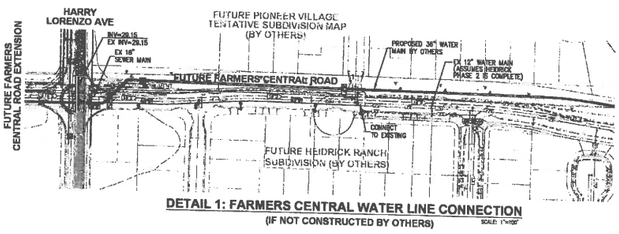
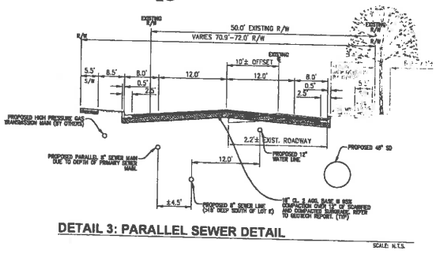
THIS TENTATIVE MAP CONFORMS WITH ALL REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.

THIS TENTATIVE MAP CONFORMS WITH ALL THE REQUIREMENTS OF THE CITY OF WOODLAND SUBDIVISION ORDINANCE.

FARMERS CENTRAL 12" WATER LINE IS SUBJECT TO CHANGE DEPENDING ON ROUTING OF REGIONAL SURFACE WATER PROJECT 30"/36" TRANSMISSION MAIN.



DETAIL 1: FARMERS CENTRAL WATER LINE CONNECTION
(IF NOT CONSTRUCTED BY OTHERS)
SCALE: 1"=100'



DETAIL 3: PARALLEL SEWER DETAIL
SCALE: N.T.S.

SCALE: 1" = 100'

DESIGNED BY	SU/JM
DRAWN BY	LK/JM
CHECKED BY	SU
SCALE	AS SHOWN

NO.	DATE	REVISION	BY	APPR.

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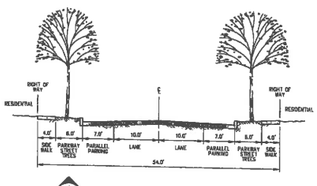
SPRING LAKE SPECIFIC PLAN
CAL WEST
TENTATIVE SUBDIVISION MAP #4991
WATER AND SEWER PLAN

CITY OF WOODLAND CALIFORNIA

SHEET C03 OF 5

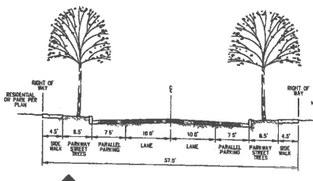
DATE: 07/03/13

JOB NO: 905.40



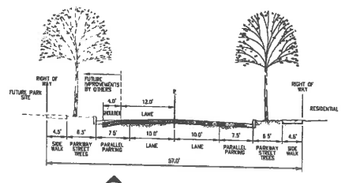
A / C01 — 54' LOCAL STREET

PHASE 2
"3" COURT
"C" STREET
"E" STREET
PHASE 3
"1" COURT



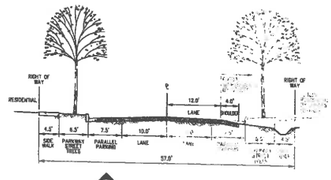
B / C01 — FUTURE 57' LOCAL STREET

TO BE CONSTRUCTED WITH PARK
"B" STREET (SOUTH OF "D" STREET)
"H" STREET (SOUTH OF "D" STREET)



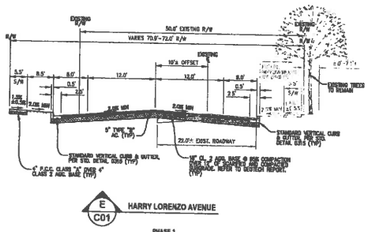
C / C01 — 57' LOCAL STREET

PHASE 1
"D" STREET (BETWEEN HARRY LORENZO AND "E" STREET)
PHASE 2
"G" STREET (BETWEEN "B" STREET AND "E" STREET)



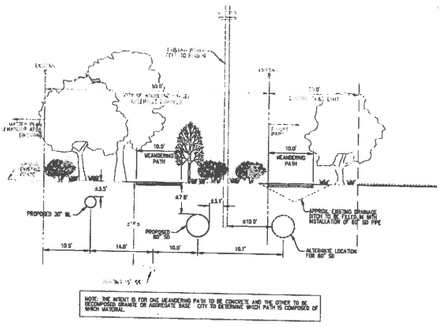
D / C01 — 57' LOCAL STREET

PHASE 1
"F" STREET (BETWEEN HARRY LORENZO AND "E" STREET)
PHASE 2
"F" STREET (BETWEEN "B" STREET AND "E" STREET)
PHASE 3
"F" STREET (BETWEEN "A" STREET AND "B" STREET)



E / C01 — HARRY LORENZO AVENUE

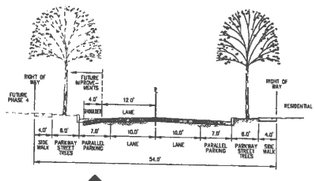
PHASE 1
BETWEEN "F" STREET AND FARMERS CENTRAL ROAD



NOTE: THE INTENT IS FOR ONE MEANDERING PATH TO BE CONCRETE AND THE OTHER TO BE DECOMPOSED GRANITE OR ASPHALTS BASE - CITY TO DETERMINE WHICH PATH TO CONFORM TO WHICH MATERIAL.

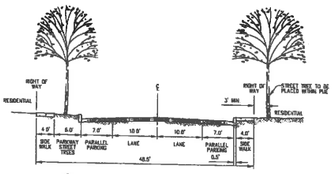
G / C01 — FUTURE GREENBELT CORRIDOR

TO BE CONSTRUCTED WITH PARK



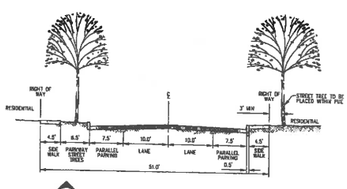
I / C01 — 54' LOCAL STREET

PHASE 2
"D" STREET (BETWEEN "A" STREET AND "B" STREET)



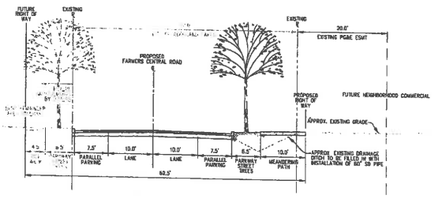
J / C01 — 48.5' LOCAL STREET

PHASE 1
"H" STREET (NORTH OF "D" STREET; MIRRORED SECTION)
PHASE 2
"A" STREET



K / C01 — 51' LOCAL STREET

PHASE 1
"E" STREET (MIRRORED SECTION)
PHASE 2
"B" STREET (NORTH OF "D" STREET)



L / C01 — FUTURE FARMERS CENTRAL ROAD EXTENSION

TO BE CONSTRUCTED WITH PARK

NO.	DATE	REVISION	BY	APPR.

DESIGNED BY JSC/AB
DRAWN BY LK/JM
CHECKED BY SR

SCALE AS SHOWN

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(916) 362-0200

SPRING LAKE SPECIFIC PLAN
CAL WEST
TENTATIVE SUBDIVISION MAP #4991
SECTIONS

CITY OF WOODLAND CALIFORNIA

SHEET C04 OF 5

DATE: 07/03/13

JOB NO: 905.40

1 C01 PAVEMENT CONNECTION DETAIL

2 C01 5' X 5' ATTACHED SIDEWALK ADA PASSING DETAIL: 48.5' ROW

3 C01 5' X 5' ATTACHED SIDEWALK ADA PASSING DETAIL: 51.5' ROW

SPRING LAKE SPECIFIC PLAN
CAL WEST
TENTATIVE SUBDIVISION MAP #4991
DETAILS

CITY OF WOODLAND CALIFORNIA

CUNNINGHAM ENGINEERING

CECWEST.COM

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(916) 455-2026

Davis Office
2840 Spafford Street, Suite 200
Davis, CA 95618
(530) 758-2026

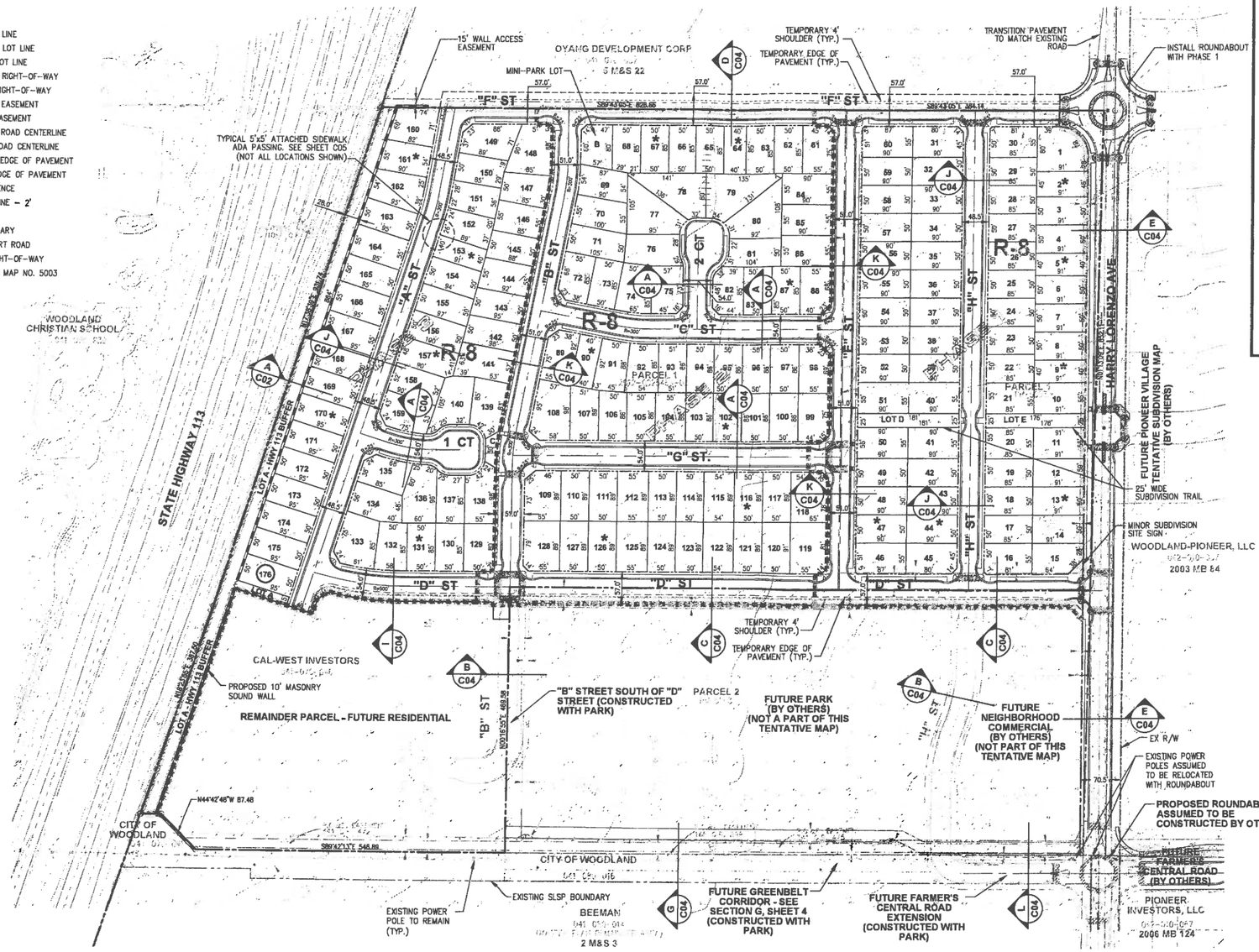
NO.	DATE	REVISIONS	BY	APPD.

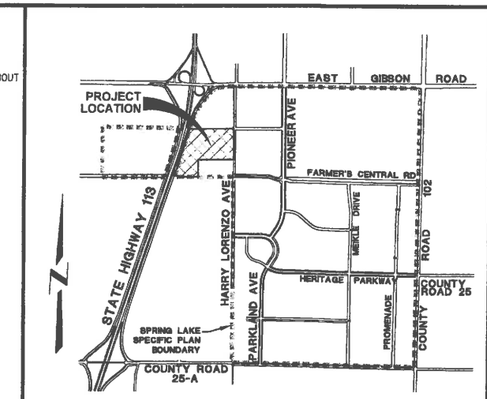
DESIGNED BY SG/AB
DRAWN BY LE/AB
CHECKED BY SG
SCALE
AS SHOWN

SHEET C05 OF 5
DATE: 07/02/13
JOB NO: 9506.40

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED ROAD CENTERLINE
- EXISTING ROAD CENTERLINE
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- CONTOUR LINE – 2'
- PHASE LINE
- SITE BOUNDARY
- EXISTING DIRT ROAD
- FUTURE RIGHT-OF-WAY
- (5003) SUBDIVISION MAP NO. 5003





VICINITY MAP

–NTS–

GENERAL NOTES

OWNER / DEVELOPER:

CAL WEST INVESTORS
173 COURT STREET, SUITE D
WOODLAND, CA 95695
(530) 668-4056

OPTIMISTIC PARTNERS
1949 FIFTH STREET, SUITE 108
DAVIS, CA 95616
(530) 753-2829

CIVIL ENGINEER:

STEVE GREENFIELD RCE C50880
CUNNINGHAM ENGINEERING
2940 SPAFFORD STREET
DAVIS, CALIFORNIA 95818
(530) 758-2026

PARCEL NUMBERS and APN's:

PARCEL 1 OF DOC. 2012-0025469-00 (INCLUDES FUTURE RESIDENTIAL SOUTH OF PHASE 3):
APN: 041-070-051
PARCEL 1 OF PM 5003:
APN: 041-070-052

AREA:

33.89 ACRES

EXISTING ZONING:

SLSP-PZ-SF, SLSP-PZ-MF

PROPOSED ZONING:

SLSP-SF

EXISTING LAND USE:

MEDIUM-LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL

PROPOSED LAND USE:

MEDIUM-LOW DENSITY RESIDENTIAL

FLOOD ZONE DESIGNATION:

ZONE "X"

DOMESTIC WATER, SANITARY SEWER AND DRAINAGE:

CITY OF WOODLAND

ELECTRICITY & GAS:

PG & E

CABLE TELEVISION:

CHARTER COMMUNICATIONS

PROJECT PHASING

- THE SUBDIVISION WILL BE FINAL MAPPED IN PHASES AS CONCEPTUALLY SHOWN HEREIN OR SUBSETS THEREOF AS DETERMINED TO BE SUBSTANTIALLY SIMILAR BY THE COMMUNITY DEVELOPMENT DIRECTOR AND THE CITY ENGINEER.

SECOND UNITS

- 10 % (18 UNITS) OF THE R-8 SINGLE FAMILY LOTS SHALL BE ALLOWED TO HAVE SECOND UNITS BY RIGHT ON A FIRST-COME, FIRST-SERVED BASIS, WITH SITE PLAN / DESIGN REVIEW. SUBSEQUENT LOTS WILL REQUIRE A USE PERMIT FOR SECOND UNIT INCLUSION.

LOT SIZES

- THE SINGLE FAMILY RESIDENTIAL LOTS HAVE BEEN SHOWN TO BE OF VARYING WIDTHS PER THE SPRING LAKE SPECIFIC PLAN. THE BUILDER RESERVES THE RIGHT OF LOT WIDTH MODIFICATION, SUBJECT TO THE APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR, AT THE FINAL MAP STAGE, BASED UPON SELECTION OF FLOOR PLANS AND MARKET DEMAND.

AFFORDABLE HOUSING UNITS

- R-8 AREA – AFFORDABLE HOUSING REQUIRED FOR THIS MAP IS 10% OF THE R-8 UNITS. 176 UNITS (PHASES 1, 2 & 3) x 10% = 18 UNITS.
- ALL AFFORDABLE UNITS SHOWN ON THIS MAP ARE INDICATED WITH "*".

LAND USE SUMMARY

USE	AREA (NET)	AREA (GROSS*)	# UNITS	DENSITY NET
R-8 (PHASE 1-3)	(27.51 AC.)	(28.94 AC.)	(176)	(6.40 du/ac)
PHASE 1	9.31 AC.	9.77 AC.	60	6.44 du/ac
PHASE 2	11.00 AC.	11.10 AC.	68	6.18 du/ac
PHASE 3	7.20 AC.	8.07 AC.	48	6.67 du/ac
LOT A	0.88 AC.			
LOT B	0.10 AC.			
TOTALS:	28.49 AC.	28.94 AC.	176	

*GROSS ACREAGE INCLUDES PREVIOUSLY DEDICATED HARRY LORENZO AVENUE RIGHT-OF-WAY.

LAND USE COMPARISON CHART

	EXISTING SPECIFIC PLAN			DENSITY PERMITTED	PROPOSED TENTATIVE SUBDIVISION MAP		
PHASE	USE	NET AREA	# UNITS	(BASED ON NET ACREAGE)	USE	NET AREA	# UNITS
PHASES 1/2/3	R-8	27.51 AC.	176	170 - 226 LOTS	R-8	27.51 AC.	176
LOT A (NORTH)	R-8	0.61 AC.			OPEN SPACE	0.61 AC.	0
LOT B	R-8	0.10 AC.			OPEN SPACE	0.10 AC.	0
LOT A (SOUTH)	R-15	0.27 AC.	4	4	OPEN SPACE	0.27 AC.	0
TOTALS:			180			28.49 AC.	176

INTERSECTION CURB RADII TABLE

INTERSECTION TYPE	MINIMUM RADIUS AT FACE OF CURB
LOCAL TO LOCAL	25'
LOCAL TO COLLECTOR	30'
COLLECTOR TO COLLECTOR	35'
COLLECTOR TO ARTERIAL	35'
ARTERIAL TO ARTERIAL	35'

SHEET INDEX

STREET & LOTTING PLAN .C01
GRADING AND DRAINAGE PLAN .C02
WATER & SEWER PLAN .C03
SECTIONS .C04
DETAILS .C05

PUBLIC / QUASI PUBLIC LOT SUMMARY

LOT A	LOT TO BE DEDICATED TO CITY FOR HWY 113 BUFFER AND WALL/TREE MAINTENANCE ACCESS
LOT B	MINI-PARK
LOTS C-E	SUBDIVISION TRAIL CORRIDOR

N

100 50 0 100 200

SCALE: 1" = 100'

NOTES:

1. THE STREET NAMES INDICATED ON THIS MAP WITH A LETTER DESIGNATION ARE FOR PLANNING PURPOSES ONLY. ACTUAL STREET NAMES TO BE APPROVED BY THE CITY OF WOODLAND. STREET NAMES NOT DESIGNATED WITH A LETTER ARE EXTENSIONS OF STREETS WITH APPROVED NAMES FROM ADJACENT FINAL MAPPED PROJECTS.
2. ALL EXISTING TREES TO BE REMOVED EXCEPT FOR 36" OAK TREE IN LOT "B" (SEE SHEET C02).
3. THIS TENTATIVE MAP CONFORMS WITH ALL REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.
4. THIS TENTATIVE MAP CONFORMS WITH ALL THE REQUIREMENTS OF THE CITY OF WOODLAND SUBDIVISION ORDINANCE.

NO.	DATE	REVISIONS	BY	APPR.

DESIGNED BY SG/AB
DRAWN BY LE/AB
CHECKED BY SG
SCALE AS SHOWN

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SPRING LAKE SPECIFIC PLAN
CAL WEST
TENTATIVE SUBDIVISION MAP #4991
STREET AND LOTTING PLAN

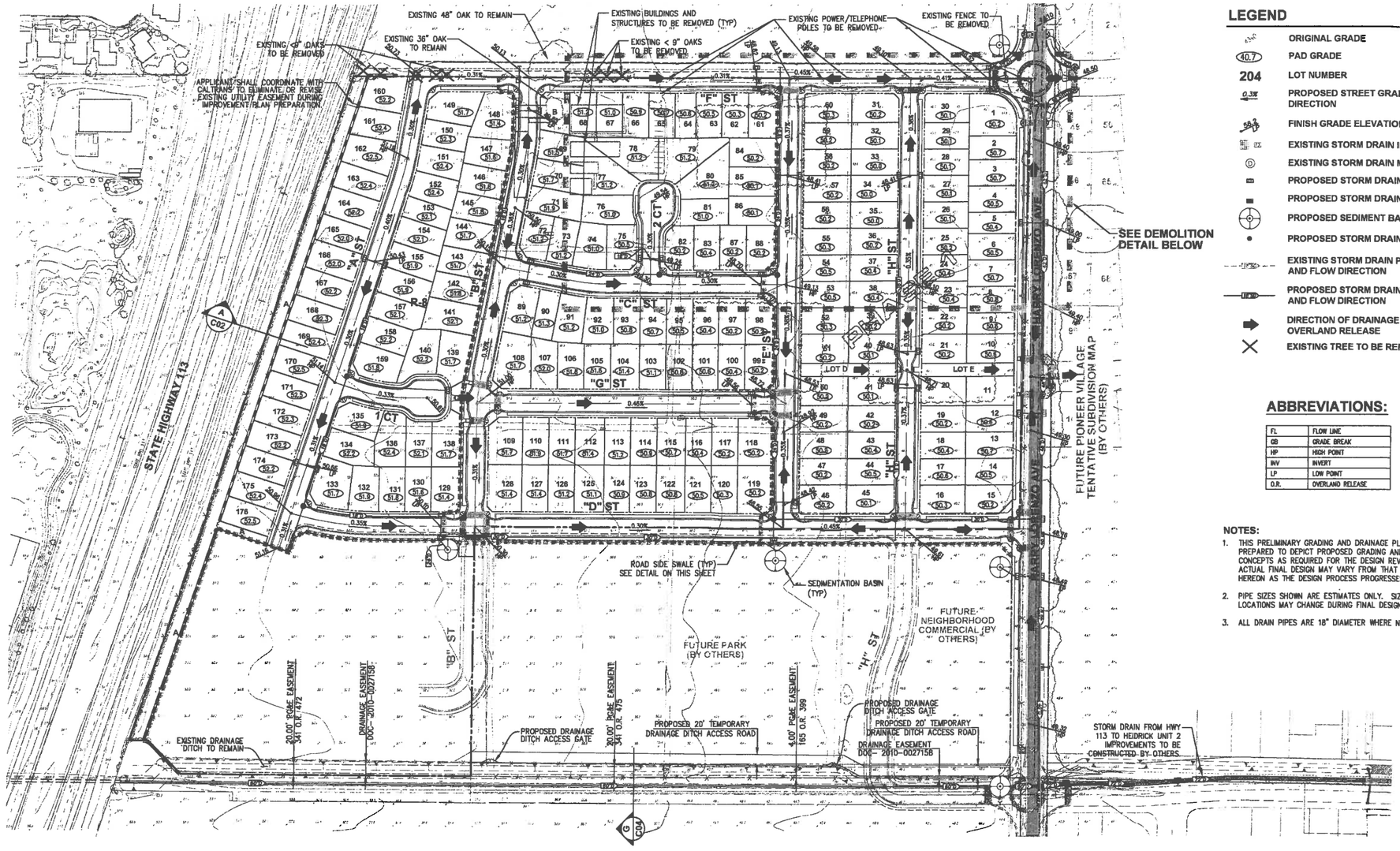
CITY OF WOODLAND CALIFORNIA

SHEET C01 OF 5

DATE: 07/03/13

JOB NO: 905.40

S:\JobCAD\900\905-40 Spring Lake\905-40 Revised TSMP\SHEETS\905-40-C01 TSL.dwg C01 STREET AND LOTTING PLAN 7/03/2013 - 11:14AM Plotted by sdem



LEGEND

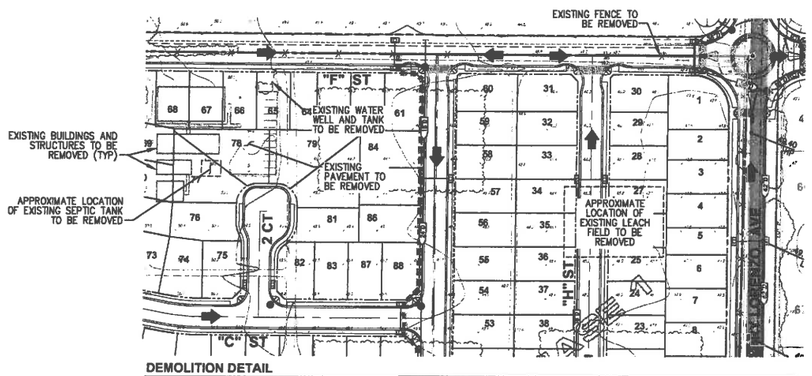
- ORIGINAL GRADE
- PAD GRADE
- LOT NUMBER
- PROPOSED STREET GRADE AND DIRECTION
- FINISH GRADE ELEVATION
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN JUNCTION BOX
- PROPOSED SEDIMENT BASIN INLET
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN PIPE, SIZE AND FLOW DIRECTION
- PROPOSED STORM DRAIN PIPE, SIZE AND FLOW DIRECTION
- DIRECTION OF DRAINAGE OVERLAND RELEASE
- EXISTING TREE TO BE REMOVED

ABBREVIATIONS:

FL	FLOW LINE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
O.R.	OVERLAND RELEASE

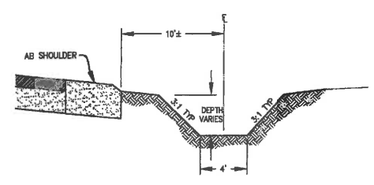
NOTES:

1. THIS PRELIMINARY GRADING AND DRAINAGE PLAN WAS PREPARED TO DEPICT PROPOSED GRADING AND DRAINAGE CONCEPTS AS REQUIRED FOR THE DESIGN REVIEW PROCESS. ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
2. PIPE SIZES SHOWN ARE ESTIMATES ONLY. SIZES AND LOCATIONS MAY CHANGE DURING FINAL DESIGN.
3. ALL DRAIN PIPES ARE 18" DIAMETER WHERE NOT LABELED.



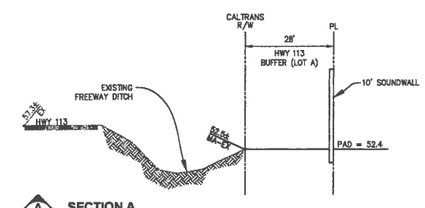
DEMOLITION DETAIL

NTS



TYPICAL ROAD SIDE SWALE DETAIL

NTS



SECTION A

NTS

SCALE: 1" = 100'

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DRAWN BY LE/AB
CHECKED BY SG
SCALE AS SHOWN

NO.	DATE	REVISIONS	BY	APPR.

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SPRING LAKE SPECIFIC PLAN
CAL WEST
TENTATIVE SUBDIVISION MAP #4991
GRADING AND DRAINAGE PLAN

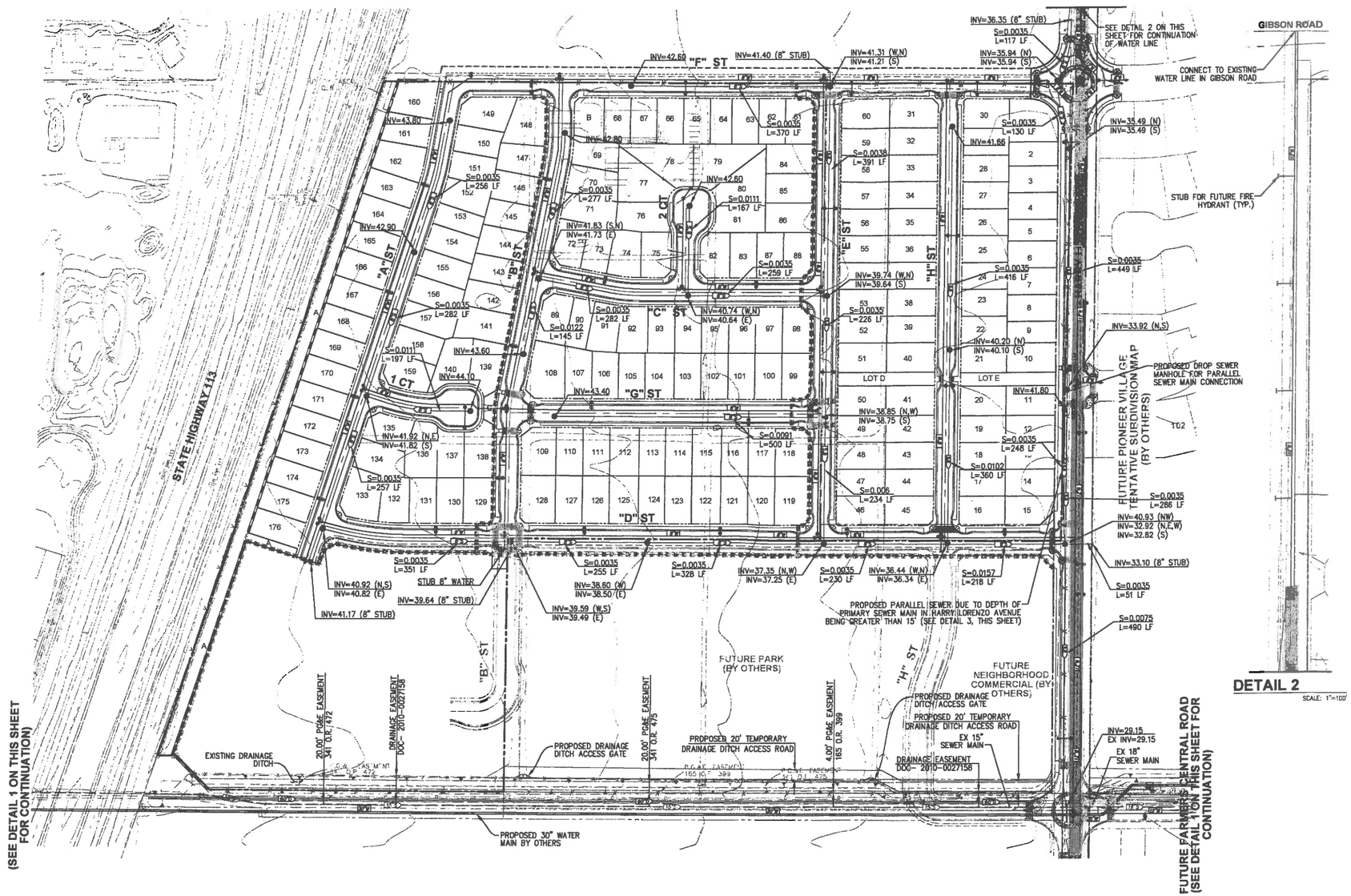
CITY OF WOODLAND CALIFORNIA

SHEET C02 OF 5

DATE: 07/03/13

JOB NO: 905.40

S:\AutoCAD\905\905-Cal-West_Heidrick\905-40 Revised 1MAP\SHEETS\905-40-C02-DRAN.dwg - C02 GRADING AND DRAINAGE PLAN 7/03/2013 - 11:15AM Plotted by: cdem



DETAIL 2

SCALE: 1"=100'

LEGEND

204	LOT NUMBER
8"W	EXISTING WATER PIPE AND SIZE
8"W	PROPOSED WATER PIPE AND SIZE
	EXISTING FIRE HYDRANT ASSEMBLY
	PROPOSED FIRE HYDRANT ASSEMBLY
8"SS	EXISTING SEWER PIPE, SIZE, AND DIRECTION OF FLOW
8"SS	PROPOSED SEWER PIPE, SIZE, AND DIRECTION OF FLOW
Ⓢ	EXISTING SEWER MANHOLE
●	PROPOSED SEWER MANHOLE
INV=35.10	PROPOSED SEWER INVERT ELEVATION
S=0.0035	PROPOSED SEWER PIPE SLOPE

NOTES:

THE STREET NAMES INDICATED ON THIS MAP WITH A LETTER DESIGNATION ARE FOR PLANNING PURPOSES ONLY. ACTUAL STREET NAMES TO BE APPROVED BY THE CITY OF WOODLAND. STREET NAMES NOT DESIGNATED WITH A LETTER ARE EXTENSIONS OF STREETS WITH APPROVED NAMES FROM ADJACENT FINAL MAPPED PROJECTS.

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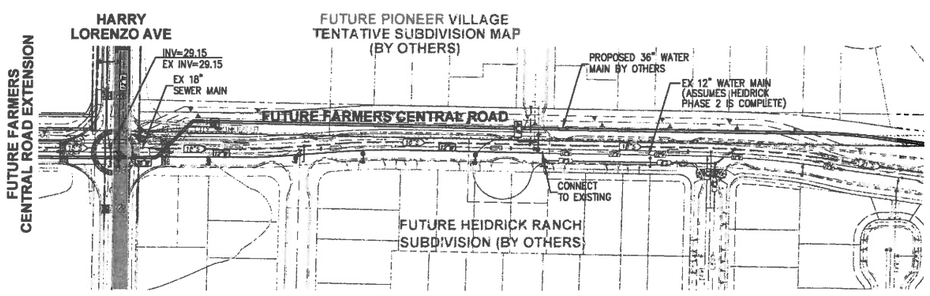
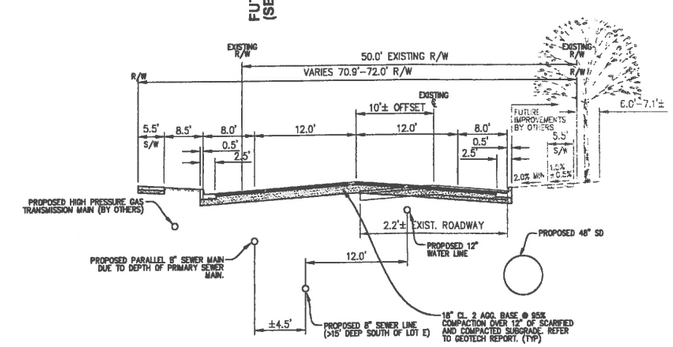


DETAIL 1: FARMERS CENTRAL WATER LINE CONNECTION

(IF NOT CONSTRUCTED BY OTHERS)

SCALE: 1"=100'



DETAIL 3: PARALLEL SEWER DETAIL

SCALE: N.T.S.

SCALE: 1" = 100'

NO.	DATE	REVISIONS	BY	APPR.

DESIGNED BY SG/AB
DRAWN BY LE/AB
CHECKED BY SG
SCALE AS SHOWN

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SPRING LAKE SPECIFIC PLAN
CAL WEST
TENTATIVE SUBDIVISION MAP #4991
WATER AND SEWER PLAN

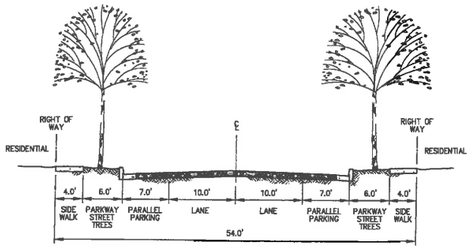
CITY OF WOODLAND CALIFORNIA

SHEET C03 OF 5

DATE: 07/03/13

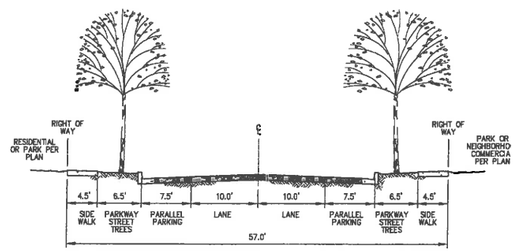
JOB NO: 905.40

S:\AutoCAD\905\905-Cal-West_Heidrick\905-40-Revised TMAP\SHEETS\905-40-C03-UTIL.dwg - C03 WATER AND SEWER PLAN 7/03/2013 - 11:17AM Plotted by: sdem



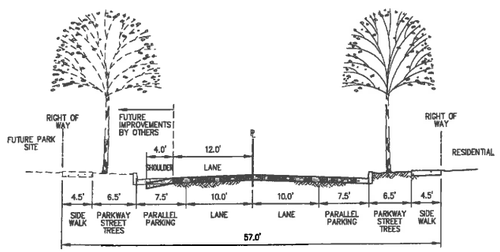
A C01 **54' LOCAL STREET**

PHASE 2
"Z" COURT
"C" STREET
"G" STREET
PHASE 3
"I" COURT



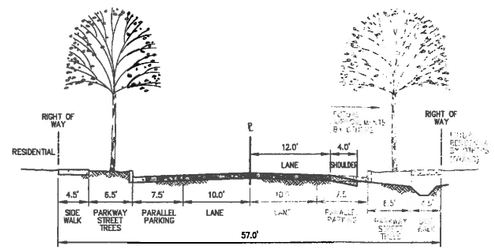
B C01 **FUTURE 57' LOCAL STREET**

TO BE CONSTRUCTED WITH PARK
"B" STREET (SOUTH OF "D" STREET)
"H" STREET (SOUTH OF "D" STREET)



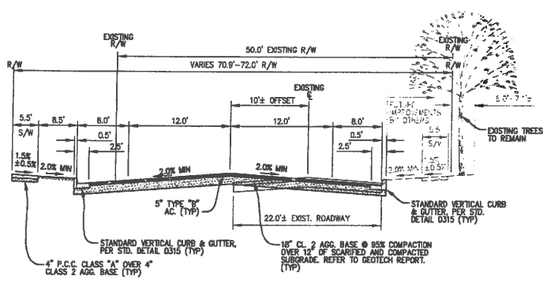
C C01 **57' LOCAL STREET**

PHASE 1
"D" STREET (BETWEEN HARRY LORENZO AND "E" STREET)
PHASE 2
"D" STREET (BETWEEN "B" STREET AND "E" STREET)



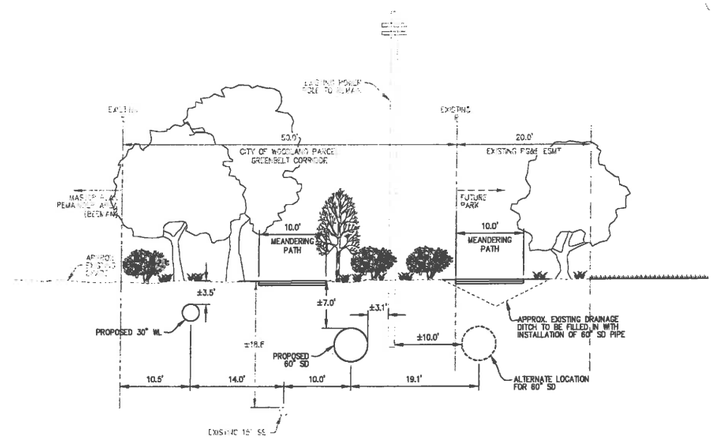
D C01 **57' LOCAL STREET**

PHASE 1
"F" STREET (BETWEEN HARRY LORENZO AND "E" STREET)
PHASE 2
"F" STREET (BETWEEN "B" STREET AND "E" STREET)
PHASE 3
"F" STREET (BETWEEN "A" STREET AND "B" STREET)



E C01 **HARRY LORENZO AVENUE**

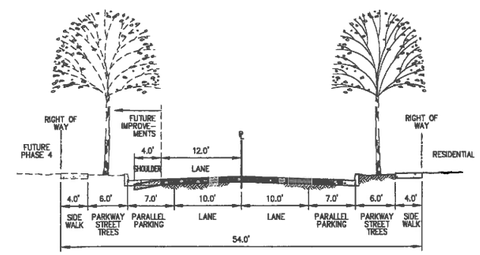
PHASE 1
BETWEEN "F" STREET AND FARMERS CENTRAL ROAD



NOTE: THE INTENT IS FOR ONE MEANDERING PATH TO BE CONCRETE AND THE OTHER TO BE DECOMPOSED GRANITE OR AGGREGATE BASE. CITY TO DETERMINE WHICH PATH IS COMPOSED OF WHICH MATERIAL.

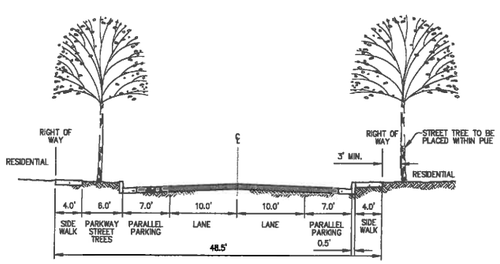
G C01 **FUTURE GREENBELT CORRIDOR**

TO BE CONSTRUCTED WITH PARK



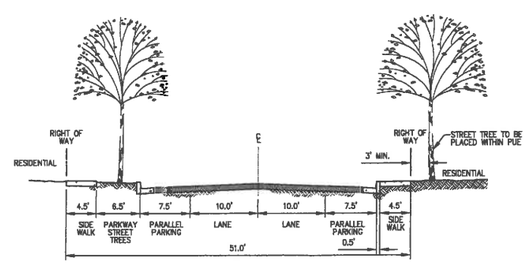
I C01 **54' LOCAL STREET**

PHASE 3
"D" STREET (BETWEEN "A" STREET AND "B" STREET)



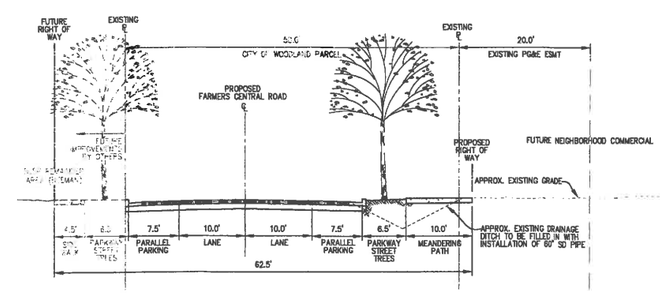
J C01 **48.5' LOCAL STREET**

PHASE 1
"H" STREET (NORTH OF "D" STREET; MIRRORED SECTION)
PHASE 3
"A" STREET



K C01 **51' LOCAL STREET**

PHASE 1
"E" STREET (MIRRORED SECTION)
PHASE 2
"B" STREET (NORTH OF "D" STREET)



L C01 **FUTURE FARMERS CENTRAL ROAD EXTENSION**

TO BE CONSTRUCTED WITH PARK

NO.	DATE	REVISIONS	BY	APPR.

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DRAWN BY LE/AB
CHECKED BY SG
SCALE AS SHOWN

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CAL WEST
TENTATIVE SUBDIVISION MAP #4991
SECTIONS

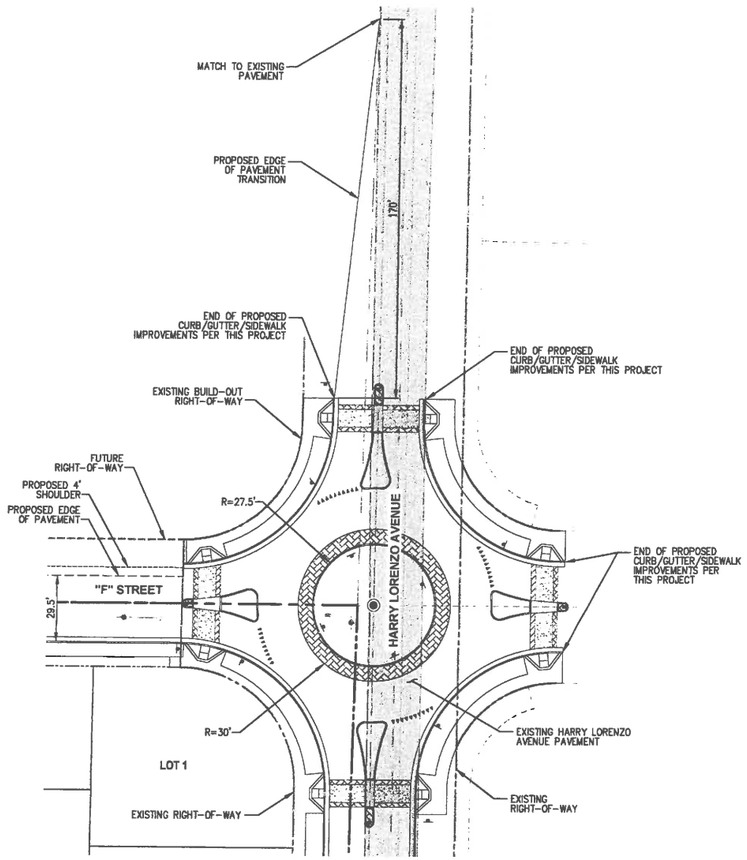
CITY OF WOODLAND CALIFORNIA

SHEET C04 OF 5

DATE: 07/03/13

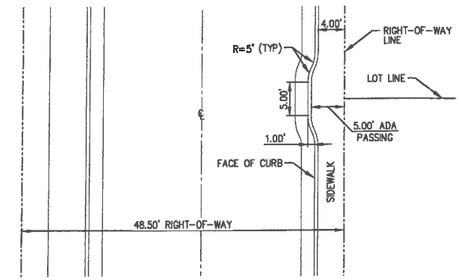
JOB NO: 905.40

S:\AutoCAD\905\905-Cal-West_Jobdirs\905-40 Revised MAP\SHEETS\905-40-C04-SECT.dwg - C04 SECTIONS 7/03/2013 - 11:18AM Plotted by: adam



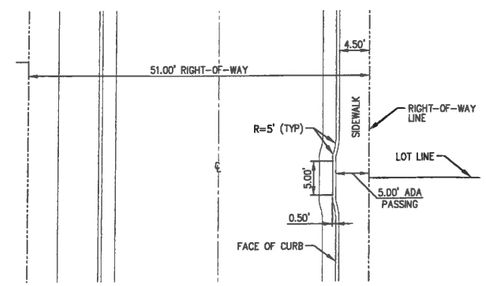
1 C01 PAVEMENT CONNECTION DETAIL

SCALE: 1" = 30'



2 C01 5' X 5' ATTACHED SIDEWALK ADA PASSING DETAIL: 48.5' R/W

SCALE: 1" = 10'



3 C01 5' X 5' ATTACHED SIDEWALK ADA PASSING DETAIL: 51.0' R/W

SCALE: 1" = 10'

NO.	DATE	REVISIONS	BY	APPD.

DESIGNED BY SG/AB
DRAWN BY LE/AB
CHECKED BY SG
SCALE AS SHOWN

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CUNNINGHAM ENGINEERING

SPRING LAKE SPECIFIC PLAN
CAL WEST
TENTATIVE SUBDIVISION MAP #4991
DETAILS

CITY OF WOODLAND CALIFORNIA

SHEET C05 OF 5

DATE: 07/03/13

JOB NO: 905.40

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ATTACHMENT E

Arborist Report

Cal West Property
Sacramento County, California

Prepared for: Cal West Investors

June 14, 2011

Submitted by:

FOOTHILL ASSOCIATES

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1.0 INTRODUCTION

This report presents the results of a tree survey conducted on the ±45-acre Cal West property in the City of Woodland in Yolo County, California. The project site is bounded by State Highway 113 on the west, County Road 101 on the east, and a drainage canal on the south. The surrounding land is currently used for agriculture. The project site is located in Township 9N, Range 2E, Section 4 of the USGS 7.5-Minute*Woodland* and *Grays Bend* Quadrangles (**Figure 1**).

The City of Woodland regulates impacts to or removal of trees under Section 20A of the City Code. Trees are defined as any woody plant with a trunk of 6 inches or more in diameter at breast height (54" above grade). Applications for new development must include a program for the preservation of street trees, heritage, specimen, and landmark trees, and trees with aesthetic value. Protected trees are defined as follows:

Heritage Tree: Any valley oak (*Quercus lobata*) with a trunk diameter of thirty-three inches or more at breast height which is of good quality in term of health, vigor, growth and conformity to generally accepted horticultural standards of shape for its species.

Landmark Tree: A tree or stand of trees which is of historical or public significance as designated by the city council upon the recommendation of the parks and recreation commission, the historical preservation commission, and the urban forestry commission.

Specimen Tree: Any tree of interest because of size or unusual species, other than a heritage tree, which is of good quality in terms of health, vigor or growth and conformity to generally accepted horticultural standards of shape for its species, as designated by the city council upon the recommendation of both the parks and recreation commission and the urban forestry group.

Tree with Aesthetic Value: Any tree with a diameter of nine inches or more at breast height which is in healthy condition.

Street tree: Any tree growing within the tree maintenance strip, whether or not planted by the city.

Replacement planting is required for each heritage, specimen, and landmark tree removed at a rate of four 15-gallon trees for each six inches, or fraction thereof, of trunk diameter removed. Removal of street trees requires mitigation planting of approved species at a rate of two 15-gallon trees for each six inches removed.

2.0 METHODS

The property was surveyed by an International Society of Arboriculture (ISA) Certified Arborist (WE-6727A) on March 3, 2011. All trees located on or overhanging the property were examined to determine species type and trunk diameter at breast height (DBH). A diameter tape or calipers were used to verify each trunk diameter at 54 inches above grade. All trees with trunks six inches or greater in diameter were inventoried. The measurement from the trunk to the end of the longest lateral limb was used as the dripline radius (DLR). All of the inventoried trees within the existing fencelines were numbered in the field with an aluminum tag. Trees located off-site were not tagged. Tree tag numbers correspond to the numbering in **Appendix A** and on **Figure 2**.

The health and structural condition of each tree was rated according to **Table 1**. The health rating considers factors such as the size, color, and density of the foliage; the amount of deadwood within the canopy; bud viability; evidence of wound closure; and the presence or evidence of stress, disease, nutrient deficiency, and insect infestation. The structural rating reflects the trunk and branch configuration; canopy balance; the presence of included bark and other structural defects such as decay; and the potential for structural failure. In cases where conditions fall between the Good, Fair, and Poor ratings, intermediate ratings Fair-Good and Fair-Poor were used.

Table 1 — Tree Rating System

Rating	Tree Health
Good	There is an average or below-average amount of deadwood/dieback with respect to the tree's size and growing environment; leaf size, color, and density are typical for the species; buds are normal size, viable, abundant, and uniform throughout the canopy; current and past growth increments are generally average or better; any callusing is vigorous. This health rating indicates that there is very little, if any, evidence of stress, disease, nutrient deficiency, and/or insect infestation.
Fair	There is an above-average amount of deadwood/dieback with respect to the tree's size and growing environment; leaf size, color, and density may be below what is typically expected for the species; buds are normal size and viable, but slightly sparse throughout the canopy; current and past growth increments may be below average; tree may be slow to callus around old wounds. This health rating indicates that there is moderate evidence of stress, disease, nutrient deficiency, and/or insect infestation.
Poor	There is an extreme amount of deadwood/dieback with respect to the tree's size and growing environment; leaf size, color, and density are clearly compromised; very few viable buds are present throughout the canopy; current and past growth increments are meager; no evidence of callusing around old wounds. This health rating indicates that there is widespread evidence of stress, disease, nutrient deficiency, and/or insect infestation.
	Tree Structure
Good	No wounds, cavities, decay, or indication of hollowness are evident in the root crown, trunk, or primary and secondary limbs; no anchor roots are exposed; no codominant branching or multiple trunk attachments are present; very little included bark at branch attachments exists; no dead primary or secondary limbs are present in canopy; there have been no major limb failures; limbs are not overburdened; branching structure is appropriate for species; any decay is limited to small dead branches/stubs. This structure rating represents a low potential for failure.
Fair	With respect to the size of the tree, small to moderate wounds, cavities, decay, and indication of hollowness may be evident in the root crown, trunk, and/or primary and secondary limbs; some anchor roots may be exposed; codominant branching or multiple trunk attachments may be present, but included bark does not exist or is not well developed; minor to moderate amounts of included bark at branch attachments may exist; there may be small to moderate amounts of large dead limbs in canopy, but there is no evidence of large limb failures; limbs may be slightly overburdened; branching structure and/or canopy balance may be moderately altered by the tree's growing environment. This structure rating represents a moderate potential for failure.
Poor	With respect to the size of the tree, significant wounds, cavities, decay, and/or indication of hollowness may be evident in the root crown, trunk, and/or primary and secondary limbs; anchor roots may be exposed and/or the tree may have lost anchorage; codominant branching or multiple trunk attachments may be present; significant amounts of included bark may exist in trunk and branch attachments; there may be significant amounts of large dead limbs in the canopy; there may be evidence of trunk or large limb failures; limbs may be severely overburdened; branching structure and/or canopy balance may be drastically altered by the tree's growing environment. This structure rating represents a high potential for failure.

3.0 RESULTS AND DISCUSSION

A total of 5 trees, consisting of 3 valley oaks, one California fan palm (*Washingtonia filifera*) and one Canary Island date palm (*Phoenix canariensis*) are located on the project site. An additional 16 valley oaks are located adjacent to and overhanging the project site. Most of the surveyed trees are located in a windrow along the fenceline on the north boundary of the property. All of the trees are in good health, although some have pruning wounds where branches have been removed. None of the trees are recommended for removal. **Table 2** lists the surveyed trees by their health and structure ratings. **Appendix A** shows detailed data for all surveyed trees.

Table 2 — Number of Surveyed Trees by Health and Structure Ratings

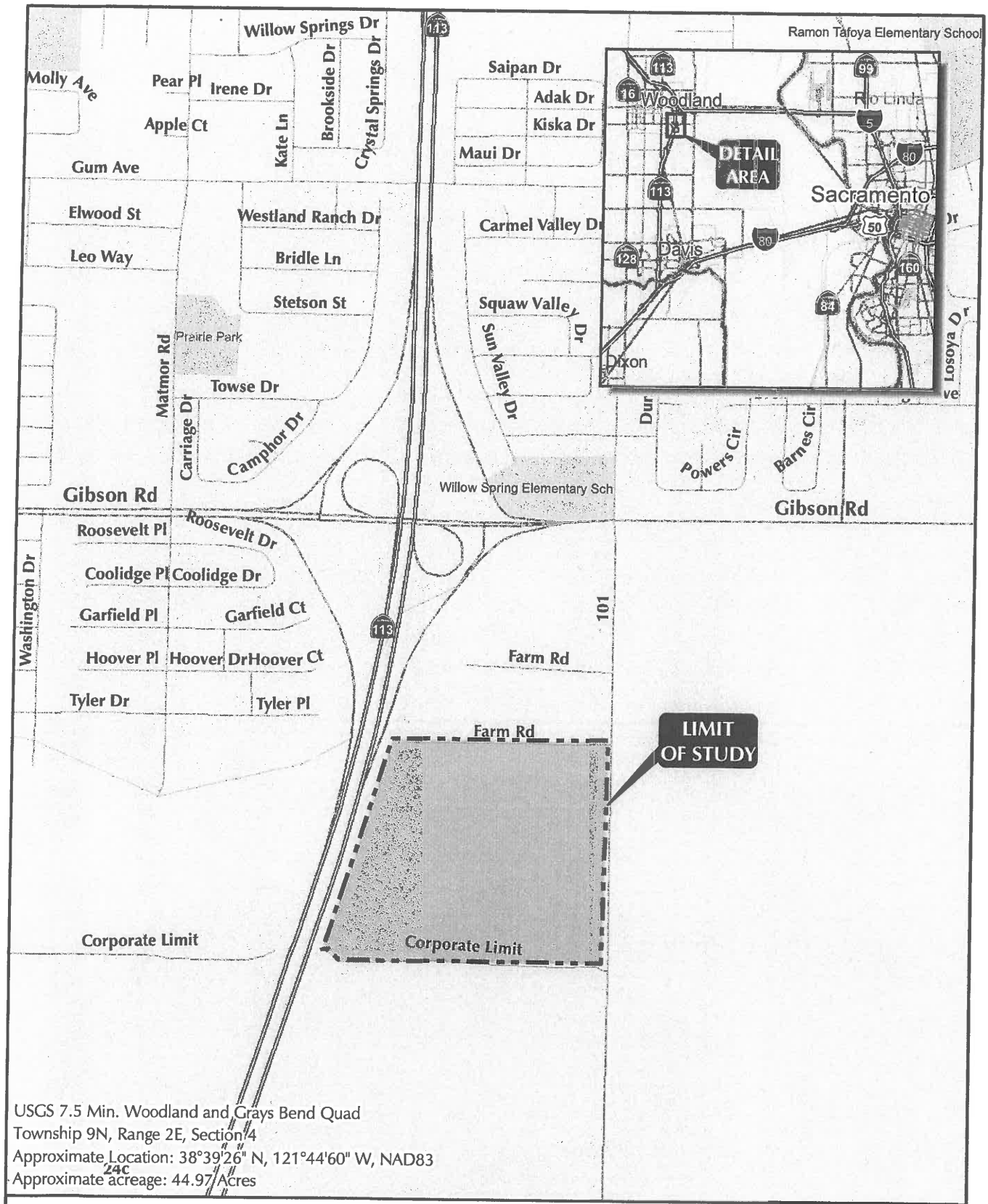
		Structure					
		Good	Fair-Good	Fair	Poor-Fair	Poor	Total Trees
Health	Good	7	12	1			20
	Fair-Good		1				1
	Fair						0
	Poor-Fair						0
	Poor						0
	Total Trees	7	13	1	0	0	21

The trees located on the project site are all in good health. Tree #37 is a Heritage Tree, for which mitigation is required. Three other trees are designated as Trees with Aesthetic Value, although replacement planting is not required under the City's tree ordinance. In addition, Tree #117 may be considered a Street Tree, as it is located along County Road 101. Eight of the trees located off site qualify as Trees with Aesthetic Value and one is a Heritage Tree.

The proposed project is anticipated to remove all of the surveyed trees due to grading and development. Mitigation planting is required for removal of the two Heritage Trees. If tree #117 is considered a street tree by the City of Woodland, mitigation will be required for its removal. Required mitigation is shown in **Table 3**. No trees are planned to be preserved. If the project plan is amended to preserve existing trees, preservation measures should be taken in accordance with the City of Woodland's Design and Engineering Standards and Standard Specifications. Additional tree protection requirements for native oak trees are identified in standard specification section 19.04.

Table 3 — Tree Impacts and Required Mitigation

Tree Number	Species	Impact	Special Classification	Mitigation Required
37	Valley Oak	Removed	Heritage Tree	24 15-gallon valley oaks
38	California Fan Palm	Removed	Aesthetic Value	None
39	Valley Oak	Removed	Aesthetic Value	None
100	Valley Oak	Removed	HeritageTree	36 15-gallon valley oaks
101	Valley Oak	Removed	None	None
102	Valley Oak	Removed	None	None
103	Valley Oak	Removed	Aesthetic Value	None
104	Valley Oak	Removed	None	None
105	Valley Oak	Removed	None	None
106	Valley Oak	Removed	None	None
107	Valley Oak	Removed	Aesthetic Value	None
108	Valley Oak	Removed	None	None
109	Valley Oak	Removed	Aesthetic Value	None
110	Valley Oak	Removed	Aesthetic Value	None
111	Valley Oak	Removed	None	None
112	Valley Oak	Removed	None	None
113	Valley Oak	Removed	Aesthetic Value	None
114	Valley Oak	Removed	Aesthetic Value	None
115	Valley Oak	Removed	Aesthetic Value	None
116	Valley Oak	Removed	Aesthetic Value	None
117	Canary Island Date Palm	Removed	Aesthetic Value, Possible Street Tree	12 15-gallon trees from approved list if a Street Tree
Total Mitigation Required				**60 15-gallon valley oaks** **12 15-gallon trees** ***(potentially)***



USGS 7.5 Min. Woodland and Grays Bend Quad
Township 9N, Range 2E, Section 4
Approximate Location: 38°39'26" N, 121°44'60" W, NAD83
Approximate acreage: 44.97 Acres

SITE AND VICINITY

FOOTHILL ASSOCIATES
ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE

N

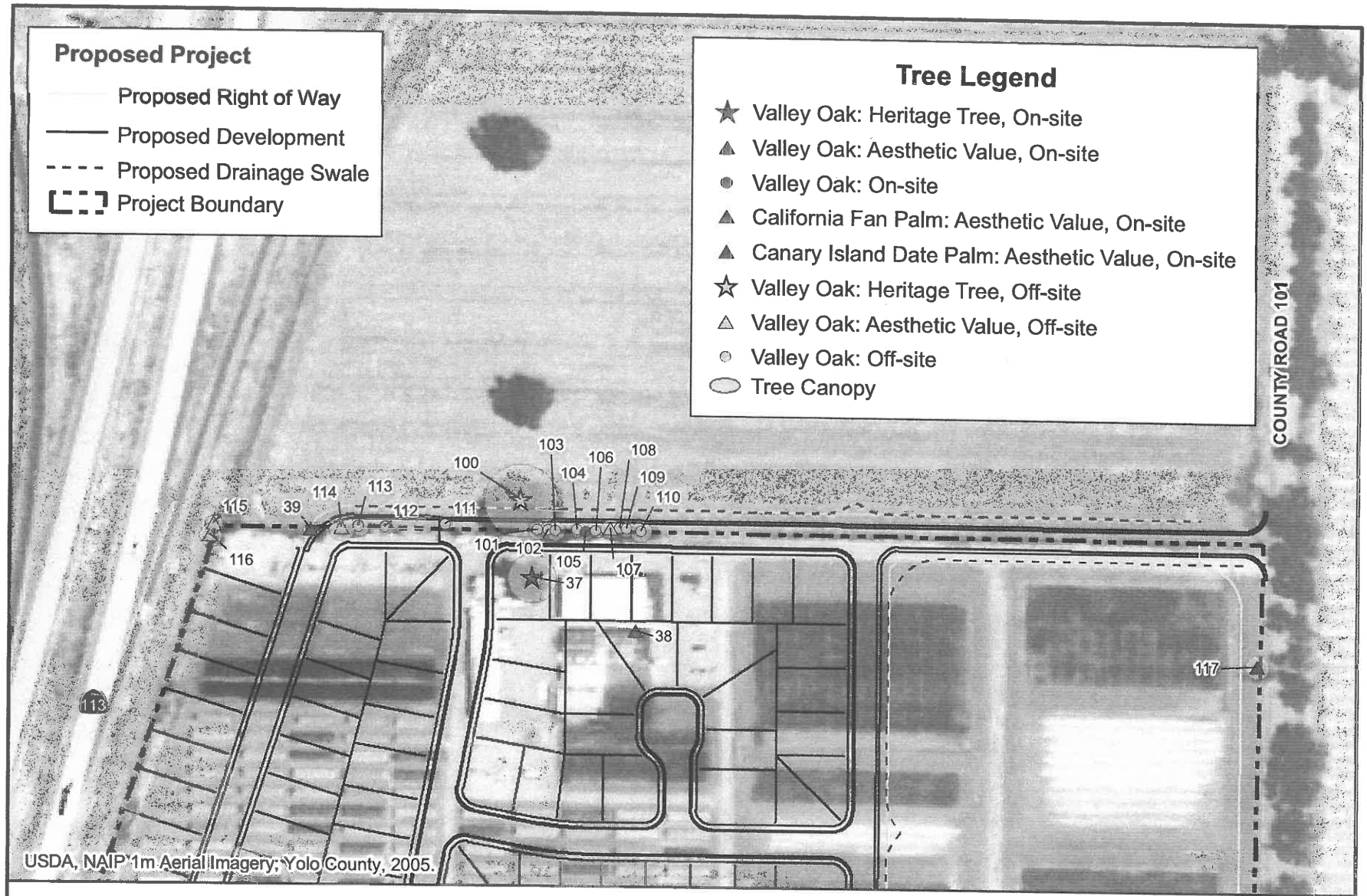
0 400 800
SCALE IN FEET

Drawn By: RJM
Date: 03/09/11

FIGURE 1

CAL WEST PROPERTY

site_and_vicinity.mxd © 2011



TREE LOCATIONS

FOOTHILL ASSOCIATES
ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE

N

0 175
SCALE IN FEET

Drawn By: MMB
Date: 04/12/11

FIGURE 2

CAL WEST PROPERTY

Tree_Map.mxd © 2011

Appendix A — Tree Survey Data

Appendix A

Tree Survey Data

Trees Located On Site

Tree #	Species	# of Trunks	DBH (inches)	DLR (feet)	Health	Structure	Additional Notes	Expected Impacts
37	Valley Oak	1	35	30	Good	Good	Heritage Tree	Removed - located on lot
38	California Fan Palm	1	16	6	Good	Good	Aesthetic Tree	Removed - located on lot
39	Valley Oak	1	10	10	Good	Fair-Good	Aesthetic Tree, assymetrical canopy, minor pruning wounds	Removed - located on lot
105	Valley Oak	2	6,8	8	Good	Fair-Good	Not Tagged	Removed - located in road
117	Canary Island Date Palm	1	36	15	Good	Good	Aesthetic Tree overhead utility lines, Possible Street Tree (in road shoulder), Not Tagged	Removed due to road widening

Appendix A

Tree Survey Data

Trees Located Off Site

Tree #	Species	of Trunk	DBH (inches)	DLR (feet)	Health	Structure	Additional Notes	Expected Impacts
100	Valley Oak	1	54	45	Good	Fair-Good	Heritage Tree	Removed - swale grading close to trunk
101	Valley Oak	1	7	12	Good	Good		Removed - located in road
102	Valley Oak	1	7	11	Good	Fair-Good		Removed - located in road
103	Valley Oak	1	9	12	Good	Fair-Good	Aesthetic Tree	Removed - located in road
104	Valley Oak	1	7	9	Good	Fair-Good		Removed - located in road
106	Valley Oak	2	4,6	8	Good	Fair-Good		Removed - located in road
107	Valley Oak	1	10	12	Good	Fair-Good	Aesthetic Tree	Removed - located in road
108	Valley Oak	1	6	7	Fair-Good	Fair-Good	overhead utility lines	Removed - located in road
109	Valley Oak	1	9	10	Good	Fair-Good	Aesthetic Tree, overhead utility lines	Removed - located in road
110	Valley Oak	1	9	13	Good	Fair-Good	Aesthetic Tree, overhead utility lines	Removed - located in road
111	Valley Oak	1	7	8	Good	Good		Removed - located in road
112	Valley Oak	1	7	8	Good	Fair-Good		Removed - located in road
113	Valley Oak	1	9	12	Good	Good	Aesthetic Tree	Removed - located in road
114	Valley Oak	1	16	16	Good	Fair	Aesthetic Tree, narrow crotch	Removed - located in road
115	Valley Oak	1	10	11	Good	Good	Aesthetic Tree	Removed - soundwall construction and lot grading
116	Valley Oak	2	8,10	14	Good	Fair-Good	Aesthetic Tree	Removed - soundwall construction and lot grading

Environmental Noise Assessment

CalWest Residential Development

Woodland, California

BAC Job #2011-003

Prepared For:

Raney Planning & Management, Inc.

Ms. Cindy Gnos
1501 Sports Drive
Sacramento, California 95834

Prepared By:

Bollard Acoustical Consultants, Inc.

Paul Bollard, President

July 19, 2011

BOLLARD
Acoustical Consultants

3551 Bankhead Road ▸ Loomis, CA 95650 ▸ Phone: (916) 663-0500 ▸ Fax: (916) 663-0501 ▸ BACNOISE.COM

INTRODUCTION

The CalWest residential development (proposed) is located on the east side of Highway 113, in the City of Woodland, California. Please see the site aerial presented as Figure 1. Traffic on Highway 113 is considered to be a significant noise source which may impact the project design. As a result, the City has requested an analysis of potential noise impacts associated with this noise source.

The project design, presented as Figure 2, includes 112 single-family dwellings, a future park, and future neighborhood commercial uses. The City's exterior and interior noise exposure criteria regarding residential land uses will be applied for this project.

Please refer to Appendix A for definitions of acoustical terminology used in this report.

CRITERIA FOR ACCEPTABLE NOISE EXPOSURE

Exterior

The City of Woodland General Plan Health and Safety Policy Document sets a variety of noise standards for various land uses affected by transportation noise sources. With respect to this project, the City of Woodland establishes a maximum allowable exterior noise level of 60 dB L_{dn}/CNEL within outdoor activity areas (e.g., backyards). A level of 65 dB L_{dn}/CNEL may be allowed assuming that all reasonable/feasible noise-mitigating construction has been included, and the interior noise exposure criterion is met.

Interior

The City of Woodland establishes an interior noise level standard of 45 dB L_{dn}/CNEL or less within noise-sensitive dwellings. The intent of this interior noise limit is to provide a suitable environment for indoor communication and sleep.

EXISTING SR 113 TRAFFIC NOISE ENVIRONMENT AT THE PROJECT SITE

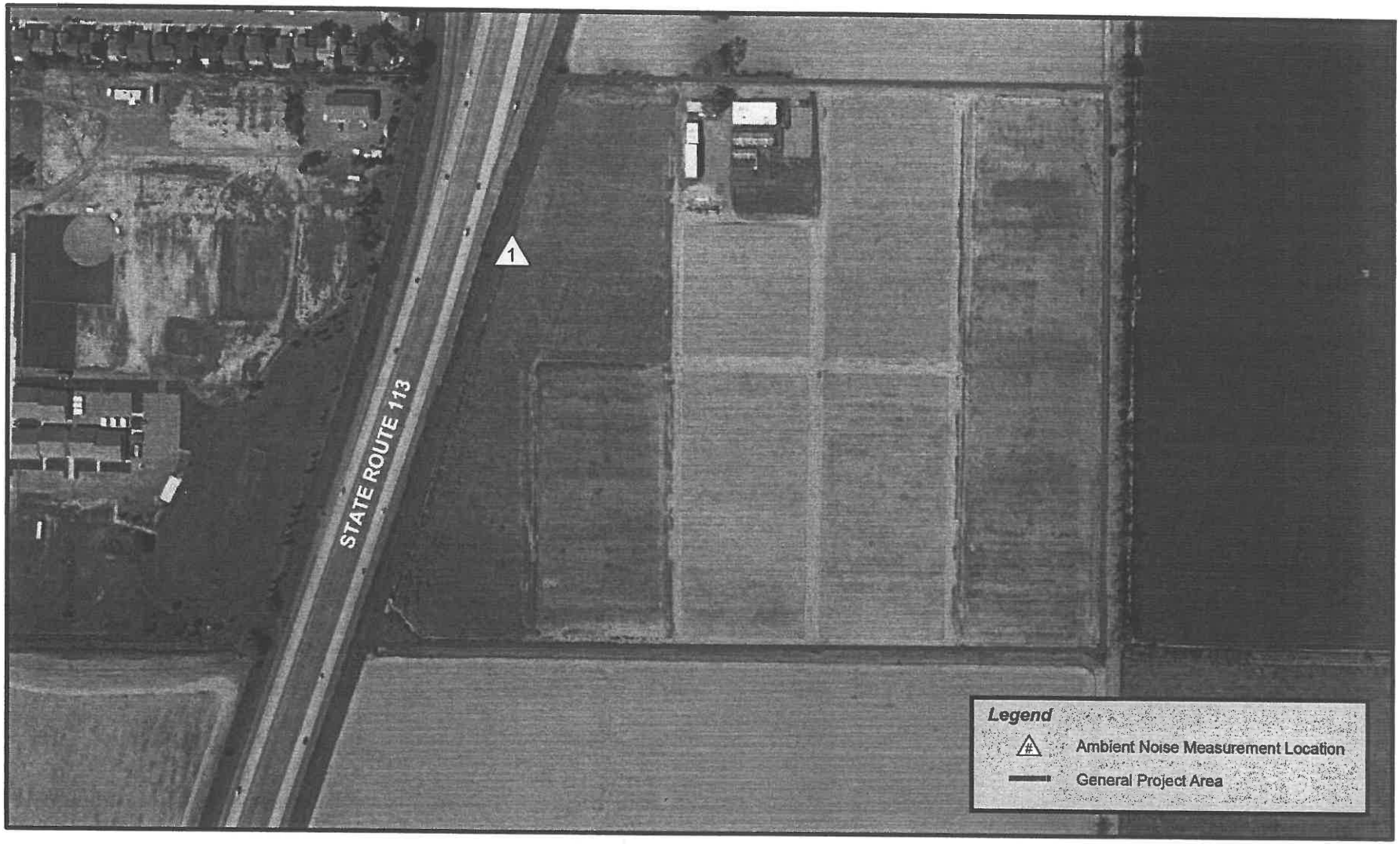
To quantify existing ambient noise conditions in the immediate project vicinity, Bollard Acoustical Consultants, Inc. conducted continuous (24-hour) and short-term noise level measurements at the location shown on Figure 1 on March 28-29, 2011. The noise measurements were conducted approximately 150 feet from the centerline of SR 113 and are depicted in Figure 1. The noise level measurement survey results are summarized in Table 1, with the detailed results presented in Appendix B.

Noise measurement instrumentation consisted of a Larson-Davis Laboratories (LDL) Model 820 precision integrating sound level meter equipped with a LDL Model 2560 ½" microphone. The measurement system was calibrated in the field before use with a LDL CAL200 acoustical calibrator to ensure measurement accuracy.

Figure 1

CalWest Residential Development - Woodland, California

Project Site Aerial and Noise Monitoring Location



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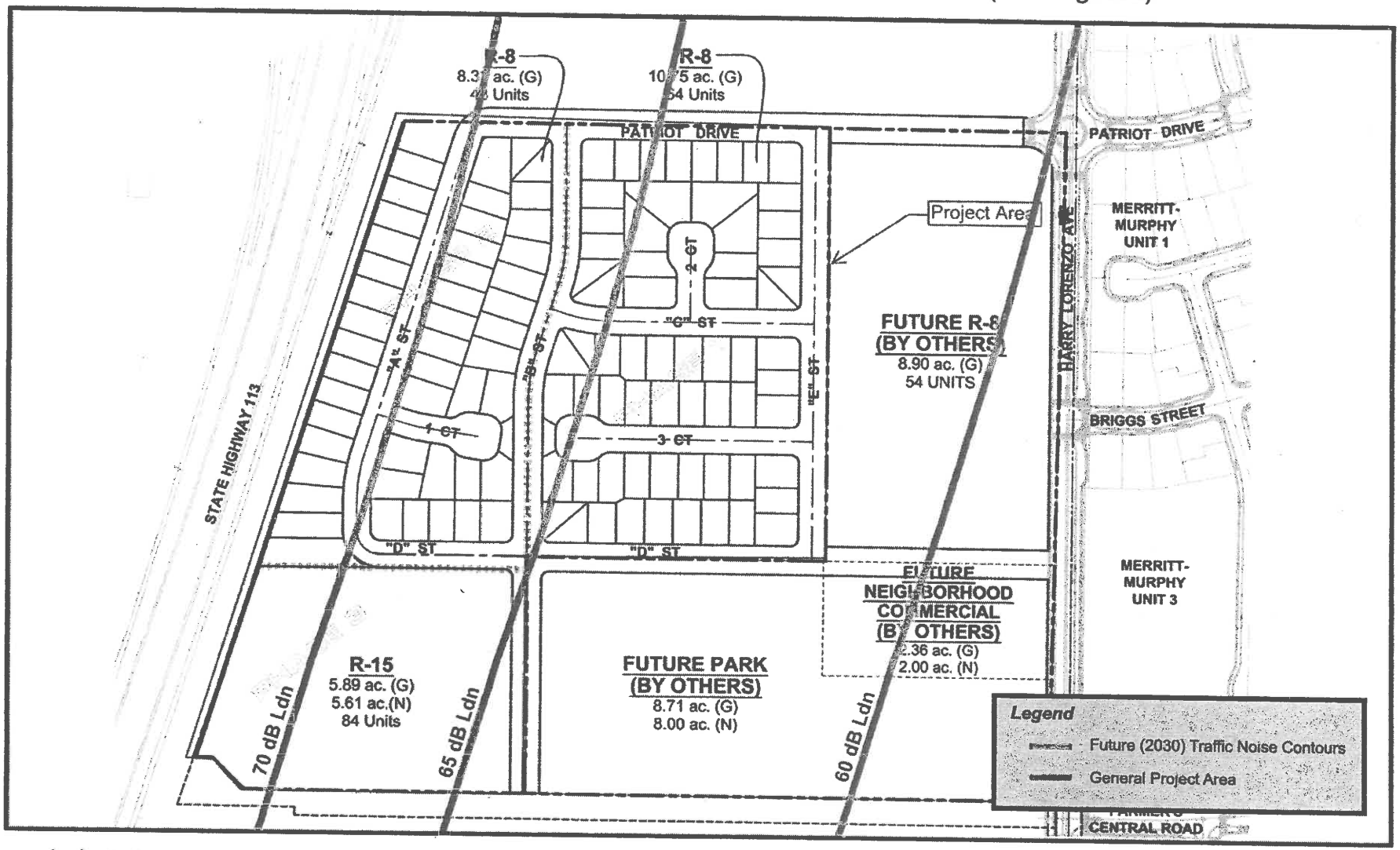
Scale (feet)
0 200 400

Figure 2

CalWest Residential Development - Woodland, California

Proposed Site Plan & Future (2030) Traffic Noise Contours (Unmitigated)



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As shown below, the Table 1 data indicate that the existing average noise levels at the nearest proposed residential backyard areas within the CalWest development ranged from the upper 50's during nighttime hours to the mid 60's during daytime hours (dB, L_{eq}), with a computed day/night average level of 67 dB L_{dn}.

Table 1
Summary of Ambient Noise Monitoring Results
CalWest Residential Development – March 29, 2011

	Average Measured Hourly Noise Levels						
	Daytime (7 a.m. to 10 p.m.)			Nighttime (10 p.m. to 7 a.m.)			
Location	L_{eq}	L_{50}	L_{max}	L_{eq}	L_{50}	L_{max}	L_{dn}
Site 1	63	61	71-75	60	54	71-82	67

Source: Bollard Acoustical Consultants, Inc.

EVALUATION OF NOISE IMPACTS

Bollard Acoustical Consultants, Inc. employs the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA RD-77-108) for the prediction of traffic noise exposure. The Model is based on the CALVENO noise emission factors for automobiles, medium trucks, and heavy trucks; consideration is given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site. The FHWA Model was developed to predict hourly L_{eq} values for free-flowing traffic conditions, and is considered to be accurate within 1.5 dB in most situations. To predict L_{dn} values, it is necessary to include the day/night distribution of traffic in the calculation.

As mentioned previously, noise level measurements and concurrent counts of Highway 113 traffic on the project site were conducted. The purpose of the short-term traffic noise level measurements/counts was to determine the accuracy of the FHWA Model in describing the existing noise environment on the project site, accounting for shielding from local topography, actual travel speeds, and roadway grade. Essentially, this is a Model calibration exercise. The noise measurement results were compared to the FHWA Model results by entering the observed traffic volumes, speed, and distances as inputs to the Model. Please refer to Figure 1 for the noise measurement locations. Appendix C summarizes the traffic calibration exercises. The FHWA Model was found to appropriately predict traffic noise exposure on the project site. As a result, no offsets were applied to the model.

Future traffic information for this project was attained from the 1999 Woodland Specific Plan Environmental Impact Report, the California Department of Transportation (Caltrans), and past Bollard Acoustical Consultants, Inc. studies for similar roadways. All FHWA Model inputs and results are presented in Appendix D. Predicted future (2030) Highway 113 traffic noise exposure at the closest residential setbacks was calculated to be approximately 74 dB L_{dn} on the undeveloped project site. Unmitigated future (2030) Highway 113 traffic noise contour locations are illustrated in Figure 2.

Table 2
Predicted Future Traffic Noise Contours
CalWest Residential Development – Woodland, California

Roadway	L_{dn} @ Nearest Backyard	Distance to Traffic Noise Contour (feet from C/L)		
		60 dB L_{dn}	65 dB L_{dn}	70 dB L_{dn}
Highway 113	74	1352	627	291

Source: FHWA-RD-77-108 with inputs from Caltrans & Bollard Acoustical Consultants, Inc. file data.

Exterior Traffic Noise Exposure

Based upon the data in Table 2, Highway 113 future traffic noise levels will exceed the City of Woodland 60 dB L_{dn} exterior noise level criterion at the nearest proposed residences. Bollard Acoustical Consultants, Inc. utilized the FHWA noise barrier performance methodology to determine the insertion loss and resulting noise levels provided by different barrier heights at the lots located nearest to Highway 113 traffic noise. Table 3 shows the results of the barrier analysis. Appendix E shows a complete listing of FHWA Barrier Model inputs.

Table 3
Predicted Future Traffic Noise Levels
CalWest Residential Development – Woodland, California

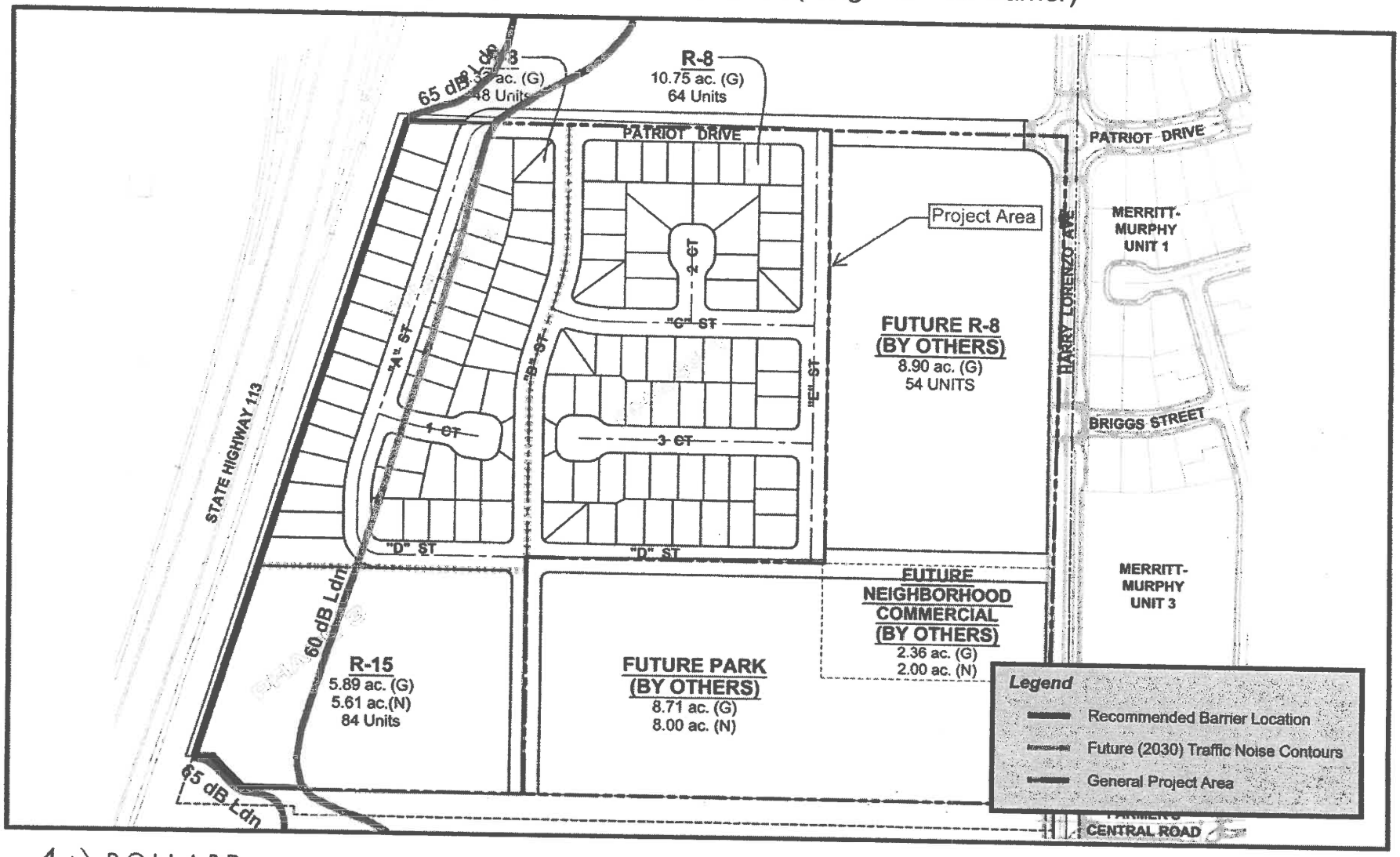
Roadway	Traffic Noise Level Without Barrier	Barrier Height[1]	Traffic Noise Level[2] With Barrier, dB L_{dn}
Highway 113	74 dB	6	69
		7	68
		8	67
		9	66
		10	65
		16	60

Source: FHWA-RD-77-108 with inputs from Caltrans & Bollard Acoustical Consultants, Inc. file data.

As shown in Table 3, a barrier measuring 16 feet in height would be required to reduce future traffic noise levels to achieve compliance with the City of Woodland exterior noise level standard of 60 dB L_{dn} at the nearest proposed residences. Such a barrier height may be considered infeasible, in which case a barrier height of 10 feet would satisfy a conditionally acceptable noise level standard of 65 dB L_{dn}. The barrier heights required to satisfy a 65 dB L_{dn} exterior noise standard are shown in Table 3 and, the barrier location is depicted in Figure 3. All barrier heights are relative to building pad elevations. Figure 3 illustrates the future contour locations after construction of a 10-foot tall barrier adjacent to the project site.

Figure 3

CalWest Residential Development - Woodland, California
Future (2030) Traffic Noise Contours (Mitigated - 10' Barrier)



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Barriers should be constructed of concrete or masonry block, precast concrete, earthen berm, or a combination of earth berms with barriers on top. Wood is not recommended due to eventual warping and shrinking of materials which results in openings and cracks which compromise the barrier longevity. Other prefabricated barriers may be used. However, alternative materials should be reviewed by an acoustical consultant.

Interior Traffic Noise Exposure

Exterior traffic noise levels at the first row of residences adjacent to Highway 113 are predicted to be approximately 74 dB L_{dn} at the nearest residences. After accounting for shielding provided by barriers, traffic noise levels at the first floor facades of these residences are predicted to be approximately 65 dB L_{dn} or less. Generally, second floor facades will be exposed to traffic noise levels of approximately 2-3 dB higher than first floor facades due to reduced ground attenuation. In addition, second floor facades do not benefit from shielding provided by barriers. Therefore, unmitigated Highway 113 traffic noise levels of up to 77 dB L_{dn} can be expected at the second-floor building facades proposed nearest to Highway 113. If the residences proposed adjacent to Highway 113 were limited to one-story units, the potential for exceedance of the City's noise standards within these nearest residences would be greatly diminished.

Standard residential construction (wood siding or one-coat stucco siding, STC-26 windows, door weather-stripping, exterior wall insulation, composition plywood roof, etc.), results in an exterior to interior noise reduction of approximately 25 dB with windows closed, and approximately 15 dB with windows open.

Based upon a 25 dB building facade noise reduction provided by standard residential construction, interior traffic noise levels at first floor facades located nearest to Highway 113 are predicted to satisfy the City of Woodland interior noise level standard of 45 dB L_{dn}. However, in order to reduce Highway 113 traffic noise levels to compliance with the City of Woodland interior noise level standard at the nearest second floor building facades (if two-story units are constructed adjacent to the Highway), an exterior to interior building facade noise level reduction of approximately 32 dB would be required (based on an exterior second floor exposure of 77 dB L_{dn}). Therefore additional mitigation measures would be required at these locations.

As a means of complying with the interior noise level requirement of 45 dB L_{dn} at the second floor facades of residences nearest to Highway 113, the construction techniques described below are required.

1. Air conditioning or mechanical ventilation systems are installed so that windows and doors may remain closed.
2. Exterior doors are solid core with perimeter weather-stripping and threshold seals.
3. Exterior walls consist of stucco or brick veneer.
4. Glass in both windows and doors should not exceed 20% of the floor area in a room.
6. Windows from which Highway 113 is visible should have a Sound Transmission Classification (STC) rating of at least 35.
7. Roof or attic vents facing the noise source of concern should be boxed.

CONCLUSIONS AND RECOMMENDATIONS

Future noise levels at the proposed CalWest Residential project site are expected to exceed the applicable City of Woodland noise level standards. As a means of achieving compliance with these standards, the following mitigation measures are recommended:

1. A minimum 10-foot tall noise barrier should be constructed along the western property line of the project site, as shown in Figure 3. The barrier heights shown are those required to reduce future Highway 113 traffic noise levels to 65 dB L_{dn} or less. Barriers should be constructed of masonry block, concrete or earth berms. A combination of berms and walls is acceptable provided the combined height is sufficient to achieve satisfaction with City noise standards.

2. In order to reduce interior noise levels generated by future traffic on Highway 113 to compliance with the City of Woodland interior noise level standard, the construction practices presented earlier in the report should be implemented in the construction of all second floor building facades located adjacent to this roadway.

3. Disclosure statements should be provided to all prospective residences notifying them of the elevated projected future Highway 113 noise environment and informing them that satisfaction with the City of Woodland 45 dB Ldn interior noise standards may only be achieved with windows in the closed positions.

Barriers should be constructed of concrete or masonry block, or precast concrete. Wood is not recommended due to eventual warping and shrinking of materials which results in openings and cracks which compromise the barrier longevity. Other prefabricated barriers may be used. However, they should be reviewed by an acoustical consultant.

These conclusions are based on the traffic data provided by Caltrans, noise reduction data for standard residential dwellings, and typical STC rated window data. Bollard Acoustical Consultants, Inc. is not responsible for degradation in acoustic performance of the residential construction due to poor construction practices, failure to comply with applicable building code requirements, or for failure to adhere to the minimum building practices cited in this report.

Appendix A
Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
Ldn	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
Lmax	The highest root-mean-square (RMS) sound level measured over a given period of time.
Loudness	A subjective term for the sensation of the magnitude of sound.
Masking	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
Noise	Unwanted sound.
Peak Noise	The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the "Maximum" level, which is the highest RMS level.
RT_{60}	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 sabin.
SEL	A rating, in decibels, of a discrete event, such as an aircraft flyover or train passby, that compresses the total sound energy of the event into a 1-s time period.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.

Appendix B-1

CalWest Residential Development
24hr Continuous Noise Monitoring at Site 1
Tuesday, March 29, 2011

Hour	Leq	Lmax	L50	L90
0:00	60	78	52	43
1:00	60	77	50	41
2:00	59	75	50	41
3:00	59	77	52	42
4:00	62	82	57	50
5:00	62	76	60	54
6:00	62	75	60	54
7:00	63	74	62	56
8:00	63	73	62	55
9:00	61	71	60	54
10:00	62	73	61	55
11:00	62	74	60	54
12:00	62	73	60	53
13:00	63	74	61	54
14:00	63	73	62	54
15:00	64	75	63	56
16:00	64	74	63	57
17:00	65	75	64	58
18:00	63	74	61	54
19:00	62	74	60	52
20:00	60	72	58	52
21:00	60	74	57	50
22:00	58	71	54	45
23:00	57	71	52	43

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	64.9	59.6	62.7	62.1	56.8	60.2
Lmax (Maximum)	75.1	70.7	73.5	81.5	70.8	75.7
L50 (Median)	63.9	56.9	60.9	59.8	49.5	54.1
L90 (Background)	58.0	50.5	54.3	54.4	40.6	45.8

Computed Ldn, dB	67.1
% Daytime Energy	74%
% Nighttime Energy	26%

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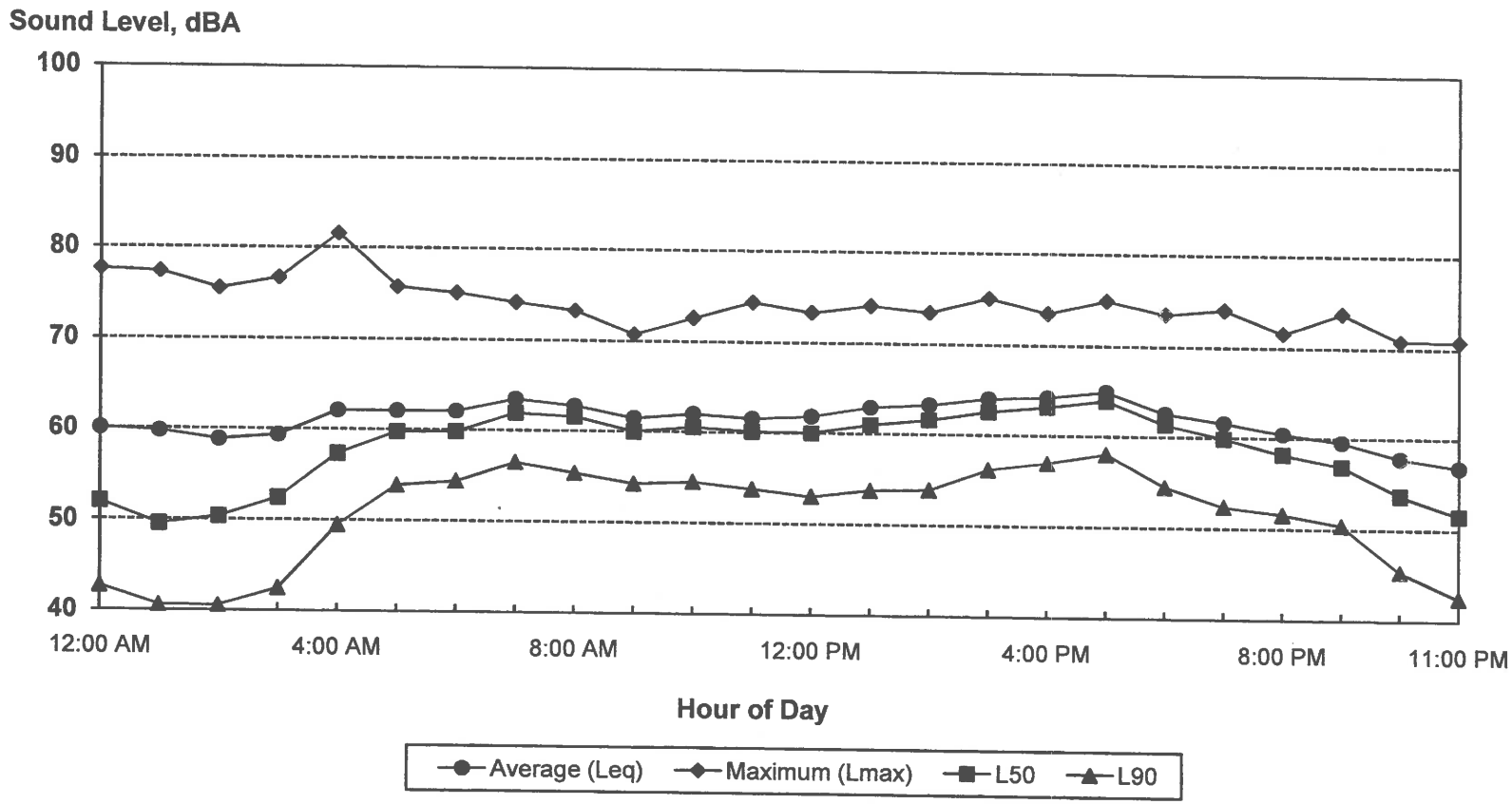
Appendix B-2
CalWest Residential Development
24hr Continuous Noise Monitoring at Site 1
Tuesday, March 29, 2011



Ldn: 67 dB

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Appendix C

FHWA Traffic Noise Prediction Model (FHWA-RD-77-108) Calibration Worksheet

Project Information:

Job Number: 2011-003
Project Name: CalWest Residential Development
Roadway Tested: Highway 113
Test Location: On project site
Test Date: March 28, 2011

Weather Conditions:

Temperature (Fahrenheit): 59
Relative Humidity: Moderate
Wind Speed and Direction: NNE 10 MPH
Cloud Cover: Clear

Sound Level Meter:

Sound Level Meter: LDL Model 820
Calibrator: LDL Model CAL200
Meter Calibrated: Immediately before
Meter Settings: A-weighted, slow response

Microphone:

Microphone Location: On project site
Distance to Centerline (feet): 150
Microphone Height: 5 feet above ground
Intervening Ground (Hard or Soft): **Soft**
Elevation Relative to Road (feet): -5

Roadway Condition:

Pavement Type Asphalt
Pavement Condition: Good
Number of Lanes: 4
Posted Maximum Speed (mph): 65

Test Parameters:

Test Time: 1:54 PM
Test Duration (minutes): 15
Observed Number Automobiles: 273
Observed Number Medium Trucks: 5
Observed Number Heavy Trucks: 14
Observed Average Speed (mph): 65

Model Calibration:

Measured Average Level (L_{eq}): 66.7
Level Predicted by FHWA Model: 65.9
Difference: -0.8 dB

Conclusions:

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Appendix D

FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Prediction Worksheet

Project Information:

Job Number: 2011-003
Project Name: CalWest Residential Development
Roadway Name: Highway 113

Traffic Data:

Year:	2030
Average Daily Traffic Volume:	45,000
Percent Daytime Traffic:	74
Percent Nighttime Traffic:	26
Percent Medium Trucks (2 axle):	4
Percent Heavy Trucks (3+ axle):	9
Assumed Vehicle Speed (mph):	65
Intervening Ground Type (hard/soft):	**Soft**

Traffic Noise Levels:

				----------L_{dn}, dB----------			
Location:	**Description**	**Distance**	**Offset (dB)**	**Autos**	**Medium Trucks**	**Heavy Trucks**	**Total**
1	Nearest Outdoor Activity Area	150	0	71	64	71	74

Traffic Noise Contours (No Calibration Offset):

L_{dn} Contour, dB	Distance from Centerline, (ft)
75	135
70	291
65	627
60	1352

Notes: A -5 dB offset was applied at the common outdoor areas due to the intervening structures.

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Appendix E

FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2011-003
Project Name: CalWest Residential Development
Roadway Name: Highway 113
Location(s): 1

Noise Level Data:

Year: 2030
Auto L_{dn}, dB: 71
Medium Truck L_{dn}, dB: 64
Heavy Truck L_{dn}, dB: 71

Site Geometry:

Receiver Description: Nearest Outdoor Activity Area
Centerline to Barrier Distance (C_1): 135
Barrier to Receiver Distance (C_2): 15
Automobile Elevation: 4
Medium Truck Elevation: 6
Heavy Truck Elevation: 12
Pad/Ground Elevation at Receiver: 0
Receiver Elevation[1]: 5
Base of Barrier Elevation: 0
Starting Barrier Height 8

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height[2] (ft)	L_{dn}, dB Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to... Autos?	Medium Trucks?	Heavy Trucks?
8	8	63	56	64	**67**	Yes	Yes	Yes
9	9	62	55	63	**66**	Yes	Yes	Yes
10	10	61	54	62	**65**	Yes	Yes	Yes
11	11	60	53	61	**64**	Yes	Yes	Yes
12	12	59	52	60	**63**	Yes	Yes	Yes
13	13	58	51	59	**62**	Yes	Yes	Yes
14	14	58	51	58	**61**	Yes	Yes	Yes
15	15	57	50	57	**61**	Yes	Yes	Yes
16	16	56	49	57	**60**	Yes	Yes	Yes

Notes: 1.Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s)

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ATTACHMENT F

Recorded at request of:
City Clerk
City of Woodland

When recorded return to:
City of Woodland
300 First Street
Woodland, CA 95695
Attention: City Clerk

Exempt from filing fees pursuant to Government Code §6103

AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN

CITY OF WOODLAND,

A DEVELOPMENT AGREEMENT BETWEEN

CITY OF WOODLAND

and

CAL WEST INVESTORS LLC AND OPTIMISTIC PARTNERS LLC
7.12.13 w/CA edits

DEVELOPMENT AGREEMENT NO. [_____]

This Development Agreement (hereinafter "Agreement") is entered into as of this ___ day of _____, 2013 by and between the City of Woodland, California ("CITY"), and Cal/West Investors LLC and Optimistic Partners, LLC, California corporations (collectively "OWNER"):

RECITALS

WHEREAS, CITY is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Section 65864, et seq. of the Government Code; and

WHEREAS, CITY has approved the Spring Lake Specific Plan ("Plan") which encompasses OWNER's property, more fully described on Exhibit "A" and shown on Exhibit "B" to this Agreement (Property), and which requires owners of property within the Plan area to enter into development agreements as a precondition of development; and

WHEREAS, this Agreement includes the ten acre park and neighborhood commercial site shown on Exhibit B, and Owner agrees to submit an application for its development prior to acceptance of the first final map; and

WHEREAS, CITY and Cal/West Seeds entered into a development agreement relative to the development known as the Cal/West Seeds Inc. 20 acres, which development agreement was recorded in the Official Records of Yolo County on November 4, 2011, as Instrument No. 2011-0030468-00, and on or around October 9, 2012, City approved a lot line adjustment whereby a portion of the Cal/West Seeds property would be owned by Cal West Investors, LLC and subject to the Cal/West Seeds development agreement; and

WHEREAS, Cal/West Seeds subsequently sold its 20-acre property to Optimistic Partners, LLC, which currently owns the 20 acres formerly owned by Cal/West Seeds; and

WHEREAS, CITY and Cal West Investors, LLC entered into a certain development agreement relative to the development known as the Cal West Investors LLC 25 aces, which development agreement was recorded in the Official Records of Yolo County on July 20, 2012 as Instrument No. 2012-0023092-00, and on or around October 9, 2012, City approved a lot line adjustment whereby a portion of the Cal West Investors property would be owned by Cal/West Seeds and subject to the Cal West Investors, LLC development agreement; and

WHEREAS, OWNER(s) and CITY now wish to enter into an Amended and Restated Development Agreement, which shall replace both the Cal West Investors, LLC and Cal/West Seeds Development Agreements as they pertain to the Property allowing for the construction of a project as described herein ("Project"); and

WHEREAS, OWNER has applied to CITY for certain entitlements for development of its Property, including this Agreement, and proceedings have been taken in accordance with the rules and regulations of CITY; and

WHEREAS, the terms and conditions of this Agreement have undergone extensive review by CITY and OWNER and have been found to be fair, just and reasonable; and

WHEREAS, the best interests of the citizens of the City of Woodland and the public health, safety and welfare will be served by entering into this Agreement; and

WHEREAS, the City Council hereby finds and determines that this development agreement is of major significance because it will enable the City to fund much needed capital improvements and provide much needed public services and will therefore also have a major, beneficial economic impact on the City; and

WHEREAS, all of the procedures of the California Environmental Quality Act have been met with respect to the Project and the Agreement, with the Woodland City Council's certification of the Environmental Impact Report for the Spring Lake Specific Plan (Turn of the Century EIR, SCH #99022069, August 15, 2000) and adoption of addenda to the Turn of the Century EIR; and

WHEREAS, this Agreement and the Project are consistent with the Woodland General Plan and the Spring Lake Specific Plan; and

WHEREAS, all actions taken and approvals given by CITY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and

WHEREAS, development of the Project in accordance with this Agreement will provide substantial benefits to CITY and will further important policies and goals of CITY; and

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of OWNER's property, ensure progressive installation of necessary improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Section 65864, et seq. of the Government Code are intended.

COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined as follows:

1.1.1 "Agreement" means this Development Agreement.

1.1.2 "CITY" means the City of Woodland, a California municipal corporation.

1.1.3 "City Council" means the duly elected city council of the City of Woodland.

1.1.4 "Commencement Date" means the date the Term of this Agreement commences.

1.1.5 "Development" means the improvement of the Property (as defined herein) for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction of buildings and structures; and the installation of landscaping. "Development" does not include the maintenance, repair, reconstruction or redevelopment of any building, structure, improvement or facility after the construction and completion thereof.

1.1.6 "Development Approvals" means all permits and other entitlements for use subject to approval or issuance by CITY in connection with development of the Property including, but not limited to:

(a) specific plans and specific plan amendments;

(b) tentative and final subdivision and parcel maps;

(c) conditional use permits, public use permits and plot plans;

(d) zoning;

(e) grading and building permits.

1.1.7 "Development Exaction" means any requirement of CITY in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate or compensate for the impacts of development on the environment or other public interests.

1.1.8 "Development Impact Fee" means a monetary exaction other than a tax or special assessment, whether established for a broad class of projects by legislation of general applicability or imposed on a specific project on an ad hoc basis, that is charged by a local agency to

the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project, and which may be increased or updated from time to time, but does not include fees for processing applications for governmental regulatory actions or approvals, fees collected under development agreements adopted pursuant to Article 2.5 of the Government Code (commencing with Section 65864) of Chapter 4, or fees collected pursuant to agreements with redevelopment agencies which provide for the redevelopment of property in furtherance or for the benefit of a redevelopment project for which a redevelopment plan has been adopted pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code).

1.1.9 "Development Plan" means the plan for development of the Property as set forth in Exhibit "C".

1.1.10 "Effective Date" means the date the ordinance approving and authorizing this Agreement becomes effective.

1.1.11 "Land Use Regulations" means all ordinances, resolutions, codes, rules, regulations and official policies of CITY governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings, the provisions for reservation or dedication of land for public purposes, and the design, improvement, and construction standards and specifications applicable to the development of the Property. "Land Use Regulations" does not include any CITY ordinance, resolution, code, rule, regulation or official policy, governing:

(a) the conduct of businesses, professions, and occupations;

(b) taxes (special or general) and assessments;

(c) the control and abatement of nuisances;

(d) the granting of encroachment permits and the conveyance of rights and interests that provide for the use of or the entry upon public property;

(e) the exercise of the power of eminent domain.

1.1.12 "Mortgagee" means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device lender, and their successors and assigns.

1.1.13 "OWNER" means the persons and entities listed as OWNER on page 1 of this Agreement and their successors in interest to all or any part of the Property.

1.1.14 "Project" means the development of the Property contemplated by the Development Plan as such Plan may be further defined, enhanced or modified pursuant to the provisions of this Agreement.

1.1.15 "Property" means the real property described on Exhibit "A" and shown on Exhibit "B" to this Agreement.

1.1.16 "Reservation of Rights" means the rights and authority excepted from the assurances and rights provided to OWNER under this Agreement and reserved to CITY under Section 3.3 of this Agreement.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

Exhibit "A" – Legal Description of the Property

Exhibit "B" – Map showing Property and its location

Exhibit "C" – Development Plan and Conditions of Approval

Exhibit "D" – Development Impact Fees

2. GENERAL PROVISIONS.

2.1 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Development of the Property is hereby authorized and shall be carried out in accordance with the terms of the Development Plan and this Agreement.

2.2 Ownership of Property. OWNER represents and covenants that it is the owner of the fee simple title to, or has an equitable interest in, the Property or a portion thereof.

2.3 Term. The term of this Agreement shall commence on the date (the "Commencement Date") that is the Effective Date, and shall continue for a period of 20 years thereafter, unless this term is modified or extended pursuant to the provisions of this Agreement. Thereafter, the OWNER shall have no vested right under this Agreement, regardless of whether or not OWNER has paid any Development Impact Fee. Any tentative map approved by CITY for the Property shall have a duration co-extensive with the duration of this Agreement.

2.4 Assignment.

2.4.1 Right to Assign. OWNER shall have the right to sell, transfer or assign the Property in whole or in part (provided that no such partial transfer shall violate the Subdivision Map

Act, Government Code Section 66410, et seq.) to any person, partnership, joint venture, firm or corporation at any time during the Term of this Agreement; provided, however, that any such sale, transfer or assignment shall include the assignment and assumption of the rights, duties and obligations arising under or from this Agreement and be made in strict compliance with the following conditions precedent:

(a) No sale, transfer or assignment of any right or interest under this Agreement shall be made unless made together with the sale, transfer or assignment of all or a part of the Property.

(b) Concurrent with any such sale, transfer or assignment, OWNER shall notify CITY, in writing, of such sale, transfer or assignment and shall provide CITY with an executed agreement ("Assignment and Assumption Agreement"), in a form reasonably acceptable to CITY, by the purchaser, transferee or assignee and providing therein that the purchaser, transferee or assignee expressly and unconditionally assumes all the duties, obligations, agreements, covenants, and waivers of OWNER under this Agreement, including, without limitation, the covenants not to sue and waivers contained in Sections 7.2 and 8.4 hereof.

Any sale, transfer or assignment not made in strict compliance with the foregoing conditions shall constitute a default by Owner under this Agreement. Notwithstanding the failure of any purchaser, transferee or assignee to execute the agreement required by Paragraph (b) of this Subsection 2.4.1, the burdens of this Agreement shall be binding upon such purchaser, transferee or assignee, but the benefits of this Agreement shall not inure to such purchaser, transferee or assignee until and unless such agreement is executed.

2.4.2 Release of Transferring Owner. Notwithstanding any sale, transfer or assignment, a transferring OWNER shall continue to be obligated under this Agreement with respect to the transferred Property or any transferred portion thereof, unless such transferring OWNER is given a release in writing by CITY (which written confirmation may be in the form of execution and recordation of the Assignment and Assumption Agreement), which release shall be provided by CITY upon the full satisfaction by such transferring OWNER of the following conditions:

(a) OWNER no longer has a legal or equitable interest in all or any part of the Property subject to the transfer.

(b) OWNER is not then in default under this Agreement.

(c) OWNER has provided CITY with the notice and executed agreement required under Paragraph (b) of Subsection 2.4.1 above.

(d) The purchaser, transferee or assignee provides CITY with security equivalent to any security previously provided by OWNER to secure performance of its obligations

hereunder.

2.4.3 Subsequent Assignment. Any subsequent sale, transfer or assignment after an initial sale, transfer or assignment shall be made only in accordance with and subject to the terms and conditions of this Section.

2.4.4 Utilities. The Project shall be connected to all utilities necessary to provide adequate water, sewer, gas, electric, and other utility service to the Project, prior to the issuance of a certificate of occupancy for any portion of the Project.

2.4.5 Sale to Public and Completion of Construction. The provisions of Subsection 2.4.1 shall not apply to the sale or lease (for a period longer than one year) of any lot that has been finally subdivided and is individually (and not in "bulk") sold or leased to a member of the public or other ultimate user. This Agreement shall terminate with respect to any lot, and such lot shall be released and no longer be subject to this Agreement without the execution or recordation of any further document upon satisfaction of both of the following conditions:

(a) The lot has been finally subdivided and individually (and not in "bulk") sold or leased (for a period longer than one year) to a member of the public or other ultimate user; and

(b) A certificate of occupancy has been issued for a building on the lot, and the fees for such lot set forth in this Agreement have been paid.

2.5 Amendment or Cancellation of Agreement. This Agreement may be amended or canceled in whole or in part only by written consent of all parties in the manner provided for in Government Code Section 65868. This provision shall not limit any remedy of CITY or OWNER as provided by this Agreement.

2.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

(a) Expiration of the stated Term of this Agreement as set forth in Section 2.3.

(b) Entry of a final judgment setting aside, voiding or annulling the adoption of the ordinance approving this Agreement.

(c) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.

(d) Completion of the Project in accordance with the terms of this Agreement including issuance of all required occupancy permits and acceptance by CITY or applicable public agency of all required dedications.

Termination of this Agreement shall not constitute termination of any other land use entitlements approved for the Property. Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination or with respect to any default in the performance of the provisions of this Agreement that has occurred prior to such termination or with respect to any obligations that are specifically set forth as surviving this Agreement. Upon such termination, any Development Impact Fees paid by OWNER to CITY for residential units on which construction has not yet begun shall be refunded to OWNER by CITY.

2.7 Notices.

(a) As used in this Agreement, "notice" includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either: (i) when delivered in person to the recipient named below; or (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; or (iii) on the date of delivery shown in the records of the telegraph company after transmission by telegraph to the recipient named below. All notices shall be addressed as follows:

If to CITY:

City of Woodland
300 First Street
Woodland, CA 95695
Attn: City Manager
Telephone: (530) 661-5800
Facsimile: (530) 661-5848

Copy to:

Best, Best & Krieger, LLP
5400 Capitol Mall, Suite 1700
Sacramento, CA 95814
Attn: Woodland City Attorney
Telephone: (916) 325-4000
Facsimile: (916) 325-4010

If to OWNER:

Cal West Investors, LLC
Attn: Melanie Mathews
173 Court Street, Suite D
Woodland, Ca 95695

Optimistic Partners
Attn: Bill Streng
1949 Fifth Street, Suite 108
Davis Ca 95616

(c) Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by the change.

3. DEVELOPMENT OF THE PROPERTY.

3.1 Rights to Develop.

3.1.1 Subject to the terms of this Agreement including the Reservation of Rights, OWNER shall have a vested right to develop the Property in accordance with, and to the extent of, this Agreement. Except as expressly provided otherwise herein, the Project shall remain subject to all Land Use Regulations and Development Approvals, whether in effect on the Effective Date or subsequently adopted or amended, that are required to complete the Project as contemplated by the Development Plan. Except as otherwise provided in this Agreement, and notwithstanding the authority of the CITY to further revising the Land Use Regulations pursuant to Government Code section 65866, the permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings, and provisions for reservation and dedication of land for public purposes shall be those set forth in the Land Use Regulations and Development Approvals, whether in effect on the Effective Date or subsequently adopted or amended. OWNER shall comply with all mitigation measures required to be undertaken pursuant to any document prepared in compliance with the California Environmental Quality Act with respect to the Project.

3.1.2 CITY and OWNER acknowledge that this Agreement has been prepared and executed in order to comply with the requirement in the Spring Lake Specific Plan that a development agreement be entered into in connection with any rezoning of land or tentative map approval within the Specific Plan area. This Agreement is for Tentative Subdivision Map # 4991, and the 10 acre park and neighborhood commercial parcel, which is the subject of this Agreement,

which result in 176 R-8 units, and a remainder parcel that is zoned for a possible 84 units on the multi-family site.

The Specific Plan indicates that the 2-acre commercial sites shall be floating designations with the precise location determined at the time of the land division that creates the park and surrounding residential lots. Prior to acceptance of the first final map the applicant shall either submit an application for a Spring Lake Plan Amendment or provide funding toward a future Plan Amendment for the relocation of the park west of its existing location. Determination for the location of the remaining 2 acres shall be provided at that time.

3.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement including the Reservation of Rights, the rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings, and the design, improvement and construction standards and specifications applicable to development of the Property shall be the Land Use Regulations and Development Approvals, whether in effect on the Effective Date or subsequently adopted. In connection with any subsequently imposed Development Approvals and except as specifically provided otherwise herein, CITY may exercise its discretion in accordance with the Land Use Regulations then in effect, as provided by this Agreement, including, but not limited to, the Reservation of Rights. CITY shall accept for processing, review and action all applications for subsequent development approvals, and such applications shall be processed in the same manner and the CITY shall exercise its discretion, when required or authorized to do so, to the same extent it would otherwise be entitled in the absence of this Agreement.

3.3 Reservation of Rights.

3.3.1 Limitations, Reservations and Exceptions. Notwithstanding any other provision of this Agreement, the following regulations shall apply to the development of the Property:

(a) Processing fees and charges of every kind and nature imposed by CITY to cover the estimated actual costs to CITY of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued.

(b) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.

(c) Regulations, adopted policies and rules governing engineering and construction standards and specifications applicable to public and private improvements, including, without limitation, all uniform codes adopted by the City and any local amendments to those codes adopted by the CITY, including, without limitation, the CITY's Building Code, Plumbing Code, Mechanical Code, Electrical Code, and Grading Ordinance.

(d) Regulations imposing Development Exactions; provided, however, that no such subsequently adopted Development Exaction shall be applicable to development of the Property unless such Development Exaction is applied uniformly to development, either throughout the CITY or within a defined area of benefit which includes the Property. No such subsequently adopted Development Exaction shall apply if its application to the Property would physically prevent development of the Property for the uses and to the density or intensity of development set forth in the Development Plan. In the event any such subsequently adopted Development Exaction fulfills the same purposes, in whole or in part, as the fees set forth in Section 4 of this Agreement, CITY shall allow a credit against such subsequently adopted Development Exaction for the fees paid under Section 4 of this Agreement to the extent such fees fulfill the same purposes.

(e) Regulations that may be in material conflict with this Agreement but that are reasonably necessary to protect the residents of the project or the immediate community from a condition perilous to their health or safety. To the extent possible, any such regulations shall be applied and construed so as to provide OWNER with the rights and assurances provided under this Agreement.

(f) Regulations that are not in material conflict with this Agreement or the Development Plan. Any regulation, whether adopted by initiative or otherwise, limiting the rate or timing of development of the Property shall be deemed to materially conflict with the Development Plan and shall therefore not be applicable to the development of the Property.

(g) Regulations that are in material conflict with the Development Plan; provided OWNER has given written consent to the application of such regulations to development of that Property in which the OWNER has a legal or equitable interest.

(h) Regulations that impose, levy, alter or amend fees, charges, or Land Use Regulations relating to consumers or end users, including, without limitation, trash can placement, service charges and limitations on vehicle parking.

(i) Regulations of other public agencies, including Development Impact Fees adopted or imposed by such other public agencies, although collected by CITY.

3.3.2 Subsequent Development Approvals. This Agreement shall not prevent CITY, in acting on subsequent development approvals and to the same extent it would otherwise be authorized to do so absent this Agreement, from applying subsequently adopted or amended Land Use Regulations that do not materially conflict with this Agreement.

3.3.3 Modification or Suspension by State or Federal Law. In the event that State, County or Federal laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement, such provisions of this

Agreement shall be modified or suspended as may be necessary to comply with such State or Federal laws or regulations; provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce.

3.3.4 Intent. The parties acknowledge and agree that CITY is restricted in its authority to limit certain aspects of its police power by contract and that the foregoing limitations, reservations and exceptions are intended to reserve to CITY all of its police power that cannot be or are not expressly so limited. This Agreement shall be construed, contrary to its stated terms if necessary, to reserve to CITY all such power and authority that cannot be or is not by this Agreement's express terms so restricted.

3.4 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of CITY may possess authority to regulate aspects of the development of the Property separately from or jointly with CITY, and this Agreement does not limit the authority of such other public agencies.

3.5 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when or the rate at which phases of the Property will be developed. Such decisions depend upon numerous factors which are not within the control of OWNER, such as market orientation and demand, interest rates, absorption, completion and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Ca1.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that OWNER shall have the right to develop the Property in such order and at such rate and at such times as OWNER deems appropriate within the exercise of its subjective business judgment, subject only to any timing or phasing requirements set forth in the Development Plan.

3.6 Public Works. If OWNER is required by this Agreement to construct any public works facilities which will be dedicated to CITY or any other public agency upon completion, and if required by applicable laws to do so, OWNER shall perform such work in the same manner and subject to the same requirements as would be applicable to CITY or such other public agency should it have undertaken such construction.

3.7 Acquisition of Property for Construction of Improvements Off-Site. OWNER shall, in a timely manner as determined by CITY and consistent with the requirements of the Specific Plan, acquire the property rights necessary to construct or otherwise provide the public improvements contemplated by the Specific Plan.

3.8 Acquisition of Real Property Interests. In any instance where OWNER is required to construct any public improvement on land not owned by OWNER, OWNER shall at its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of

such public improvements. If and to the extent this section 3.8 conflicts with Section 66462.5 of the Subdivision Map Act, this section will control.

3.9 Credits and/or Reimbursement for Dedication of Property or Construction of Infrastructure. To the extent OWNER dedicates land, funds or constructs public facilities that exceed the size or capacity required to serve the Property for the benefit of other properties, or if such dedication or improvements benefit other properties regardless of its size or capacity, CITY shall enter into an agreement to reimburse OWNER to the extent of such benefit as determined by CITY. Such reimbursement may take the form of fee credits and/or benefit assessments, special taxes, or other fees or assessments collected from benefiting properties, as the CITY may determine. Notwithstanding the foregoing, the CITY shall not reimburse the OWNER for costs of interim temporary improvements, nor shall City require OWNER to pay for interim temporary improvements installed by others on OWNER's property.

3.10 Water Supply Planning. To the extent the Development Plan includes one or more tentative maps totaling more than 500 dwelling units, and to the extent the Project, or any part thereof, is not exempt under Government Code Section 66473.7(i), each such tentative map shall comply with the provisions of Government Code Section 66473.7.

4. PUBLIC BENEFITS.

4.1 Intent. The parties acknowledge and agree that development of the Property will result in substantial public needs that will not be fully met by the Development Plan and further acknowledge and agree that this Agreement confers substantial private benefits on OWNER that should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the private benefits conferred on OWNER by providing more fully for the satisfaction of the public needs resulting from the Project.

4.2 Development Impact Fees.

4.2.1 Amount of Fee. The Development Impact Fees set forth in Exhibit "D" shall be charged to the Project.

4.2.2 Time of Payment. The fees required pursuant to Subsection 4.2.1 shall be paid to CITY prior to the issuance of building permits for each residential unit. No fees shall be payable for building permits issued prior to the Effective Date of this Agreement, but the fees required pursuant to Subsection 4.2.1 shall be paid prior to the re-issuance or extension of any building permit for a residential unit for which such fees have not previously been paid.

4.2.3 Fee Credits and Reimbursements. OWNER shall be entitled to credit or reimbursement against the fees required pursuant to Subsection 4.2.1 for the dedication of land, the construction of improvements or the payment of fees as specifically set forth in an agreement entered into between CITY and OWNER pursuant to Section 3.9.

4.2.4 Future Development Impact Fees; Increases. The Parties hereby agree that, in addition to the Development Impact Fees included in Exhibit "D", the Project shall be subject to the imposition of any Development Impact Fee that becomes effective after the Effective Date. In addition, the Project shall be subject to any increase, decrease, amendment or alteration of any Development Impact Fee that becomes effective after the Effective Date.

4.2.5 Prepayment. In no event shall the prepayment of any Development Impact Fees required hereunder establish a vested right on the part of OWNER or any other owner of the Property or any person or entity with an interest therein to develop the Project or the Property following the expiration, cancellation or termination of the Term of this Agreement. Following the expiration, cancellation or termination of this Agreement, all Development Impact Fees then in effect shall be applicable to the Project and Property notwithstanding any provision of this Agreement and notwithstanding the prepayment of the Development Impact Fees set forth in Exhibit "D", any increase or amendment of any Development Impact Fee, or any combination thereof. Nothing contained in this Subsection 4.2.5 shall be construed as limiting the right of OWNER to a credit against any Development Impact Fees as set forth in Section 4.2.3 hereof.

4.3 Agricultural Conservation Easements. CITY has established specific criteria for agricultural conservation easements, as provided in CITY's Agricultural Mitigation Program. Prior to submittal of the first final map and improvement plan package to CITY, OWNER shall provide to CITY executed agricultural conservation easements as required by the Agricultural Mitigation Program, in recordable form for recording with the Yolo County Recorder. Any such easement shall be dedicated to the Yolo Land Trust or another suitable entity selected by CITY. Under the terms of any such easement, CITY shall have no responsibility for the payment of any portion of the required endowment fee. OWNER is responsible for all escrow costs in association with establishment of easements, including but not limited to title insurance.

4.4 Swainson's Hawk Mitigation. In addition to the requirements of Section 4.3 above, OWNER shall, prior to submittal of the first final map and improvement plan package to CITY, provide evidence of the approval of the Department of Fish & Game of a plan for the purpose of Swainson's Hawk habitat mitigation.

4.5 Dedication of On-Site Easements and Rights of Way. OWNER shall dedicate to CITY all on-site rights of way and easements deemed necessary for public improvements, in CITY's sole discretion, within 15 days of receipt of written demand from CITY.

4.6 Timing of Construction of Off-Site Infrastructure. Approval of any building permits on the Property shall be conditioned upon CITY's determination, in its sole discretion, that sufficient progress is being made on construction of off-site infrastructure serving development of OWNER's Property.

4.7 Assigned Building Unit Allocations. OWNER agrees that CITY shall not approve any final subdivision map unless each lot to be subdivided thereby has a building unit allocation assigned to it pursuant to CITY's building unit allocation ordinance.

4.8 Inclusionary Housing Agreement. Prior to submittal of any final map and improvement plan package to CITY, OWNER and CITY shall enter into an Inclusionary Housing Agreement consistent with the Spring Lake Specific Plan Affordable Housing Plan.

4.9 Deferred Administrative Costs. OWNER shall pay any unpaid CITY staff and Technical Advisory Committee costs deferred pursuant to paragraph 3.g of the Agreement for Advance of Costs dated October 18, 1998, including accrued interest, prior to approval of a final subdivision map on the Property.

4.10 Financing Plan Cost Estimates. Notwithstanding any fee amounts listed in Exhibit "D," OWNER acknowledges and agrees that the cost estimates contained in the Spring Lake Specific Plan Financing Plan and Capital Improvement Plan (CIP) are estimates only, and that OWNER shall pay its share of the costs of improvements and amenities identified in the Financing Plan in amounts to be determined by CITY, which may be more or less than the estimates contained in the Financing Plan.

4.11 Infrastructure and Improvements. Prior to receiving a building permit for the Project, OWNER shall either have: (i) applied for and received a subdivision map for the Property, and have entered into a new development agreement with CITY or an amendment to this Agreement, or (ii) submitted plans for infrastructure and improvements necessary to serve the Project in accordance with CITY standards, and received approval of such plans by the City Engineer.

5. FINANCING OF PUBLIC IMPROVEMENTS. OWNER may propose, and if requested by CITY shall cooperate in, the formation of any special assessment district, community facilities district or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities required as part of the Development Plan. To the extent any such district or other financing entity is formed and sells bonds in order to finance such reimbursements, OWNER may be reimbursed to the extent that OWNER spends funds or dedicates land for the establishment of public facilities. Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring CITY or the City Council to form any such district or to issue and sell bonds.

6. REVIEW FOR COMPLIANCE.

6.1 Periodic Review. The CITY shall review this Agreement annually, on or before the anniversary of the Effective Date, in order to ascertain the compliance by OWNER with the terms of the Agreement. OWNER shall submit an Annual Monitoring Report, in a form acceptable to the City Manager, within thirty (30) days after written notice from the City Manager. The Annual Monitoring Report shall be accompanied by an annual review and administration fee sufficient to

defray the estimated costs of review and administration of the Agreement during the succeeding year. The amount of the annual review and administration fee shall be set annually by resolution of the City Council.

6.2 Special Review. The City Council may order a special review of compliance with this Agreement at any time. The Community Development Director, or his or her designee, shall conduct such special reviews.

6.3 Procedure.

(a) During either a periodic review or a special review, OWNER shall be required to demonstrate good faith compliance with the terms of the Agreement. The burden of proof on this issue shall be on OWNER.

(b) Upon completion of a periodic review or a special review, the Community Development Director, or his or her designee, shall submit a report to the Planning Commission setting forth the evidence concerning good faith compliance by OWNER with the terms of this Agreement and his or her recommended finding on that issue.

(c) If the Planning Commission finds and determines on the basis of substantial evidence that OWNER has complied in good faith with the terms and conditions of this Agreement, the review shall be concluded.

(d) If the Planning Commission finds and determines on the basis of substantial evidence that OWNER has not complied in good faith with the terms and conditions of this Agreement, the Commission may recommend to the City Council modification or termination of this Agreement. OWNER may appeal a Planning Commission determination pursuant to this Section 6.3(d) pursuant to CITY's rules for consideration of appeals in zoning matters then in effect. Notice of default as provided under Section 7.3 of this Agreement shall be given to OWNER prior to or concurrent with proceedings under Section 6.4 and Section 6.5.

6.4 Proceedings Upon Modification or Termination. If, upon a finding under Section 6.3, CITY determines to proceed with modification or termination of this Agreement, CITY shall give written notice to OWNER of its intention so to do. The notice shall be given at least ten (10) calendar days prior to the scheduled hearing and shall contain:

(a) The time and place of the hearing;

(b) A statement as to whether or not CITY proposes to terminate or to modify the Agreement; and,

(c) Such other information that the CITY considers necessary to inform OWNER of the nature of the proceeding.

6.5 Hearing on Modification or Termination. At the time and place set for the hearing on modification or termination, OWNER shall be given an opportunity to be heard. OWNER shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof on this issue shall be on OWNER. If the City Council finds, based upon substantial evidence, that OWNER has not complied in good faith with the terms or conditions of the Agreement, the City Council may terminate this Agreement or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of the CITY. The decision of the City Council shall be final.

6.6 Certificate of Agreement Compliance. If, at the conclusion of a Periodic or Special Review, OWNER is found to be in compliance with this Agreement, CITY shall, upon request by OWNER, issue a Certificate of Agreement Compliance ("Certificate") to OWNER stating that after the most recent Periodic or Special Review and based upon the information known or made known to the Community Development Director and City Council that: (1) this Agreement remains in effect; and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after a Periodic or Special Review and shall state the anticipated date of commencement of the next Periodic Review. OWNER may record the Certificate with the County Recorder.

Whether or not the Certificate is relied upon by assignees or other transferees or OWNER, CITY shall not be bound by a Certificate if a default existed at the time of the Periodic or Special Review, but was concealed from or otherwise not known to the Community Development Director or City Council.

7. DEFAULT AND REMEDIES.

7.1 Remedies in General. It is acknowledged by the parties that CITY would not have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof. In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that CITY shall not be liable in damages to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue for damages or claim any damages:

(a) For any breach of this Agreement or for any cause of action that arises out of this Agreement; or

(b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or

(c) Arising out of or connected with any dispute, controversy or issue regarding the application or interpretation or effect of the provisions of this Agreement.

7.2 Release. Except for non-monetary remedies, OWNER, for itself, its successors and assignees, hereby releases CITY, its officers, agents and employees from any and all claims, demands, actions, or suits of any kind or nature arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth and Fourteenth Amendments to the United States Constitution, or any other law or ordinance which seeks to impose any other liability or damage, whatsoever, upon CITY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby acknowledges that it has read and is familiar with the provisions of California Civil Code Section 1542, which is set forth below:

> "A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR."

By initialing below, OWNER hereby waives the provisions of Section 1542 in connection with the matters that are the subject of the foregoing waivers and releases.

_____
Owner's Initials

7.3 Termination or Modification of Agreement for Default of OWNER. CITY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as "default"); provided, however, CITY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within sixty (60) days after the effective date of such notice or, in the event that such default cannot be cured within such sixty (60) day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such sixty (60) day period and to diligently proceed to complete such actions and cure such default.

8. LITIGATION.

8.1 General Plan Litigation. CITY has determined that this Agreement is consistent with its General Plan, and that the General Plan meets all requirements of law. OWNER has reviewed the General Plan and concurs with CITY's determination. CITY shall have no liability in damages under

this Agreement for any failure of CITY to perform under this Agreement or the inability of OWNER to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, are invalid or inadequate or not in compliance with law.

8.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless CITY, its agents, officers and employees from any claim, action or proceeding against CITY, its agents, officers, or employees to attack, set aside, void, or annul the approval of this Agreement, or the approval of any permit granted pursuant to this Agreement. CITY shall promptly notify OWNER of any claim, action, proceeding or determination included within this Section 8.2, and CITY shall cooperate in the defense. CITY may in its discretion participate in the defense of any such claim, action, proceeding or determination.

8.3 Environmental Assurances. OWNER shall indemnify and hold CITY, its officers, agents, and employees free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and OWNER shall defend, at its expense, including attorneys' fees, CITY, its officers, agents and employees in any action based or asserted upon any such alleged act or omission. CITY may in its discretion participate in the defense of any such action.

8.4 Indemnity. In addition to the provisions of sections 8.1, 8.2, and 8.3 above, OWNER shall indemnify and hold CITY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising through the sole active negligence or sole willful misconduct of CITY. OWNER shall defend, at its expense, including attorneys' fees, CITY, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions. CITY may in its discretion participate in the defense of any such legal action.

8.5 Reservation of Rights. With respect to Sections 8.1, 8.2, 8.3, and 8.4 herein, CITY reserves, the right to either (1) approve the attorney(s) that the indemnifying party selects, hires or otherwise engages to defend the indemnified party hereunder, which approval shall not be unreasonably withheld, or (2) conduct its own defense; provided, however, that the indemnifying party shall reimburse the indemnified party forthwith for any and all reasonable expenses incurred for such defense, including attorneys' fees, upon billing and accounting therefor.

8.6 Challenge to Existing Land Use Approvals. By accepting the benefits of this Agreement, OWNER, on behalf of itself and its successors in interest, hereby expressly agrees and covenants not to sue or otherwise challenge any land use approval affecting the Property and in effect as of the Effective Date. Such agreement and covenant includes, without limitation, the covenant against any direct suit by OWNER or its successor in interest, or any participation, encouragement or involvement whatsoever that is adverse to CITY by OWNER or its successor in interest, other than as part of a required response to lawful orders of a court or other body of competent jurisdiction. OWNER hereby expressly waives, on behalf of itself and its successors in interest, any claim or challenge to any land use approval affecting the Property and in effect as of the Effective Date. In the event of any breach of the covenant or waiver contained herein, CITY shall, in addition to any other remedies provided for at law or in equity, be entitled to:

(a) impose and recover (at any time, including after sale to a member of the public or other ultimate user) from the party breaching such covenant or waiver, the full amount of Development Impact Fees that the breaching party would have been required to pay in the absence of this Development Agreement; and

(b) impose any subsequently adopted land use regulation on those land use approvals for which the breaching party had not, as of the time of such breach, obtained a building permit.

OWNER hereby acknowledges that it has read and is familiar with the provisions of California Civil Code Section 1542, which is set forth below:

> "A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR."

By initialing below, OWNER hereby waives the provisions of Section 1542 in connection with the matters that are the subject of the foregoing waivers and releases.

_____
Owner's Initials

8.7 Survival. The provisions of this Section 8 shall survive the termination of this Agreement.

9. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit OWNER, in any

manner, at OWNER's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. CITY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with OWNER and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. CITY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee, has submitted a request in writing to the CITY in the manner specified herein for giving notices, shall be entitled to receive written notification from CITY of any default by OWNER in the performance of OWNER's obligations under this Agreement.

(c) If CITY timely receives a request from a mortgagee requesting a copy of any notice of default given to OWNER under the terms of this Agreement, CITY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. Notwithstanding any other provision of this Agreement to the contrary, no Mortgagee shall have an obligation or duty under this Agreement to perform any of OWNER's obligations or other affirmative covenants of OWNER hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by OWNER is a condition precedent to the performance of a covenant by CITY, the performance thereof shall continue to be a condition precedent to CITY's performance hereunder, and further provided that any sale, transfer or assignment by any Mortgagee in possession shall be subject to the provisions of Section 2.4 of this Agreement.

10. MISCELLANEOUS PROVISIONS.

10.1 Recordation of Agreement. This Agreement and any amendment or cancellation thereof shall be recorded with the Yolo County Recorder by the Clerk of the City Council within ten (10) days after the City enters into the Agreement, in accordance with Section 65868.5 of the Government Code. If the parties to this Agreement or their successors in interest amend or cancel

this Agreement, or if the CITY terminates or modifies this Agreement as provided herein for failure of the OWNER to comply in good faith with the terms and conditions of this Agreement, the City Clerk may have notice of such action recorded with the Yolo County Recorder.

10.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements that are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

10.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Section 4 of this Agreement and Exhibit "D" to this Agreement, including the payment of the Development Impact Fees set forth therein, are essential elements of this Agreement and CITY would not have entered into this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

10.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

10.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

10.6 Singular and Plural. As used herein, the singular of any word includes the plural.

10.7 **[reserved]**

10.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

10.9 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

10.10 No Third Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

10.11 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force), government regulations, court actions (such as restraining orders or injunctions), or other causes beyond the party's control. If any such events shall occur, the Term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the Term of this Agreement shall not be extended under any circumstances for more than five (5) years.

10.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

10.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and (c) is binding upon each party and each successor in interest (including assignees) during ownership of the Property or any portion thereof.

10.14 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

10.15 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Superior Court of the County of Yolo, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

10.16 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this

Agreement. The only relationship between CITY and OWNER is that of a government entity regulating the development of private property and the owner of such property.

10.17 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

10.18 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by CITY of its power of eminent domain.

10.19 Agent for Service of Process. In the event OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venturer resident of the State of California, or it is a foreign corporation, then in any such event, OWNER shall file with the Community Development Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon OWNER. If for any reason service of such process upon such agent is not feasible, then in such event OWNER may be personally served with such process out of this County and such service shall constitute valid service upon OWNER. OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto.

10.20 Authority to Execute. The person or persons executing this Agreement on behalf of OWNER warrants and represents that he or she/they have the authority to execute this Agreement on behalf of his or her/their corporation, partnership or business entity and warrants and represents that he or she/they has/have the authority to bind OWNER to the performance of its obligations hereunder.

10.21 Obligations Joint and Several. The obligations of OWNER under this Agreement shall be joint and several with respect to the entities which, collectively, comprise OWNER. Further, the obligations of OWNER under this Agreement shall apply with respect to the entire Property, as it may be subdivided, sold, transferred, or otherwise conveyed, and run with the land.

IN WITNESS WHEREOF, the parties hereto have executed this Development Agreement on the last day and year set forth below.

OWNER

Cal West Investors, LLC

By: _____

Its: _____

Dated: _____

Optimistic Partners, LLC

By: _____

Its: _____

Dated: _____

CITY

CITY OF WOODLAND, a California Municipal Corporation

By:_____
Marlin, 'Skip' Davies
Mayor

Dated: _____

ATTEST:

By:_____
Ana Gonzalez
City Clerk

APPROVED AS TO LEGAL FORM:

BEST BEST & KRIEGER LLP

_____

City Attorney

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____, 2013 before me, _____, Notary Public, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

_____

Notary Public

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____, 2013 before me, _____, Notary Public, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

_____
Notary Public

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____, 2013 before me, _____, Notary Public, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

_____

Notary Public

EXHIBIT "A"

(Legal Description of the Property)

LEGAL DESCRIPTION

Real property in the City of Woodland, County of Yolo, State of California, described as follows:

BEING A PORTION OF PARCEL 1 AND PARCEL 2 OF THAT CERTAIN LOT LINE ADJUSTMENT, DOCUMENT NO. 2007-0023630-00, YOLO COUNTY RECORDS, YOLO COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

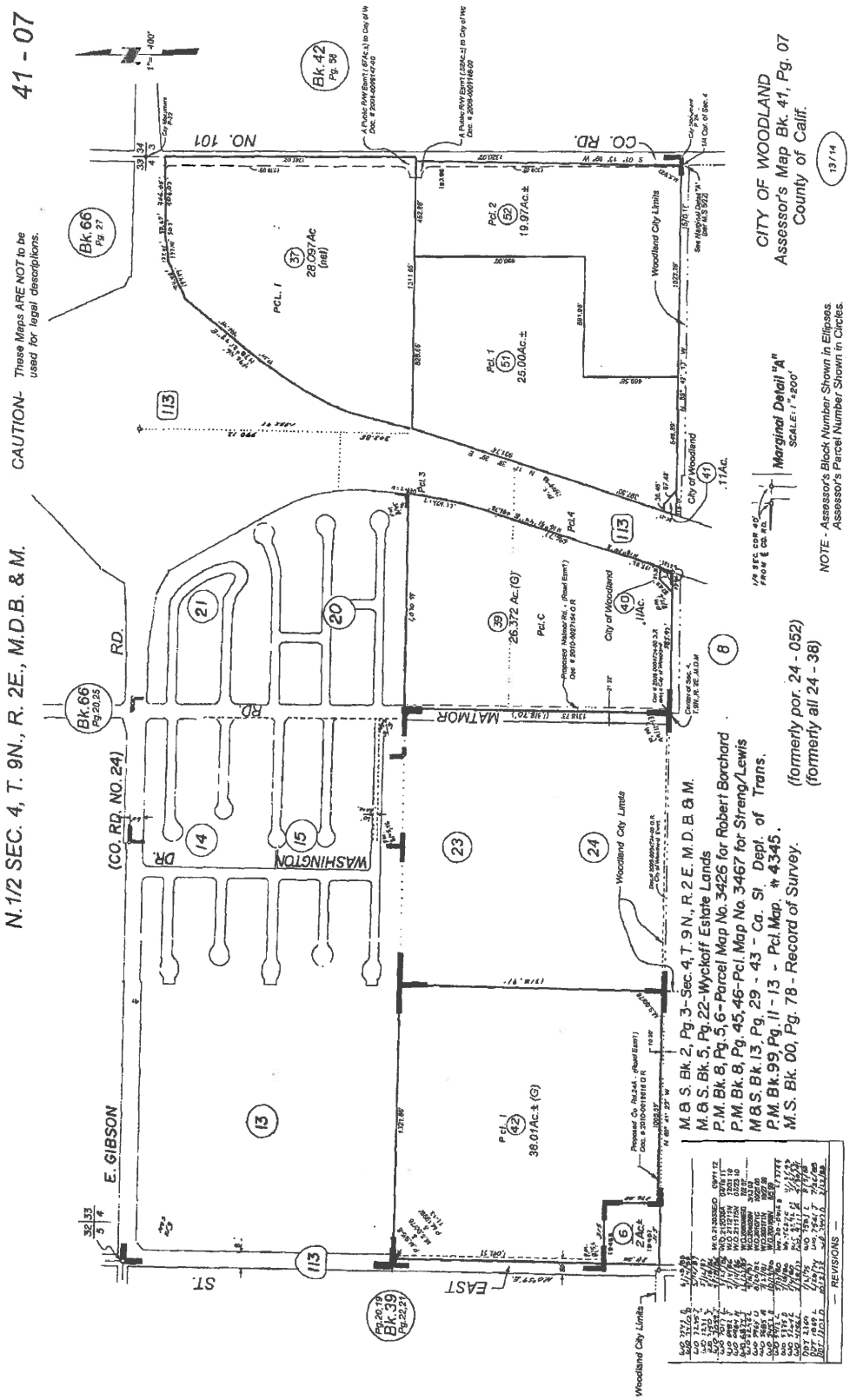
BEGINNING AT THE NORTHEAST CORNER OF PARCEL 2 OF SAID LOT LINE ADJUSTMENT, THENCE THE FOLLOWING 6 (SIX) COURSES:

1) SOUTH 01° 13' 09" WEST, 1320.02 FEET;
2) THENCE NORTH 89° 42' 13" WEST, 1023.28 FEET;
3) THENCE NORTH 00° 16' 55" EAST, 469.58 FEET;
4) THENCE SOUTH 89° 43' 05" EAST, 581.98 FEET;
5) THENCE NORTH 00° 16' 55" EAST, 850.00 FEET;
6) THENCE SOUTH 89° 43' 05" EAST, 462.88 FEET TO THE POINT OF BEGINNING; AND

DESCRIBED IN THAT CERTAIN "CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT," RECORDED AUGUST 8, 2012 AS INSTRUMENT NOS. 2012-0025469-00 AND 2012-0025470-00, RECORDS OF YOLO COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE HEREIN ABOVE DESCRIBED PROPERTY, AS CONTAINED IN THE DEED FROM NORINE ROTH NELSON, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, TO THE STATE OF CALIFORNIA, DATED NOVEMBER 21, 1967, RECORDED JANUARY 3, 1968, IN BOOK 871 OF OFFICIAL RECORDS, AT PAGE 416.

APN: 041-070-052-000 (New, Not Yet Assessed)
APN: 041-070-044-000 (Underlying, Portion Of)
APN: 041-070-046-000 (Underlying, Portion Of)



NOTICE

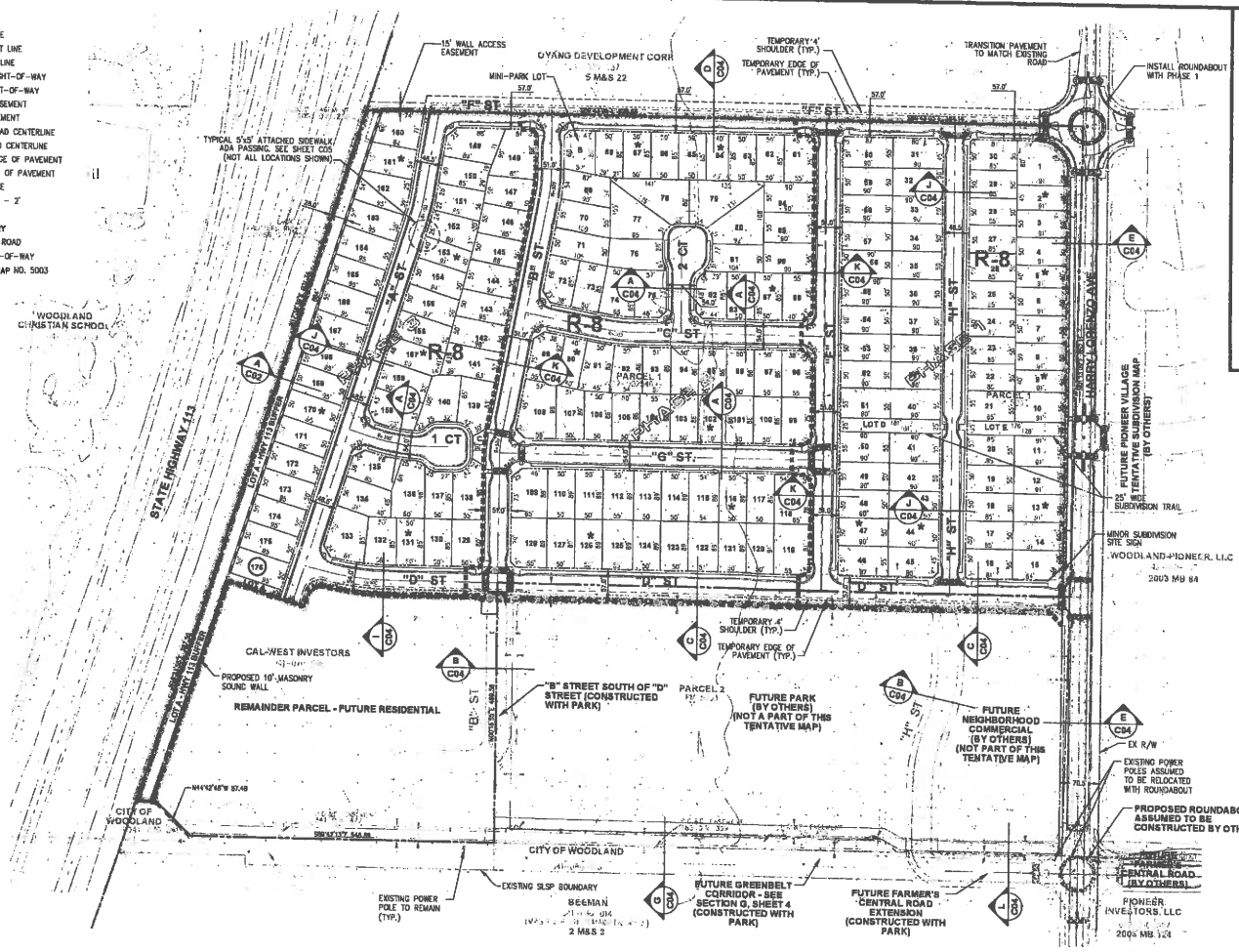
First American Title

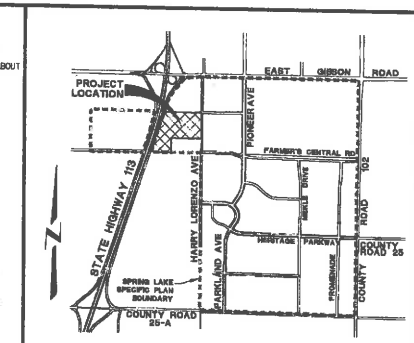
EXHIBIT "B"

(Map of the Property)

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED ROAD CENTERLINE
- EXISTING ROAD CENTERLINE
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- CONTOUR LINE – 2'
- PHASE LINE
- SITE BOUNDARY
- EXISTING DIRT ROAD
- FUTURE RIGHT-OF-WAY
- (5003) SUBDIVISION MAP NO. 5003





VICINITY MAP

~NTS~

GENERAL NOTES

OWNER / DEVELOPER:

CAL WEST INVESTORS
173 COURT STREET, SUITE D
WOODLAND, CA 95695
(530) 668-4056

OPTIMISTIC PARTNERS
1949 FIFTH STREET, SUITE 108
DAVIS, CA 95616
(530) 753-2829

CIVIL ENGINEER:

STEVE GREENFIELD RCE C50880
CUNNINGHAM ENGINEERING
2940 SPAFFORD STREET
DAVIS, CALIFORNIA 95618
(530) 758-2026

PARCEL NUMBERS and APN's:

PARCEL 1 OF DOC. 2012-0025469-00 (INCLUDES FUTURE RESIDENTIAL SOUTH OF PHASE 3):
APN: 041-070-051
PARCEL 1 OF PM 5003:
APN: 041-070-052

AREA:

33.88 ACRES

EXISTING ZONING:

SLSP-PZ-SF, SLSP-PZ-MF

PROPOSED ZONING:

SLSP-SF

EXISTING LAND USE:

MEDIUM-LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL

PROPOSED LAND USE:

MEDIUM-LOW DENSITY RESIDENTIAL

FLOOD ZONE DESIGNATION:

ZONE "X"

DOMESTIC WATER, SANITARY SEWER AND DRAINAGE:

CITY OF WOODLAND

ELECTRICITY & GAS:

PG & E

CABLE TELEVISION:

CHARTER COMMUNICATIONS

NOTES:

1. THE STREET NAMES INDICATED ON THIS MAP WITH A LETTER DESIGNATION ARE FOR PLANNING PURPOSES ONLY. ACTUAL STREET NAMES TO BE APPROVED BY THE CITY OF WOODLAND. STREET NAMES NOT DESIGNATED WITH A LETTER ARE EXTENSIONS OF STREETS WITH APPROVED NAMES FROM ADJACENT FINAL MAPPED PROJECTS.
2. ALL EXISTING TREES TO BE REMOVED EXCEPT FOR 36" OAK TREE IN LOT "B" (SEE SHEET C02).
3. THIS TENTATIVE MAP CONFORMS WITH ALL REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.
4. THIS TENTATIVE MAP CONFORMS WITH ALL THE REQUIREMENTS OF THE CITY OF WOODLAND SUBDIVISION ORDINANCE.

PROJECT PHASING

- THE SUBDIVISION WILL BE FINAL MAPPED IN PHASES AS CONCEPTUALLY SHOWN HEREIN OR SUBSETS THEREOF AS DETERMINED TO BE SUBSTANTIALLY SIMILAR BY THE COMMUNITY DEVELOPMENT DIRECTOR AND THE CITY ENGINEER.

SECOND UNITS

- 10 % (18 UNITS) OF THE R-8 SINGLE FAMILY LOTS SHALL BE ALLOWED TO HAVE SECOND UNITS BY RIGHT ON A FIRST-COME, FIRST-SERVED BASIS, WITH SITE PLAN / DESIGN REVIEW. SUBSEQUENT LOTS WILL REQUIRE A USE PERMIT FOR SECOND UNIT INCLUSION.

LOT SIZES

- THE SINGLE FAMILY RESIDENTIAL LOTS HAVE BEEN SHOWN TO BE OF VARYING WIDTHS PER THE SPRING LAKE SPECIFIC PLAN. THE BUILDER RESERVES THE RIGHT OF LOT WIDTH MODIFICATION, SUBJECT TO THE APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR, AT THE FINAL MAP STAGE, BASED UPON SELECTION OF FLOOR PLANS AND MARKET DEMAND.

AFFORDABLE HOUSING UNITS

- R-8 AREA – AFFORDABLE HOUSING REQUIRED FOR THIS MAP IS 10% OF THE R-8 UNITS. 176 UNITS (PHASES 1, 2 & 3) x 10% = 18 UNITS.
- ALL AFFORDABLE UNITS SHOWN ON THIS MAP ARE INDICATED WITH "AF".

LAND USE SUMMARY

USE	AREA (NET)	AREA (GROSS*)	# UNITS	DENSITY NET
R-8 (PHASE 1-3)	(27.51 AC.)	(28.94 AC.)	(176)	(6.40 du/ac)
PHASE 1	9.31 AC.	9.77 AC.	60	6.44 du/ac
PHASE 2	11.00 AC.	11.10 AC.	68	6.18 du/ac
PHASE 3	7.20 AC.	8.07 AC.	48	6.67 du/ac
LOT A	0.88 AC.			
LOT B	0.10 AC.			
TOTALS:	28.48 AC.	28.94 AC.	176	

*GROSS ACREAGE INCLUDES PREVIOUSLY DEDICATED HARRY LORENZO AVENUE RIGHT-OF-WAY.

LAND USE COMPARISON CHART

EXISTING SPECIFIC PLAN				DENSITY PERMITTED	PROPOSED TENTATIVE SUBDIVISION MAP		
PHASE	USE	NET AREA	# UNITS	(BASED ON NET ACREAGE)	USE	NET AREA	# UNITS
PHASES 1/2/3	R-8	27.51 AC.	176	170 - 228 LOTS	R-8	27.51 AC.	176
LOT A (NORTH)	R-8	0.61 AC.			OPEN SPACE	0.61 AC.	0
LOT B	R-8	0.10 AC.			OPEN SPACE	0.10 AC.	0
LOT A (SOUTH)	R-18	0.27 AC.	4	4	OPEN SPACE	0.27 AC.	0
TOTALS:			180			28.48 AC.	176

INTERSECTION CURB RADII TABLE

INTERSECTION TYPE	MINIMUM RADIUS AT FACE OF CURB
LOCAL TO LOCAL	25'
LOCAL TO COLLECTOR	30'
COLLECTOR TO COLLECTOR	35'
COLLECTOR TO ARTERIAL	35'
ARTERIAL TO ARTERIAL	35'

SHEET INDEX

STREET & LOTTING PLAN	C01
GRADING AND DRAINAGE PLAN	C02
WATER & SEWER PLAN	C03
SECTIONS	C04
DETAILS	C05

PUBLIC / QUASI PUBLIC LOT SUMMARY

LOT A	LOT TO BE DEDICATED TO CITY FOR HWY 113 BUFFER AND WALL/TREE MAINTENANCE ACCESS
LOT B	MINI-PARK
LOTS C-E	SUBDIVISION TRAIL CORRIDOR

SCALE: 1" = 100'

DESIGNED BY SG/AB
DRAWN BY LE/AB
CHECKED BY SG
SCALE AS SHOWN

NO.	DATE	REVISIONS	BY	APPD

CEDWEST.COV

Project Planning • Civil Engineering • Landscape Architecture
Sacramento Office: 2120 20th Street, Suite 100, Sacramento, CA 95818 (916) 455-3205
Davis Office: 2940 Spafford Street, Davis, CA 95618 (530) 758-2026

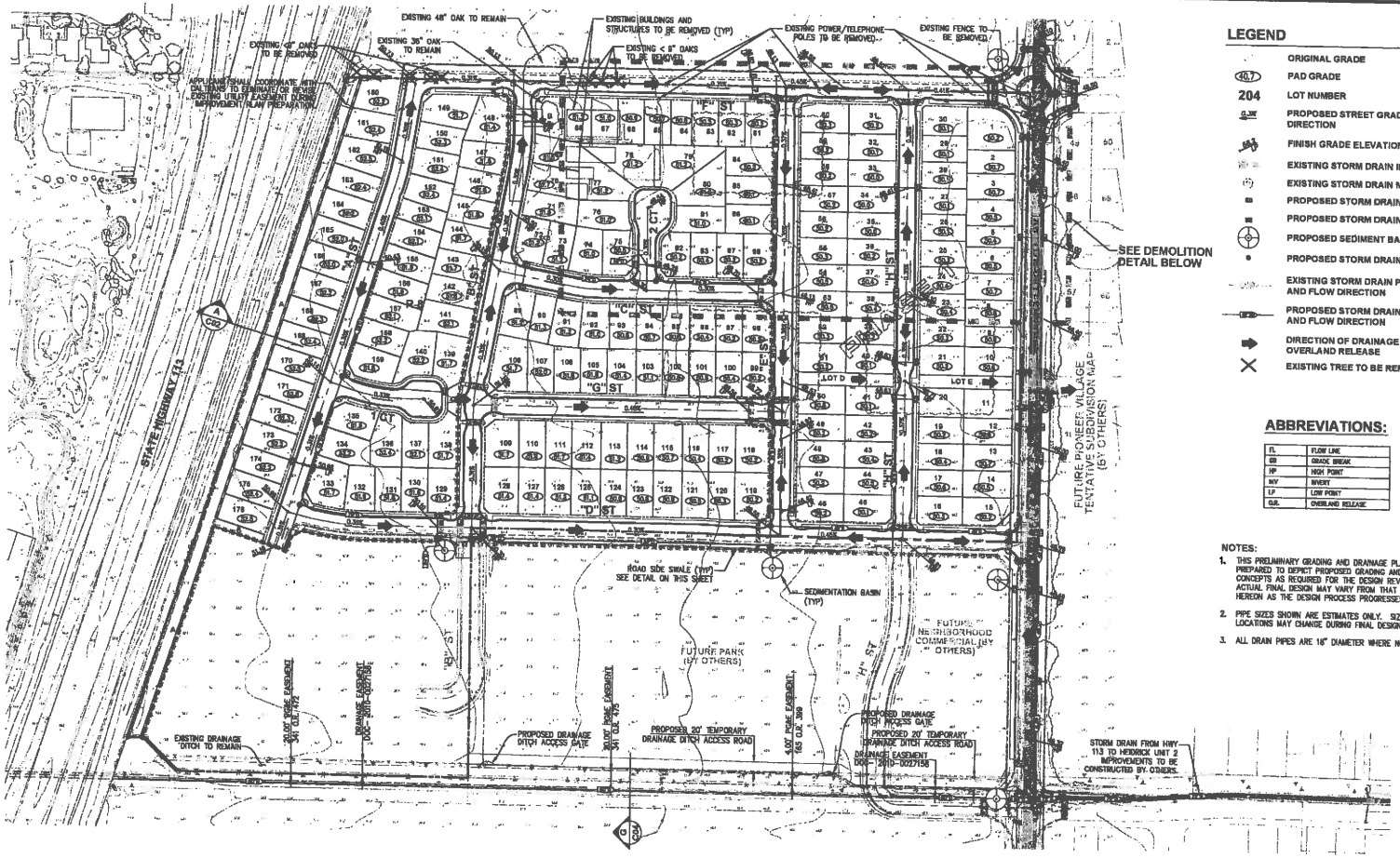
SPRING LAKE SPECIFIC PLAN
CAL WEST
TENTATIVE SUBDIVISION MAP #4991
STREET AND LOTTING PLAN

CITY OF WOODLAND CALIFORNIA

SHEET C01 OF 5

DATE: 07/03/13

JOB NO: 905.40



LEGEND

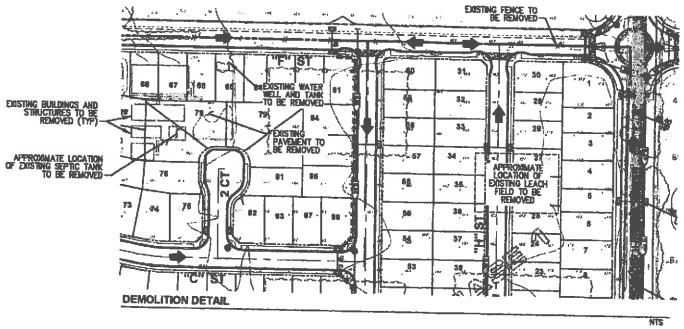
- ORIGINAL GRADE
- PAD GRADE
- 204 LOT NUMBER
- PROPOSED STREET GRADE AND DIRECTION
- FINISH GRADE ELEVATION
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN JUNCTION BOX
- PROPOSED SEDIMENT BASIN INLET
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN PIPE, SIZE AND FLOW DIRECTION
- PROPOSED STORM DRAIN PIPE, SIZE AND FLOW DIRECTION
- DIRECTION OF DRAINAGE OVERLAND RELEASE
- EXISTING TREE TO BE REMOVED

ABBREVIATIONS:

FL	FLOW LINE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
O.R.	OVERLAND RELEASE

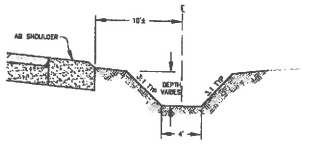
NOTES:

1. THIS PRELIMINARY GRADING AND DRAINAGE PLAN WAS PREPARED TO DEPICT PROPOSED GRADING AND DRAINAGE CONCEPTS AS REQUIRED FOR THE DESIGN REVIEW PROCESS. ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
2. PIPE SIZES SHOWN ARE ESTIMATES ONLY. SIZES AND LOCATIONS MAY CHANGE DURING FINAL DESIGN.
3. ALL DRAIN PIPES ARE 18" DIAMETER WHERE NOT LABELED.



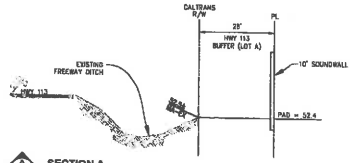
DEMOLITION DETAIL

NTS



TYPICAL ROAD SIDE SWALE DETAIL

NTS



SECTION A

NTS

SCALE: 1" = 100'

CEDWEST.COM

Project Planning • Civil Engineering • Landscape Architecture

Sacramento Office • 2120 20th Street, Suite Three Sacramento, CA 95818 (916) 455-3208

Davis Office • 2840 Spafford Street, Suite 200 Davis, CA 95616 (530) 759-3208

NO.	DATE	REVISION	BY	APPR.

DESIGNED BY SG/AB
DRAWN BY LE/AB
CHECKED BY SG
SCALE AS SHOWN

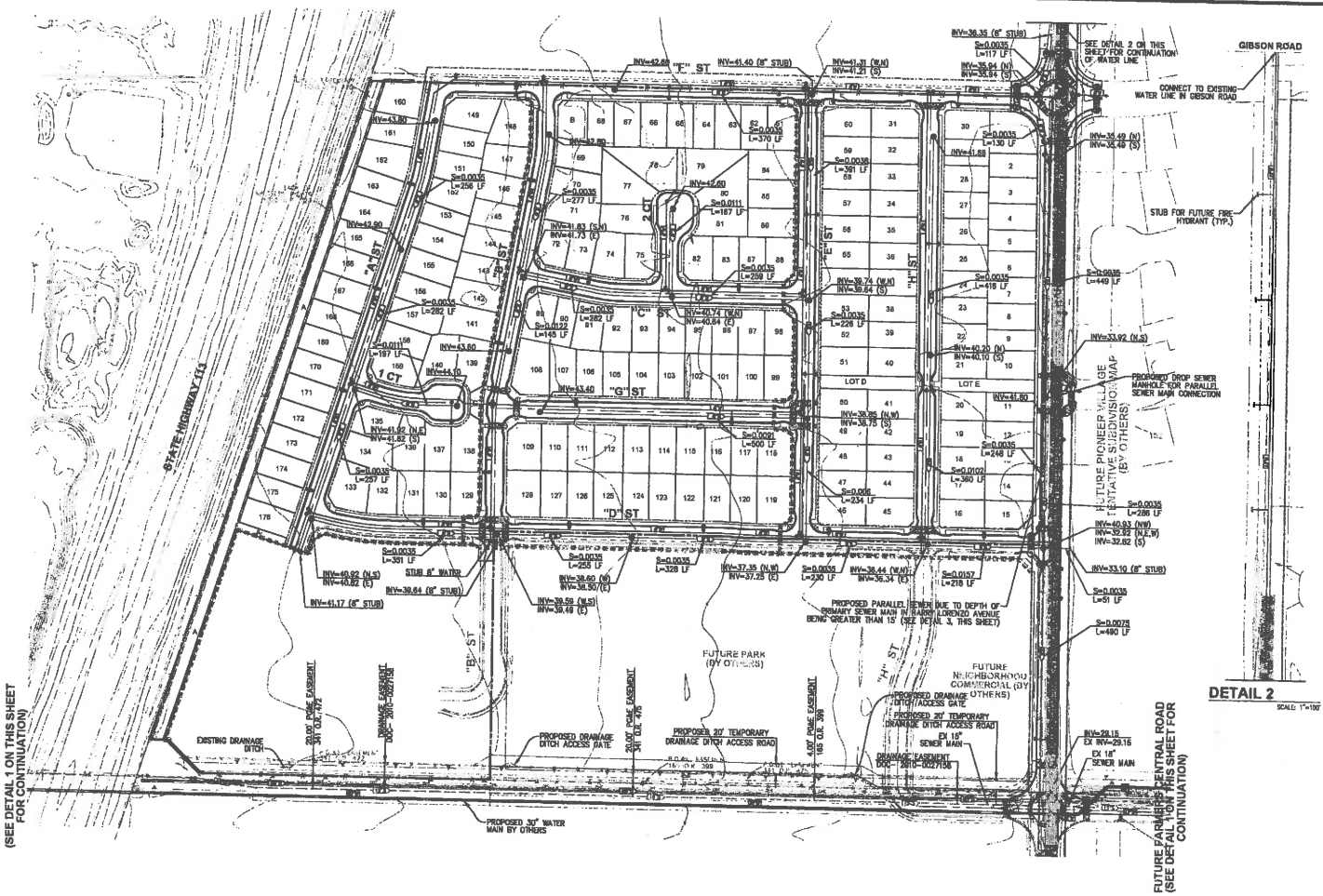
SPRING LAKE SPECIFIC PLAN
CAL WEST
TENTATIVE SUBDIVISION MAP #4991
GRADING AND DRAINAGE PLAN

CITY OF WOODLAND CALIFORNIA

SHEET C02 OF 5

DATE: 07/03/13

JOB NO: 905.40



LEGEND

204	LOT NUMBER
8"	EXISTING WATER PIPE AND SIZE
8"	PROPOSED WATER PIPE AND SIZE
	EXISTING FIRE HYDRANT ASSEMBLY
	PROPOSED FIRE HYDRANT ASSEMBLY
8"	EXISTING SEWER PIPE, SIZE, AND DIRECTION OF FLOW
8"	PROPOSED SEWER PIPE, SIZE, AND DIRECTION OF FLOW
(S)	EXISTING SEWER MANHOLE
	PROPOSED SEWER MANHOLE
INV=35.10	PROPOSED SEWER INVERT ELEVATION
S=0.0035	PROPOSED SEWER PIPE SLOPE

NOTES:

THE STREET NAMES INDICATED ON THIS MAP WITH A LETTER DESIGNATION ARE FOR PLANNING PURPOSES ONLY. ACTUAL STREET NAMES TO BE APPROVED BY THE CITY OF WOODLAND. STREET NAMES NOT DESIGNATED WITH A LETTER ARE EXTENSIONS OF STREETS WITH APPROVED NAMES FROM ADJACENT FINAL MAPPED PROJECTS.

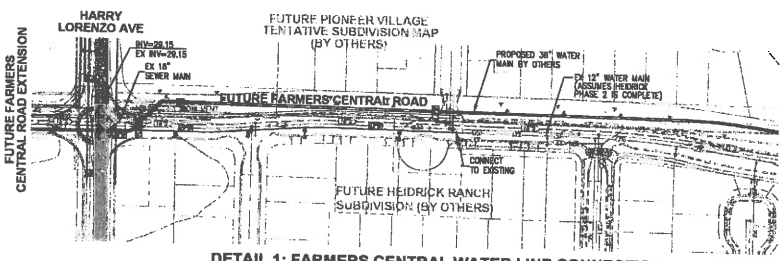
THIS TENTATIVE MAP CONFORMS WITH ALL REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.

THIS TENTATIVE MAP CONFORMS WITH ALL THE REQUIREMENTS OF THE CITY OF WOODLAND SUBDIVISION ORDINANCE.

FARMERS CENTRAL 12" WATER LINE IS SUBJECT TO CHANGE DEPENDING ON ROUTING OF REGIONAL SURFACE WATER PROJECT 30"/36" TRANSMISSION MAIN.

DETAIL 2

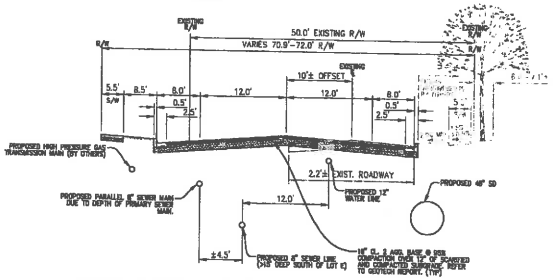
SCALE: 1"=100'



DETAIL 1: FARMERS CENTRAL WATER LINE CONNECTION

(IF NOT CONSTRUCTED BY OTHERS)

SCALE: 1"=100'



DETAIL 3: PARALLEL SEWER DETAIL

SCALE: N.T.S.

SCALE: 1" = 100'

NO.	DATE	REVISION	BY	APPR.

DESIGNED BY SG/AB
DRAWN BY LE/AB
CHECKED BY SG
SCALE AS SHOWN

CEDWEST.COM

Project Planning • Civil Engineering • Landscape Architecture

Sacramento Office: 2120 20th Street, Suite 110, Sacramento, CA 95818 (916) 455-3205

Davis Office: 2840 Spafford Street, Davis, CA 95618 (530) 758-3205

CUNNINGHAM ENGINEERING

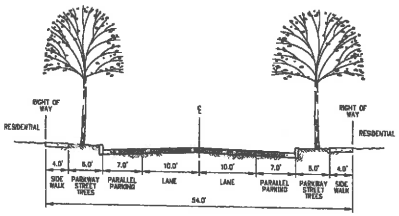
SPRING LAKE SPECIFIC PLAN
CAL WEST
TENTATIVE SUBDIVISION MAP #4991
WATER AND SEWER PLAN

CITY OF WOODLAND CALIFORNIA

SHEET C03 OF 5

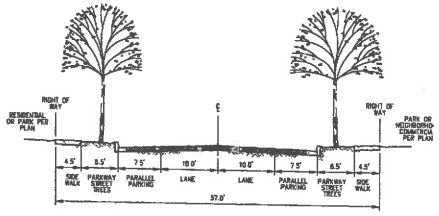
DATE: 07/03/13

JOB NO: 905.40



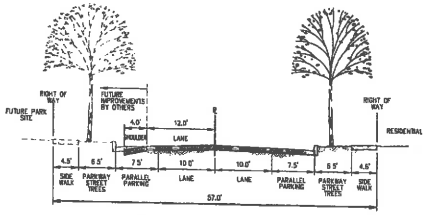
A C01 — 54' LOCAL STREET

PHASE 2
"J" COURT
"G" STREET
"O" STREET
PHASE 3
"I" COURT



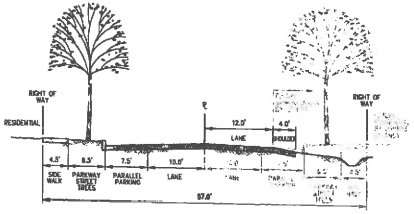
B C01 — FUTURE 57' LOCAL STREET

TO BE CONSTRUCTED WITH PARK
"B" STREET (SOUTH OF "D" STREET)
"H" STREET (SOUTH OF "D" STREET)



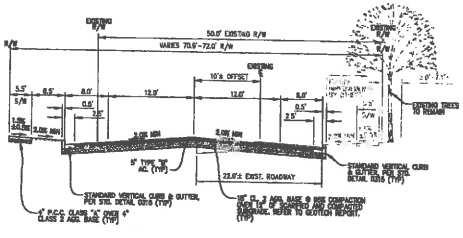
C C01 — 57' LOCAL STREET

PHASE 1
"D" STREET (BETWEEN HARRY LORENZO AND "E" STREET)
PHASE 2
"D" STREET (BETWEEN "B" STREET AND "E" STREET)



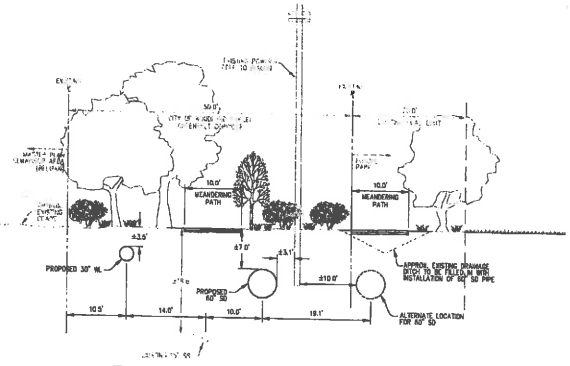
D C01 — 57' LOCAL STREET

PHASE 1
"F" STREET (BETWEEN HARRY LORENZO AND "E" STREET)
PHASE 2
"F" STREET (BETWEEN "B" STREET AND "E" STREET)
PHASE 3
"F" STREET (BETWEEN "A" STREET AND "B" STREET)



E C01 — HARRY LORENZO AVENUE

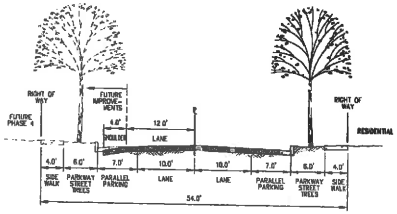
PHASE 1
BETWEEN "F" STREET AND FARMERS CENTRAL ROAD



NOTE: THE INTENT IS FOR ONE MEANDERING PATH TO BE CONCRETE AND THE OTHER TO BE DECOMPOSED GRANITE OR AGGREGATE BASE. CITY TO DETERMINE WHICH PATH IS COMPOSED OF WHICH MATERIAL.

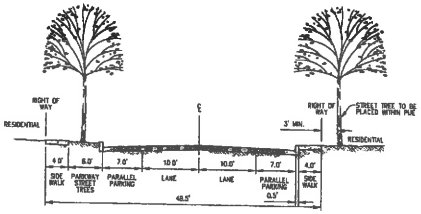
G C01 — FUTURE GREENBELT CORRIDOR

TO BE CONSTRUCTED WITH PARK



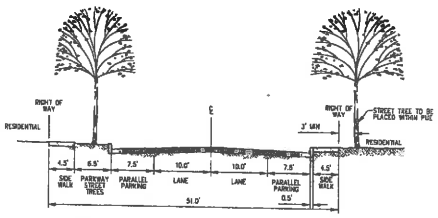
I C01 — 54' LOCAL STREET

PHASE 3
"D" STREET (BETWEEN "A" STREET AND "B" STREET)



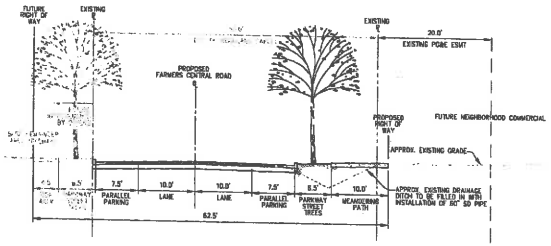
J C01 — 48.5' LOCAL STREET

PHASE 1
"H" STREET (NORTH OF "D" STREET; MIRRORED SECTION)
PHASE 3
"A" STREET



K C01 — 51' LOCAL STREET

PHASE 1
"E" STREET (MIRRORED SECTION)
PHASE 2
"B" STREET (NORTH OF "D" STREET)



L C01 — FUTURE FARMERS CENTRAL ROAD EXTENSION

TO BE CONSTRUCTED WITH PARK

NO.	DATE	REVISION	BY	APPR.

DESIGNED BY SG/AB
DRAWN BY LE/AB
CHECKED BY SG
SCALE AS SHOWN

CENTEST.COV
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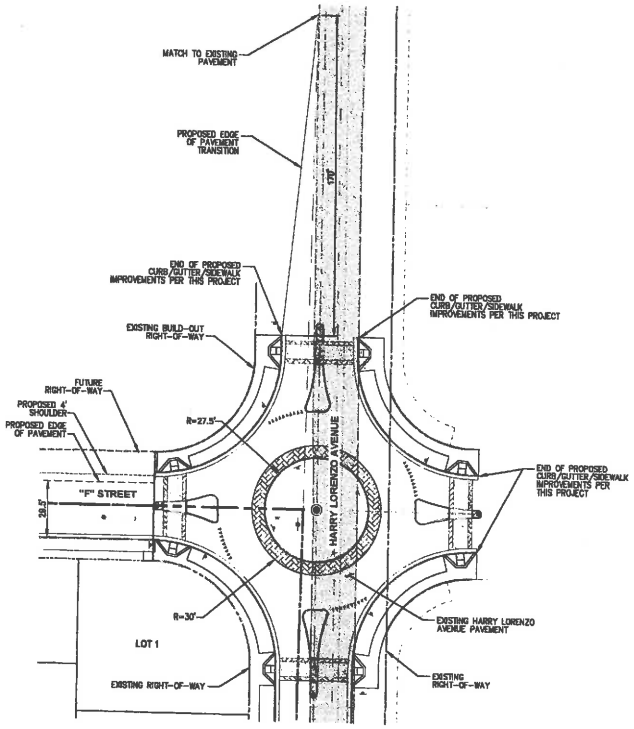
CAL WEST
TENTATIVE SUBDIVISION MAP #4991
SECTIONS

CITY OF WOODLAND CALIFORNIA

SHEET C04 OF 5

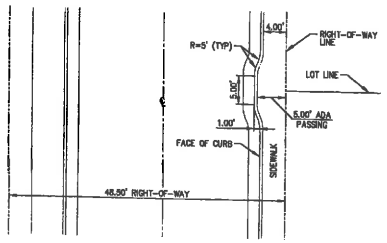
DATE: 07/03/13

JOB NO: 905.40



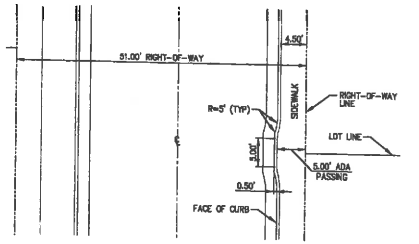
1 C01 PAVEMENT CONNECTION DETAIL

SCALE: 1" = 30'



2 C01 5' X 5' ATTACHED SIDEWALK ADA PASSING DETAIL: 48.5' R/W

SCALE: 1" = 10'



3 C01 5' X 5' ATTACHED SIDEWALK ADA PASSING DETAIL: 51.0' R/W

SCALE: 1" = 10'

NO.	DATE	REVISIONS	BY	APPR.

DESIGNED BY SG/AB
DRAWN BY LE/AB
CHECKED BY SG
SCALE AS SHOWN

CEDRVEST.CDW

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2100 25th Street, Suite 1ms
Sacramento, CA 95816
(916) 452-7205

Davis Office
2969 Spafford Street, Suite 203
Davis, CA 95618
(530) 753-8314
(916) 452-7205

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SPRING LAKE SPECIFIC PLAN
CAL WEST
TENTATIVE SUBDIVISION MAP #4991
DETAILS

CITY OF WOODLAND CALIFORNIA

SHEET C05 OF 5

DATE: 07/03/13

JOB NO: 905.40

F:\Land\905\905-Cal-West\CVS-40 Rural Res-Opt(1)\905-C-02b-d01.dwg - C01-01 7.03 7/02/2013 - 11:19AM Plotted by: cdr

EXHIBIT "C"

(Development Plan and Conditions of Approval)

In addition to the Conditions of Approval set forth in the body of the Agreement, the Conditions of Approval included in the staff report for the Cal West Tentative Map #4991 – Cal West Investors, LLC and Optimistic Partners, LLC item on the ____, 2013 City Council agenda are incorporated herein by reference and made a part of this Agreement.

EXHIBIT "D"

(Development Impact Fees)

CITY may, in its sole discretion, collect any of the following fees either prior to the issuance of a building permit for the Project or concurrently with the approval of a final subdivision map for the Property. The fees set forth herein do not include fees imposed by other agencies, such as the County of Yolo or Woodland Joint Unified School District.

Development Impact Fees for the following categories and amounts are shown as of June 30, 2013, but actual fee amounts owed by OWNER will be the then-current amounts of such fees at the time they are paid by OWNER.

Development Impact Fee	SFD	MF
General City	$794	$662
Fire	$1,224	$917
Library	$49	$41
Police	$1047	$873
Wastewater	$5,744	$4,788
Water	$527	$323
Parks--Springlake	$3,627	$3,022
Surface Water (a future fee for the development of surface water treatment facilities)	$2,742	By meter size
Admin	$160	$130
Surface Water Administration	$21	By meter size

Other fees include all fees identified in this Agreement or conditions of approval which are linked to final map approval or issuance of a building permit. These fees include, but are not limited to, the following:

- SLIF fees for SFD $39,377 and MF $25,988; for the fair share of backbone infrastructure to the Spring Lake Specific Plan area
- Spring Lake Fire Department Operation and Maintenance Funding Fee of $771.00/DUE;
- Public transit capital fee of $208.00/DUE (more on some maps) for the construction of transit capital improvements
- Public transit operations fee of $35.00
- If a multi-family project does not require a final map (rental apartments), the project shall pay prior to building permit a per unit fee of $146 for transit capital and $25 for transit operation.
- Spring Lake Offsite Affordable Housing fee of $1,100 per market rate single family lot.
- Fiscal Deficit mitigation fees of $1500 for SFD, and $1050 for MFD
- The Project's prorated share of the Habitat Monitoring and Farming Education Fees; amount to be determined at final map estimated @$56 per SFD, and $40 per MF unit
- $794 per house for 25A, construction and reimbursement, the fee is due at building permit.
- $150 per lot at final map for the advance planning study for the SR 113 bike overcrossing.

City of Woodland

MEMORANDUM

TO:	**WOODLAND PLANNING COMMISSION MEMBERS**
FROM:	Paul L. Hanson, AICP, Senior Planner
SUBJECT:	Proposed Nugget Market Murals at 157 Main Street
DATE:	July 18, 2013

RECOMMENDED ACTIONS
Staff is recommending that the Planning Commission review and approve the proposed Nugget Market murals to be painted on the south and west facing entryways into the Nugget Market at 157 Main Street in Woodland.

BACKGROUND
On June 7, 2013, the Community Development Department's Planning Division received a Design Review submittal for proposed exterior renovations to the existing Nugget Market at 157 Main Street, including the two subject murals (See Attachment A).

PROPOSAL
The applicant is proposing exterior renovations to the existing Nugget Market, to update and improve the exterior aesthetics. The design intent for the Nugget's flagship store is to modernize the exterior elevation with new classic materials, finishes, and color presentation. The proposed exterior renovations include two (2) murals to be painted on the south and west facing entryways. The murals are stylized representation of fruits and vegetables. The murals will be flanked by the Nugget Market statues holding fruit bowls overflowing with fruits and vegetables. The murals give the impression of cornucopia, a symbol of abundance, and the harvest.

The muralist, Carlos López lives in the town of Stockton, California. He studied art at Harlequin House Art Center, Delta College, and Sacramento State University. His training is in perspective, contour drawing, mosaic, sculpture, oil and acrylic painting, calligraphy. Mr. López specializes in Hand Painted Artistry including, but not limited to: murals, large-format graphics, water tanks, signs, airplane murals & designs, and sports logos for school walls & gymnasiums.

In the 1970's, Carlos became a professional commercial artist, working for Scott Brothers Sign Company, and later, 3M Media. There, he honed his skills in calligraphy and photorealism on billboards, signs, and other public displays. In 1996, Carlos became a state contractor, creating

murals and non-electrical signs. This led to the creation of Carlos López Designs, his own business where he is involved in a multitude of creative projects, from murals in private residences to huge building-sized advertising and logo signage.

REVIEW

The Community Design Standards are silent on the regulation of murals, so the Zoning Ordinance becomes the regulating document. Murals are regulated under Article 24, (Signs, 25-24-30 A 2) of the Zoning Ordinance.

Zoning Ordinance

Section 25-24-30 Specific Regulations (A. Wall and Permanent Window Signs)

2. *Murals and wall graphics must be reviewed and approved by the Planning Commission. Any written message shall be considered as part of the allowable aggregate sign area. In granting or denying approval, the Planning Commission shall consider the extent to which the proposal fulfills the following standards.*

    a. *The mural shall demonstrate superior artistic quality or theme as opposed to direct or indirect illustrative advertising.*

    b. *The mural or graphic shall be designed to enhance or distinguish the architectural features of the structure on which it is placed.*

    c. *The design and colors used shall be harmonious with the surrounding environment and shall not be used for the exclusive purpose of calling attention to the mural or graphic.*

    d. *Possible historic value.*

Based on the artist's work on the previous murals and his extensive mural experience, staff is confident the mural will demonstrate both superior artistic quality and theme. The entryway walls chosen for these murals along with proposed exterior renovations, will transform the Nugget Market. The murals adorning these walls will add artistic expression to these improvements. The colors used in the murals to portray the fruits and vegetables add a sense of beauty and vitality, while promoting the importance of good nutrition and agriculture in Yolo County. Woodland's agricultural heritage plays a central role in Woodland's history and character. It is the historical heart of Woodland's economy.

RECOMMENDED ACTION:

Staff is recommending that the Planning Commission review the proposed murals, take public comments, and approval the proposed murals to be painted on the south and west-facing walls of Nugget Market at 157 Main Street in Woodland.

MOTION NO. 1: **I move to approve the mural proposal to be located on the South and West facing wall of Nugget Market at 157 Main Street subject to the following findings:**

Findings

1. The murals demonstrate a superior artistic quality and theme and;
2. The murals have been designed to enhance and distinguish the architectural features of the structure on which it is being placed and;
3. The colors and materials used are reasonably harmonious with those in the area and are not being used for the exclusive purpose of calling attention to the mural and;
4. The murals have been reviewed by the Woodland Planning Commission.

MOTION NO. 2: **(SPECIFY)**

Attachments:

A. Application & Mural Proposal

H:\APAUL\Planning Comiss\2009\Mural\Mural Staff Report.docx

ATTACHMENT A

City of Woodland, CA
Permits & Inspections - PLNG-13-00037
003148-00 Debbie F. 06/07/2013 10:21AM
10217 - STILLE FAMILY PARTNERSHIP
PLNG-13-00037 PLANNING STAFF LEVEL APPROVAL W
Paid Amount: 300.00

City of Woodland

Community Development Department
300 First St, Woodland CA 95695
(530) 661-5820 Fax (530) 406-0832
www.cityofwoodland.org

General Application Form

1. Owner/Applicant

PROPERTY OWNER: STILLE REALTY

MAILING ADDRESS: 168 COURT STREET

CITY STATE ZIP CODE: WOODLAND CALIF. 95695

PHONE NUMBER: 530-669-3300

E-MAIL ADDRESS: JEFF ALBRIGHT - JEFF12@me.com

PROJECT APPLICANT DEKLEER + ASSOC

MAILING ADDRESS: 3001 I STREET ST 100

CITY STATE ZIP CODE: SACRAMENTO, CA 95816

PHONE NUMBER: 916 731-4726

E-MAIL ADDRESS: Tom @dekleer.com.

2. Application Requested

- ☐ General Plan Petition
- ☐ Zoning Amendment
- ☐ General Plan Amendment
- ☐ Tentative Subdivision Map
- ☐ Tentative Parcel Map
- ☐ Lot Line Adjustment
- ☐ Site Plan Review
- ☒ Design Review
- ☐ Sign Design Review
- ☐ Conditional Use Permit (CUP)
- ☐ Zoning Administrator Permit
- ☐ Variance
- ☐ Public Convenience or Necessity
- ☐ Other _____

Is this request part of another application? ☐ Yes ☐ No If so, what? _____

3. Project Description

Project Name: NUGGET MARKET

Site address or location: 157 MAIN STREET.

Total Acres or Square Feet —

Assessor's Parcel Number: 005-670-028-000

Is Your Project Located in a Flood Zone? ☐ Yes ☒ No

Does this request include signage? ☒ Yes ☐ No

4. Justification for Request

☞ **On a separate sheet, explain in detail your request and why you believe your request is justified.**

PLNG 13-00037

5. General Plan Amendment

Existing General Plan Designation	Gross Acres	Proposed General Plan Designation	Gross Acres

6. Zoning Amendment

Existing Land Use Zone	Gross Acres	Proposed Land Use Zone	Gross Acres

7. Residential Development

No. of residential units are being requested? _____

Single Family _____ Half-plex _____

Duplex _____ Apartments _____

Condominiums _____ Other _____

Townhomes _____ **Total Units** _____

No. of lots will be created by this project? _____

Do you intend to market the units for sale?

☐ YES ☐ No

Do you intend to market the units for rent?

☐ YES ☐ No

8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:

_____

Indicate the gross and leasable square footage for each type of development:

_____

9. Authority to File Application

Check one:

☒ Property Ownership ☐ Power of Attorney*

☐ Contract to Purchase* ☐ Other

Specify _____

*Attach Evidence of Authority

I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees and expenses for the preparation of necessary environmental documentation and planning studies. I certify that I have reviewed the current Hazardous Waste and Substances Site List, developed pursuant to AB 3750, and found that my project is not on the list.

Date Recived Stamp Here

APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT

Thomas Schlupp 6.6.13

Applicant: **Date**

Legal Owner: **Date**

Legal Owner: **Date**

DEPARTMENT USE ONLY

Amount Paid: _____ Project No: _____

Amount Due:: _____ Logged by: _____ Date: _____

GP / Zoning Designation: _____ Planner: _____ Date: _____

DE KLEER + ASSOCIATES
incorporated
ARCHITECTURE INTERIOR DESIGN LAND PLANNING

June 6, 2013

The design intent is to refresh Nugget Market's flagship store located at 157 Main Street, Woodland. The building architecture will be updated with a new distinctive wood fascia along with the addition of the iconic art nouveau "Fresh to Market" statues. The Nugget Market trademark statues will better define the store and its entrances. The entrances will be further framed with colorful hand painted murals depicting boldly painted fresh fruit and vegetables.

The building parking lots will be updated and "freshened" up for better traffic circulation and also compliant with current handicap accessibility standards.

The building interior will also be "freshened" up with new store fixtures, enhanced lighting and additional retail opportunities.

3001 I STREET, SUITE 100 SACRAMENTO, CA 95816 916:731:4726 fax: 731:4916

Nugget Markets - Materials

- 12" Foam Cornice - Paint DE6112 "Cedar Chest"
- Hand Painted Mural over "Imperfect Stucco Finish"
- 8x8x16 Precision Concrete Block - Color # 390
- 2x Shiplap Cedar Siding with Sealer
- Iconic Nugget Market Statues - Color Tan
- Steel Trellis with Custom Light Fixtures as shown
- Steel Mesh / Vine Trellis - Paint Color Black & Clear Sealer
- Existing 4x8x16 S.F. Masonry Sandblasted with Clear Sealer
- Steel Planter - Clear Sealer

Main Entrance

Nugget Markets Woodland, CA

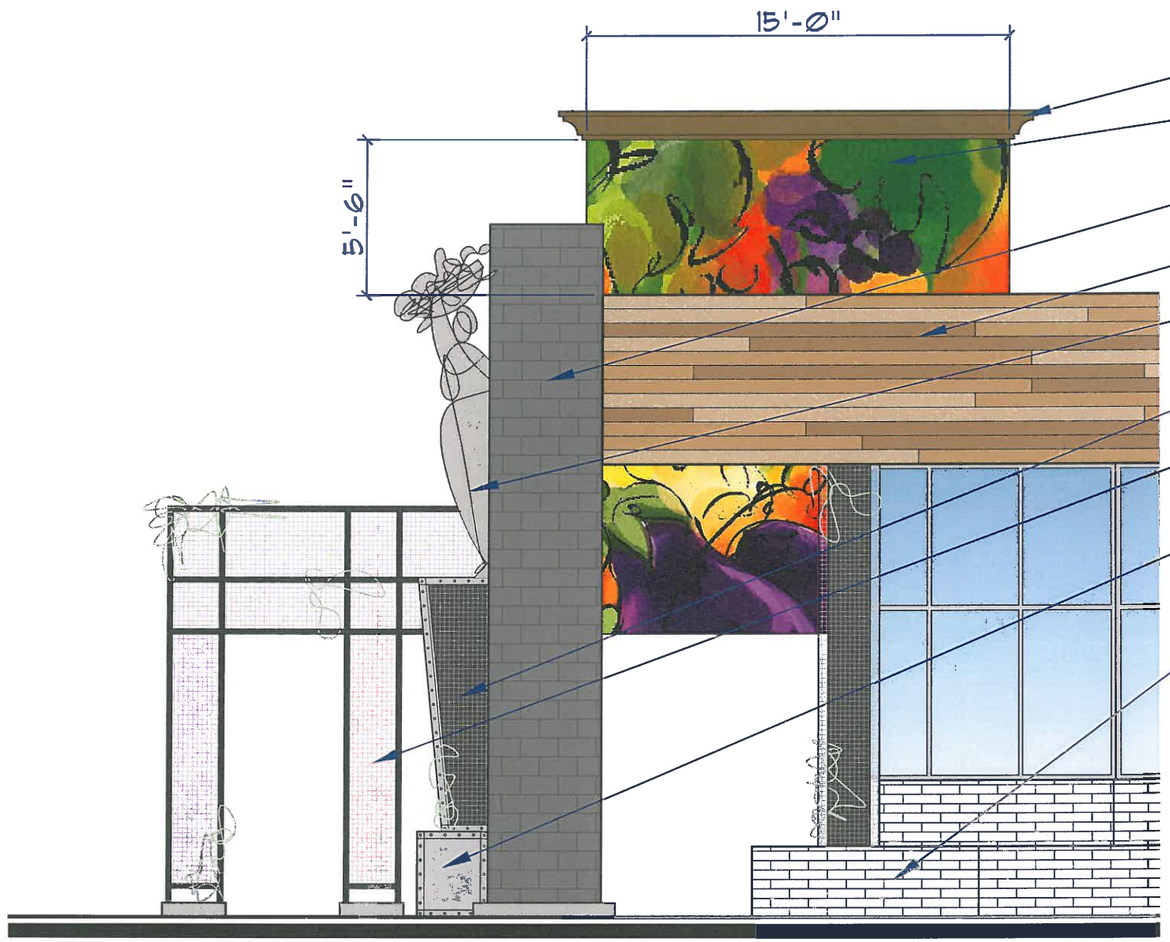
June 27, 2013

0 2' 4' 8'

Nugget MARKETS

DE KLEER + ASSOCIATES incorporated
3001 I Street Ste. 100 Sacramento, CA 95816 916.731.4726 Fax 916.731.4916

Nugget Markets - Materials



- 12" Foam Cornice - Paint DE6112 "Cedar Chest"
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- Steel Planter - Clear Sealer
- Existing 4x8x16 S.F. Masonry Sandblasted with Clear Sealer

Main Entrance - Side

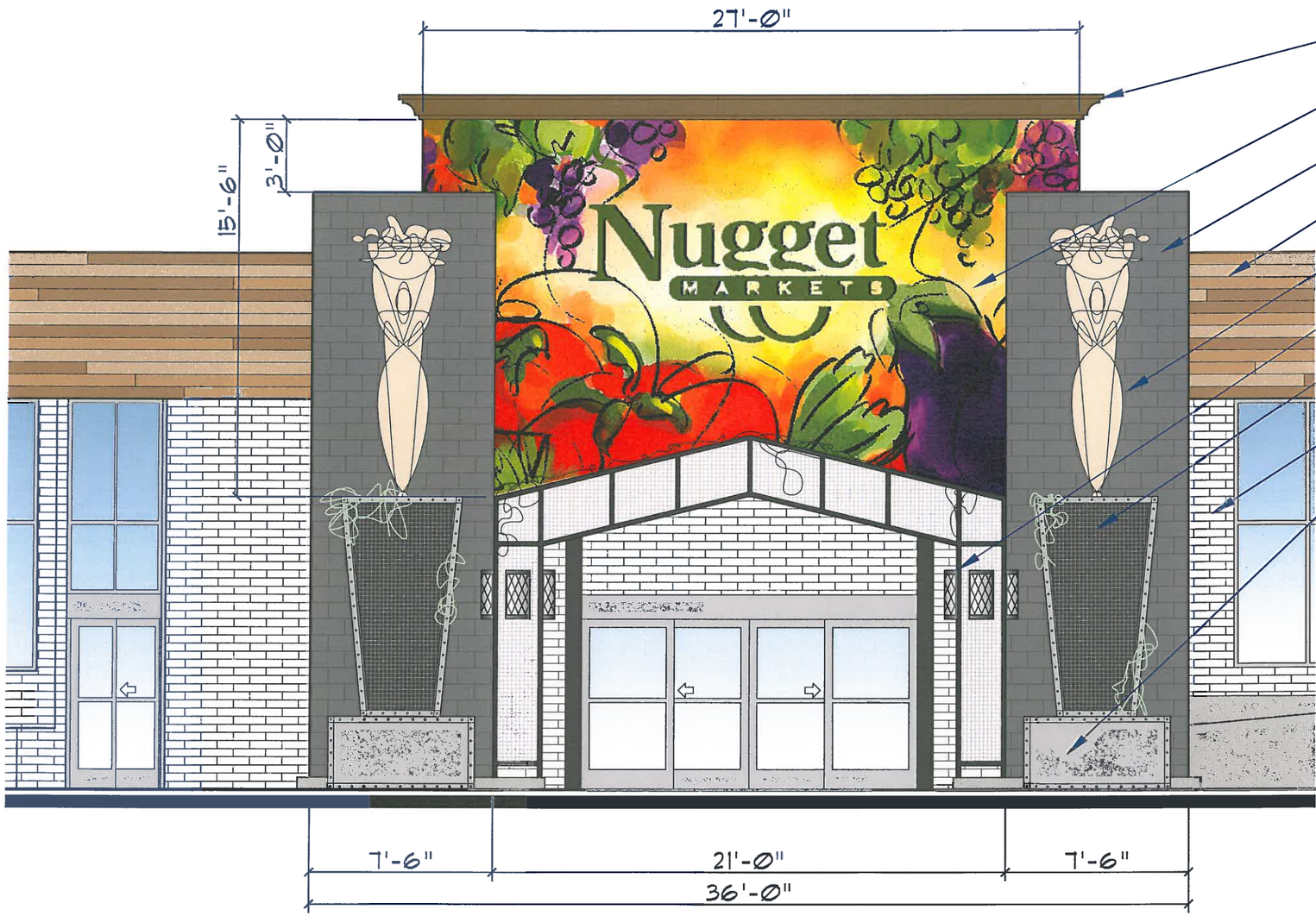
June 27, 2013

Nugget Markets Woodland, CA

0 2' 4' 8'

DE KLEER + ASSOCIATES Incorporated
3001 I Street Ste. 100 Sacramento, CA 95816 916.731.4726 Fax 916.731.4916

Nugget Markets - Materials



- 12" Foam Cornice - Paint DE6112 "Cedar Chest"
- Hand Painted Mural over "Imperfect Stucco Finish"
- 8x8x16 Precision Concrete Block - Color # 390
- 2x Shiplap Cedar Siding with Sealer
- Iconic Nugget Market Statues - Color Tan
- Steel Trellis with Custom Light Fixtures as shown
- Steel Mesh / Vine Trellis - Paint Color Black & Clear Sealer
- Existing 4x8x16 S.F. Masonry Sandblasted with Clear Sealer
- Steel Planter - Clear Sealer

Court St. Entrance

Nugget Markets Woodland, CA

June 27, 2013

0 2' 4' 8'

Nugget MARKETS

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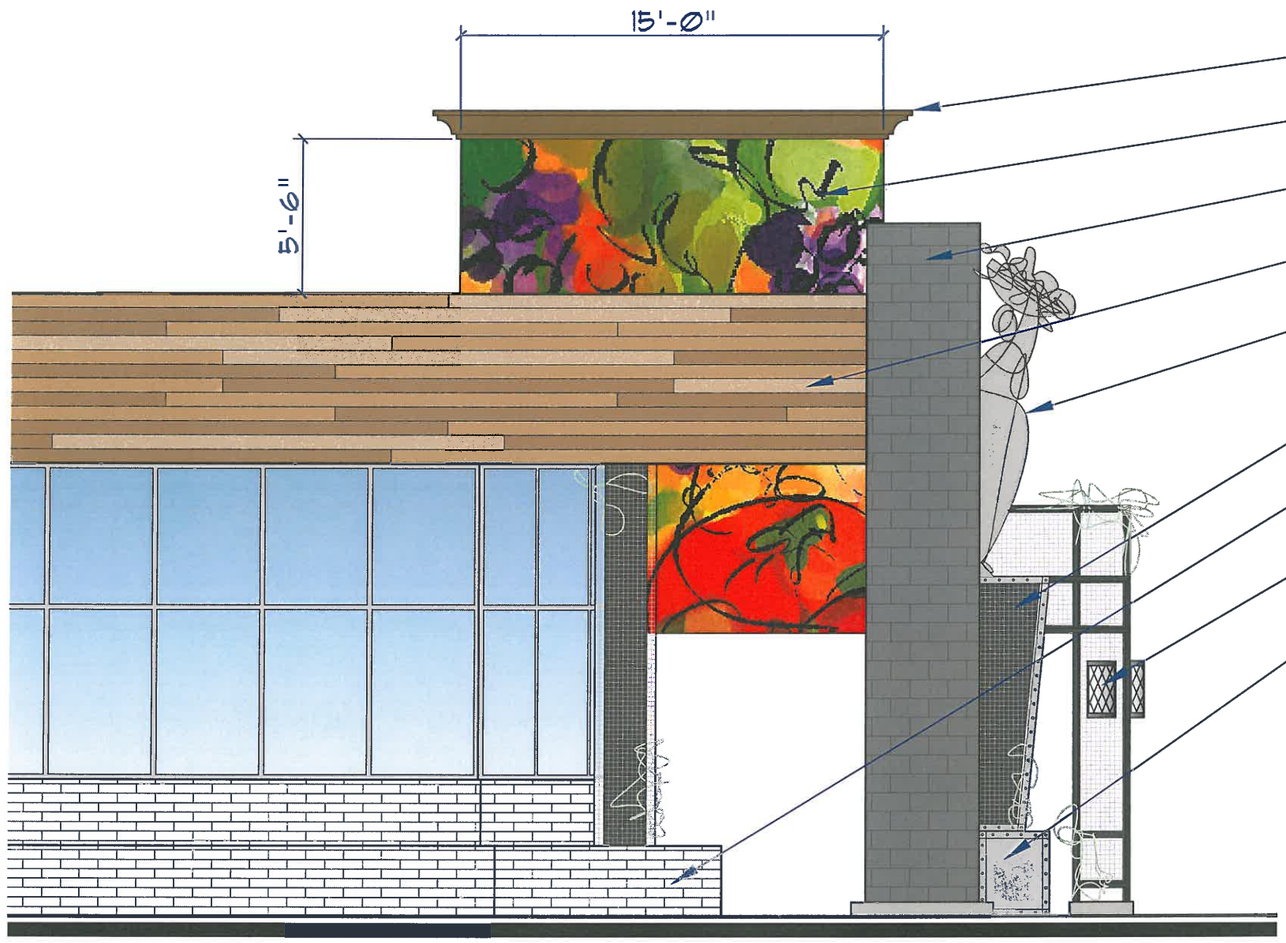
Nugget Markets - Materials



- 12" Foam Cornice - Paint DE6112 "Cedar Chest"
- Hand Painted Mural over "Imperfect Stucco Finish"
- 8x8x16 Precision Concrete Block - Color # 390
- 2x Shiplap Cedar Siding with Sealer
- Iconic Nugget Market Statues - Color Tan
- Steel Mesh / Vine Trellis - Paint Color Black & Clear Sealer
- Existing 4x8x16 S.F. Masonry Sandblasted with Clear Sealer
- Steel Trellis with Custom Light Fixtures as shown
- Steel Planter - Clear Sealer

Court St. Entrance - Side

June 27, 2013

Nugget Markets Woodland, CA

0 2' 4' 8'

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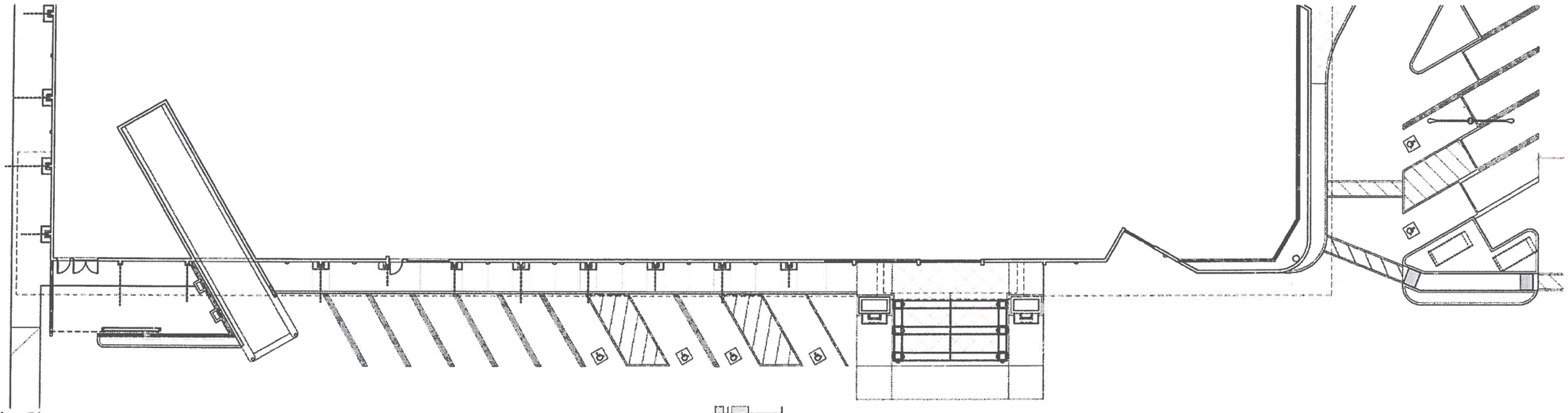
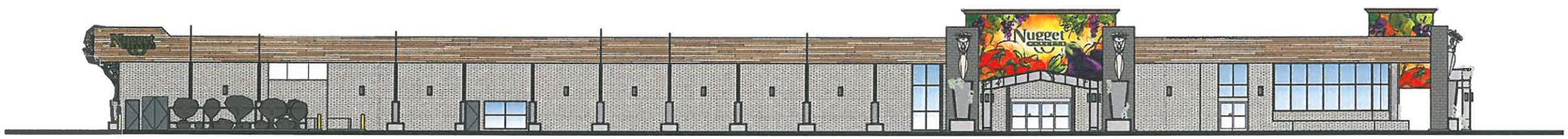
Incorporated
9001 I Street Ste. 100 Sacramento, CA 95816 916.731.4726 Fax 916.731.4916



Partial Site Plan



East Elevation

Main Entrance

Exterior Renovation

June 27, 2013

Nugget Markets Woodland, CA

Nugget MARKETS

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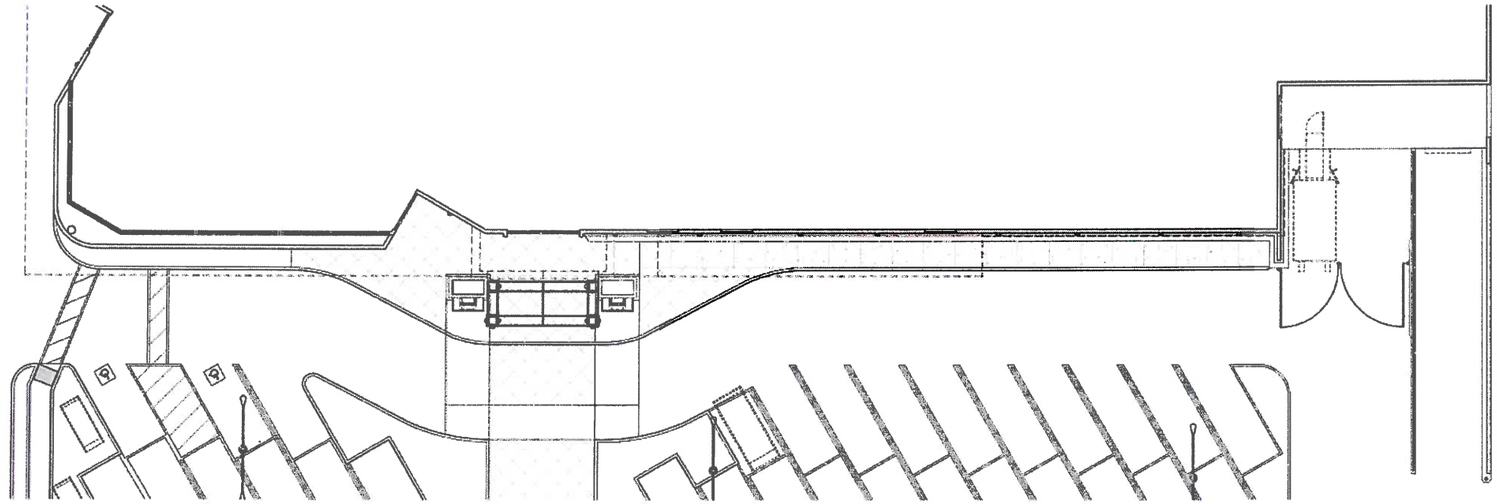


Partial Site Plan

North Elevation

Court St. Entrance

Exterior Renovation

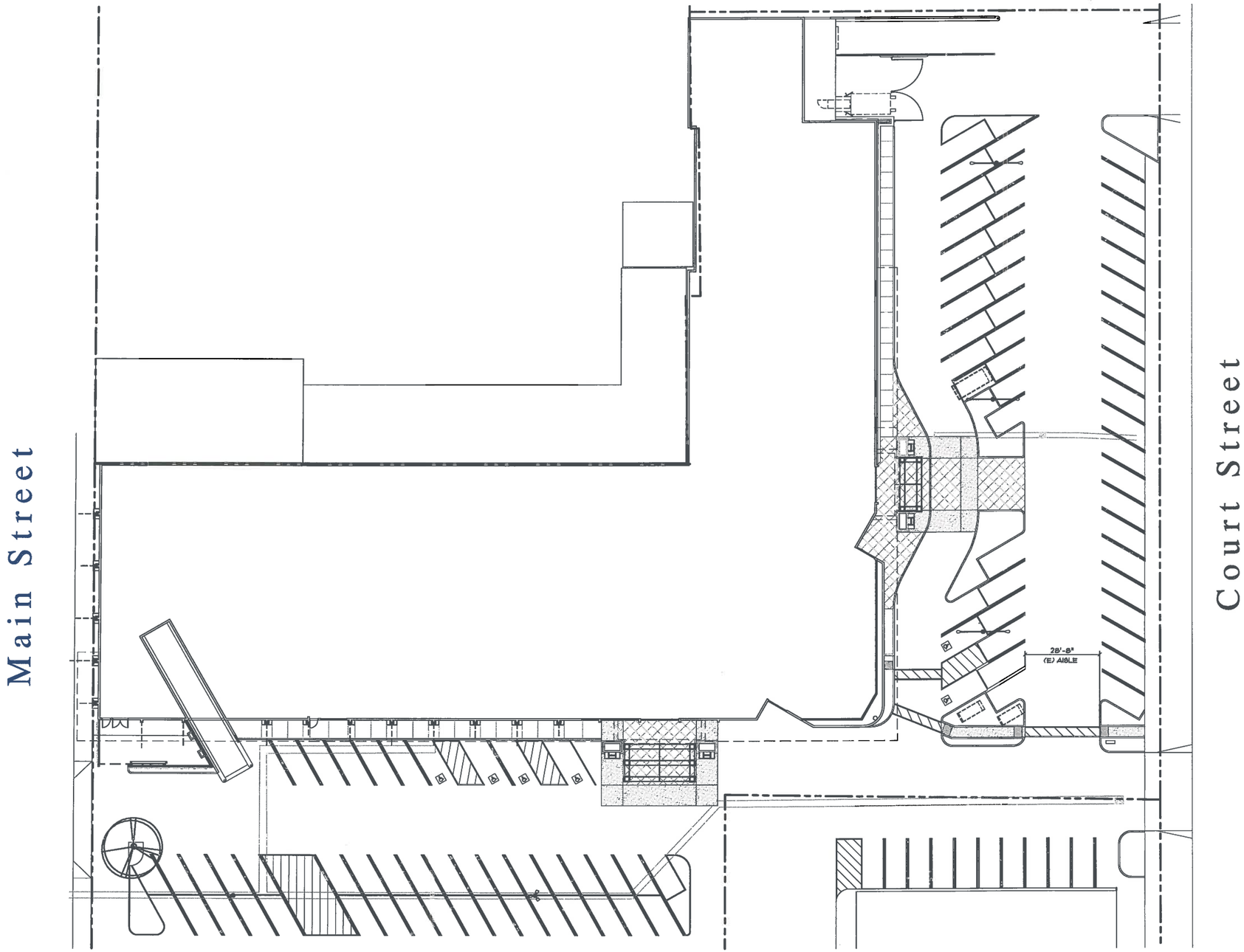
June 27, 2013

Nugget Markets Woodland, CA

Nugget MARKETS

DE KLEER + ASSOCIATES incorporated

1300 I Street Ste. 100 Sacramento, CA 95816 916.7314726 Fax 916.7314916



Exterior Renovation - Site Plan

June 27, 2013

Nugget Markets Woodland, CA

0 8' 16' 32'

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