



City of Woodland

Meeting Agenda - Final

Planning Commission

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

530-661-5820

Thursday, October 20, 2016

6:30 PM

Council Chambers

Please Note: The numerical order of items on this agenda is for convenience of reference; items may be taken out of order. No new items shall begin after 10:30 pm unless unanimous consent exists to continue.

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Staff and Commissioner Comments

This is an opportunity for the Planning Commission members and staff 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..

E. Subcommittee Reports

F. Communications from the Public

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

G. Approval of Minutes

H. Public Hearing

[16-781](#)

SUBJECT: Public Comment Meeting on Draft Environmental Impact Report for the 2035 General Plan and Climate Action Plan

DATE: October 20, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Receive a staff report summarizing the Draft Environmental Impact

Report (DEIR) for the 2035 General Plan and Climate Action Plan (CAP); and

2. Provide an opportunity for the public to provide verbal comments on the DEIR (released September 15, 2016 under separate cover).

[16-768](#)

SUBJECT: Public Comment Meeting on the Draft 2035 Climate Action Plan

DATE: October 20, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Receive a staff report summarizing the Draft 2035 Climate Action Plan (CAP); and
2. Provide an opportunity for the public to provide verbal comments on the CAP (released September 15, 2016 under separate cover)

Attachments: [Summary Table for 2020 and 2035 CAP rc.docx](#)

I. Business Items

Items for Planning Commission discussion and/or action that do not require public hearing.

J. Staff or Commissioner Comments

Continued as needed.

Receive Absence Requests.

K. 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.



Legislation Details (With Text)

File #: 16-781 **Version:** 1 **Name:**
Type: Public Hearing Item **Status:** Agenda Ready
File created: 10/13/2016 **In control:** Planning Commission
On agenda: 10/20/2016 **Final action:**
Title: SUBJECT: Public Comment Meeting on Draft Environmental Impact Report for the 2035 General Plan and Climate Action Plan

DATE: October 20, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Receive a staff report summarizing the Draft Environmental Impact Report (DEIR) for the 2035 General Plan and Climate Action Plan (CAP); and
2. Provide an opportunity for the public to provide verbal comments on the DEIR (released September 15, 2016 under separate cover).

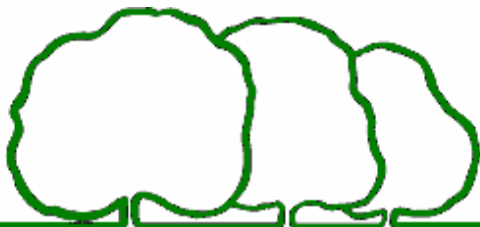
Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission

FROM: Ken Hiatt, Assistant City Manager and Community Development Director
Cindy A. Norris, Principal Planner
Heidi Tschudin, General Plan Project Manager

SUBJECT: Public Comment Meeting on Draft Environmental Impact Report for the 2035 General Plan and Climate Action Plan

DATE: October 20, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Receive a staff report summarizing the Draft Environmental Impact Report (DEIR) for the 2035 General Plan and Climate Action Plan (CAP); and
2. Provide an opportunity for the public to provide verbal comments on the DEIR (released September 15, 2016 under separate cover).

PURPOSE OF MEETING:

The purpose of the meeting is to receive testimony from any interested party regarding the adequacy of the subject DEIR as an informational tool for making decisions regarding the 2035 General Plan and CAP. Although CEQA does not require a public meeting or hearing to receive verbal comments on Draft EIRs, it is the City's practice to do so.

The state guidelines for determining the adequacy of an EIR state as follows:

An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection but for adequacy, completeness, and a good faith effort at full disclosure. (CEQA Guidelines, Section 15151)

The CEQA Guidelines require that formal written responses be prepared and made available for relevant comments received on the DEIR, including verbal comments. These responses, plus the DEIR, will comprise the Final EIR for the 2035 General Plan and CAP.

BACKGROUND:

The City began the General Plan update process in early 2013. Here is a brief summary of recent activity:

Jul 8 Release of Public Review Draft 2035 General Plan (excluding Housing Element)
Jul 25 General Plan Steering Committee
Jul 29 Release of Revised Draft Housing Element
Aug 8 Community Open House
Aug 15 General Plan Steering Committee
Aug 24 Joint City Council and Planning Commission Workshop
Sep 15 Release of Draft Climate Action Plan (CAP)
Sep 15 Release of Draft Environmental Impact Report

PUBLIC AND AGENCY COMMENTS:

The DEIR is now available for review and comment through November 3, 2016. The document can be accessed online, or by borrowing or purchasing a printed or electronic copy at the Community Development public counter. **Written comments on the DEIR will be accepted throughout the 45-day public review period which began September 19, 2016 and will end November 3, 2016.** All comments must be received or postmarked by November 3, 2016 to be considered timely. Persons making verbal comments will be identified in the record however no transcription of verbal comments will be provided. Comments must be submitted in writing to be considered in their entirety.

Please direct your comments to:

WoodlandGPDEIRcomments@cityofwoodland.org
<<mailto:WoodlandGPDEIRcomments@cityofwoodland.org>>

c/o Cindy A. Norris, Principal Planner
Community Development Department
300 First Street
Woodland, CA 95695
(530) 661-5820

SUMMARY OF THE CEQA PROCESS:

The California Environmental Quality Act (CEQA) is a State law that requires state and local agencies to evaluate and consider the potential adverse physical environmental effects of land use actions and decisions prior to making them. Decisions that would result in environmental impacts may be made but there is an obligation to avoid and minimize impacts where feasible, and disclosure of those impacts is required.

The CEQA Statutes and Guidelines contemplate different levels of analysis for different types of decisions. The level of analysis typically used for planning documents like a general plan is described as “programmatic” which reflects that site-specific and project-specific details for the entire project area are not known, but the general potential for impact in various topical areas can still be assessed.

The DEIR prepared for the 2035 General Plan and CAP is a programmatic document. Subsequent projects and actions that are consistent with and implement the 2035 General Plan and CAP will be able to “tier from” (rely on) the certified EIR, and additional environmental analysis will be minimized, or in certain instances unnecessary at all or in part.

CEQA requires analysis of the potential for impact in identified topical areas and to various analytical and legal standards. Since it became law in 1970 an entire industry, lexicon, and set of protocols have emerged to ensure satisfaction of the various legal requirements. The City’s DEIR is in compliance with these requirements and follows what has become a standard format in the industry.

Reviewers with little or no familiarity with CEQA documents may find it helpful to do the following:

- 1) Review the Table of Contents and read Chapter 1 (Introduction)
- 2) Review the Executive Summary
- 3) Follow up on any specific questions by looking at the detailed analysis on Chapter 4
- 4) Review other sections of interest

DEIR PROJECT DESCRIPTION:

The Proposed Project is adoption of a new general plan and CAP for the City of Woodland. These documents will apply to the incorporated area of the City (totaling 9,619 acres) and land outside of the current City limits but within the Planning Area (totaling 3,162 acres) upon annexation. The 12,781-acre Planning Area is identical to the Urban Limit Line (ULL) established by City of Woodland voters in 2006.

The Draft General Plan is organized into an Introduction and Administration Chapter and a number of “elements.” Each element includes an introduction, background information, and a list of goals and policies. The Draft General Plan Update contains the following Elements:

- Land Use, Community Design, and Historic Preservation Element

- Transportation and Circulation Element
- Economic Development Element
- Public Facilities and Services Element
- Healthy Community Element
- Conservation and Open Space Element
- Safety Element
- Housing Element

The Draft General Plan has a planning horizon of 2035. The Draft General Plan assigns land uses to all 12,781 acres within the planning area. The Plan includes two alternative patterns for growth and development through 2035, identified as the East Alternative and the South Alternative. These alternatives differ as follows:

- The South Alternative assumes more infill growth downtown and in corridors, and more greenfield growth in SP-1B, SP-1C, and SP-3 by 2035.
- The East Alternative assumes less infill growth downtown and in corridors, no greenfield growth in SP-1C, and less greenfield growth in SP-1B and SP-3 in favor of new greenfield growth in SP-2 by 2035.

The alternatives generally share all other growth assumptions including the same growth in the Spring Lake Specific Plan (SLSP), the industrial area, SP-1A, non-residential growth in SP-1B, residential growth in SP-3A, and non-residential growth in SP-3B. With the differences noted above, the two alternatives rely on the same General Plan text, goals, policies, implementation actions, land use designations, exhibits, and figures.

The DEIR analyzes both of these alternatives at an equal level of detail or “equal weight.” The impacts of each alternative are fully evaluated relative to baseline conditions and established significance criteria. The analysis in the DEIR provides information for development of the final General Plan that will be adopted by City Council.

The DEIR is structured to allow adoption of one of these two alternatives, or some variation, so long as the total growth numbers (by 2035) do not exceed 7,000 residential units and approximately 17.0 million square feet of non-residential uses ($\pm 19,000$ jobs), and there are no other substantive inconsistencies with assumptions made in the DEIR.

The Draft CAP presents a strategy for achieving specified reductions in greenhouse gas (GHG) emissions. The Draft CAP identifies GHG targets for the City as follows:

- 15 percent below 2005 levels by 2020
- 2.25 MT CO₂e per service population (residents plus jobs) per year by 2035

These targets equate to local GHG reductions of approximately 60,000 metric tons of carbon dioxide equivalent per year (MT CO₂e/yr) by 2020 and 112,000 MT CO₂e/yr by 2035 in order to achieve Woodland’s GHG targets. The CAP is comprised of quantifiable objectives, strategies, and implementation actions for achieving GHG reductions within six focus areas:

- Energy
- Transportation and Land Use
- Urban Forest and Open Space

- Water and Solid Waste
- Public Involvement
- Municipal Operations.

SUMMARY OF DEIR ANALYSIS:

Pursuant to the California Environmental Quality Act (CEQA), the City and its consultants, AECOM and Dyett and Bhatia, have prepared a Draft Environmental Impact Report (DEIR) which analyzes the potential adverse environmental impacts associated with implementation of the 2035 General Plan and the CAP described above. A Final EIR (Response to Comments) will be prepared following public review and comment. The City will consider this information when deliberating the project. Following certification of the Final EIR, the City will take action to adopt the 2035 General Plan and CAP.

Mitigation Measures

Mitigation measures in the DEIR take the form of new or revised Draft General Plan policies and implementation actions. Many simply clarify the intent of a measure or provide more details to increase the effectiveness of the measure. A summary of some of the more notable mitigation measures (MMs) is provided below. For a complete list of mitigation measures please refer to Chapter 2 (Executive Summary) of the DEIR.

MM 4.1-4 identifies new policies to address impacts related to light and glare including preservation of the night sky.

MM 4.2-1 modifies Policy 2.A.3 (Agricultural Mitigation) to require mitigation land to be of the same or equal quality as that being converted and to require it be located close to the ULL.

MM 4.2-3 adds a new policy requiring a 300-foot buffer at the ULL edge when possible which may be landscaped and may include public right of way.

MM 4.3-3a modifies Policy 7.F.3 (Protect Sensitive Receptors) to expand the definition of a sensitive receptor and add buffers recommended by the California Air Resources Board.

MM 4.3-3c identifies a new implementation action addressing requirements for health risk assessments and/or buffers to sensitive receptors related to exposure to Toxic Air Contaminants (TACs).

MM 4.4-1a identifies a new implementation action related to procedures for biological resource surveys and mitigation.

MM 4.5-1a identifies a new implementation action to ensure effective implementation of the CAP consistent and promote project streamlining pursuant to CEQA Guidelines Section 15183.5.

MM 4.6-1b, c, and d, 4.6-2, and 4.7-4 identify new implementation actions detailing protocols for specified cultural resource assessments.

MM 4.11-1 identifies a new implementation action related to construction noise.

MM 4.11-2b identifies three new policies related to controls for noise including one that discourages noise walls.

MM 4.13-1c modifies the Policy 3.A.4 (Reduce Vehicle Miles Traveled [VMT]) to substitute the identified 30

VMT per capita performance threshold in favor of a ten percent (10%) reduction in VMT per capita or per service population. Which would result in equivalent mitigation, is more similar to thresholds being used elsewhere, and is more similar to statewide thresholds being considered pursuant to recent state legislation. This MM also identifies a new implementation action that requires reevaluation of this policy after the statewide thresholds are adopted.

Significant and Unavoidable Impacts

In the DEIR the following impacts are identified as "significant and unavoidable" (SU) meaning there are no feasible mitigation measures available to mitigate the impact to an acceptable (less than significant) level or there are identified measures that would reduce the impact but not to an acceptable level.

4.1 AESTHETICS AND VISUAL RESOURCES

IMPACT 4.1-3 Substantially Degrade the Existing Visual Character or Quality of the Site and its Surroundings.

IMPACT 4.1-4 Create a New Source of Substantial Light or Glare Which Would Adversely Affect Day or Nighttime Views in the Area.

4.2 AGRICULTURE AND FORESTRY RESOURCES

IMPACT 4.2-1 Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as Shown on the Maps Prepared Pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to Non-Agricultural Use.

IMPACT 4.2-3 Involve Other Changes in the Existing Environment that, Due to Their Location or Nature, Could Result in Conversion of Farmland, to Non-Agricultural Use

4.3 AIR QUALITY

IMPACT 4.3-1 Generation of Short-Term Construction-Related Emissions of Criteria Air Pollutants and Precursors.

IMPACT 4.3-2 Generation of Long-Term Operational Emissions of Criteria Air Pollutants and Precursors.

IMPACT 4.3-3 Expose Sensitive Receptors to Substantial Pollutant Concentrations (Stationary Sources).

4.6 CULTURAL RESOURCES

IMPACT 4.6-1 Cause a Substantial Adverse Change in the Significance of Archaeological or Historical Resources as defined in CEQA Guidelines Section 15064.5.

IMPACT 4.6-2 Disturb Human Remains, including those Interred Outside of Formal Cemeteries.

4.9 HYDROLOGY, FLOODING, AND WATER QUALITY

IMPACT 4.9-7 Expose People or Structures to a Significant Risk of Loss, Injury or Death Involving Flooding.

4.10 LAND USE PLANNING, POPULATION, AND HOUSING

IMPACT 4.10-2 Conflict with Any Applicable Land Use Plan, Policy, or Regulation of an Agency with Jurisdiction over the Project (Including, but not Limited to the General Plan, Specific Plan, Local Coastal Program, or Zoning Ordinance) Adopted for the Purpose of Avoiding or Mitigating an Environmental Effect

IMPACT 4.10-3 Impacts Related to Inducing Population Growth.

4.11 NOISE AND VIBRATION

IMPACT 4.11-1 Exposure of Noise-Sensitive Land Uses to Short-Term (Construction).

IMPACT 4.11-2 Exposure to or Generation of Long-Term Noise Levels.

IMPACT 4.11-3 Exposure to or Generation of Vibration.

CUMULATIVE IMPACT AREAS

Aesthetics and Visual Resources
Agriculture and Forestry Resources
Air Quality
Cultural Resources
Hydrology and Water Quality
Land Use Planning, Population, and Housing
Noise and Vibration
Utilities and Service Systems

GROWTH INDUCING IMPACTS

SIGNIFICANT IRREVERSIBLE CHANGES

Alternatives

The DEIR contains a full description and analysis of the General Plan alternatives considered by the City. Initially the City considered four scenarios:

- Scenario 1, High Infill, No New Greenfield Development
- Scenario 2, Moderate Infill, New Greenfield Growth in South and East
- Scenario 3, Moderate Infill, New Greenfield Growth in South and North
- Scenario 4, Moderate Infill, New Greenfield Growth in South

Infill includes development in Downtown, corridors, Spring Lake Specific Plan and industrial areas. Scenarios 1 and 3 were subsequently rejected for reasons outlined in DEIR Chapter 5 (page 5-6 and 5-7). Scenarios 2 and 4 were retained as viable alternatives. They were modified as described in the DEIR and renamed the East Alternative (Scenario 2) and the South Alternative (Scenario 4).

- East Alternative, Moderate Infill, New Greenfield Growth in South (SP-1A), North, and East
- South Alternative, High Infill, New Greenfield Growth in South (SP-1A, B, and C), and North

There is no Preferred Plan identified in the DEIR. Both the East and South Alternatives are analyzed in equal level of detail throughout Chapter 4. Implementation of the proposed CAP is assumed as a part of each of the equal-weight alternatives.

In addition, the required No Project Alternative is analyzed at a comparative level of detail in Chapter 5. The No Project Alternative assumes continued implementation of the 2002 General Plan and the Preliminary 2020 CAP both of which are currently in effect.

A summary of the comparative environmental impacts of the three analyzed alternatives is provided in Table 5-24 on page 5-63. CEQA requires that the environmentally superior alternative be identified for consideration by the decision-makers. The DEIR identifies the No Project Alternative as environmentally superior of the three alternative. The DEIR identifies the South Alternative as environmentally superior between the two remaining alternatives because it would result in less impact overall as compared to the East Alternative.

NEXT STEPS:

After three plus years of analysis, meetings, hearings, workshops, and deliberation, the process to adopt a new General Plan for the City is nearing its end. The following steps remain:

- January 2017 Release Final EIR and Proposed Revisions to 2035 General Plan and CAP
- February Planning Commission Hearings
- March City Council Hearings

It is anticipated that the Planning Commission and City Council will each conduct two meetings to deliberate and act on the final EIR, 2035 General Plan, and CAP. The first meeting of both bodies will focus on the staff presentation, questions, testimony, and possibly discussion. The second meeting of both bodies will focus on deliberations and action. The Planning Commission will take action in the form of recommendations to the City Council. The City Council may be asked to bifurcate their final action into an initial intent motion, with final action at a subsequent third hearing in order to allow staff time to formulate the required approval package and findings of fact.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

1. Receive a staff report summarizing the Draft Environmental Impact Report (DEIR) for the 2035 General Plan and Climate Action Plan (CAP); and
2. Provide an opportunity for the public to provide verbal comments on the DEIR (released September 15, 2016 under separate cover).

ATTACHMENT:

Draft Environmental Impact Report (DEIR) for the 2035 General Plan and 2035 Climate Action Plan - available at the following link:

[<http://web.cityofwoodland.org/gov/depts/cd/divisions/planning/generalplan/2035/documents.asp>](http://web.cityofwoodland.org/gov/depts/cd/divisions/planning/generalplan/2035/documents.asp)



Legislation Details (With Text)

File #: 16-768 Version: 1 Name:
Type: Public Hearing Item Status: Agenda Ready
File created: 10/10/2016 In control: Planning Commission
On agenda: 10/20/2016 Final action:
Title: SUBJECT: Public Comment Meeting on the Draft 2035 Climate Action Plan

DATE: October 20, 2016

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Staff recommends that the Planning Commission:

1. Receive a staff report summarizing the Draft 2035 Climate Action Plan (CAP); and
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Sponsors:

Indexes:

Code sections:

Attachments: [Summary Table for 2020 and 2035 CAP rc.pdf](#)

Date	Ver.	Action By	Action	Result
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City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission

FROM: Ken Hiatt, Assistant City Manager and Community Development Director
Cindy A. Norris, Principal Planner
Roberta Childers, Environmental Services Manager
Heidi Tschudin, General Plan Project Manager

SUBJECT: Public Comment Meeting on the Draft 2035 Climate Action Plan

DATE: October 20, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Receive a staff report summarizing the Draft 2035 Climate Action Plan (CAP); and
2. Provide an opportunity for the public to provide verbal comments on the CAP (released September 15, 2016 under separate cover)

PURPOSE OF MEETING:

The purpose of this meeting is to provide an opportunity for the public to offer comments on the City of Woodland's Draft 2035 Climate Action Plan (CAP). The CAP presents a set of community-generated strategies to guide the City of Woodland (City), its residents and local businesses in reducing greenhouse gas (GHG) emissions consistent with state goals for addressing California's contributions to climate change.

BACKGROUND:

The City began the General Plan update process in early 2013. Here is a brief summary of recent activity:

Jul 8 Release of Public Review Draft 2035 General Plan (excluding Housing Element)

Jul 25 General Plan Steering Committee

Jul 29 Release of Revised Draft Housing Element

Aug 8 Community Open House

Aug 15 General Plan Steering Committee

Aug 24 Joint City Council and Planning Commission Workshop

Sep 15 Release of Draft Climate Action Plan (CAP)

Sep 15 Release of Draft Environmental Impact Report

Sep 21 Sustainability Committee Meeting #1

Oct 11 Sustainability Committee Meeting #2

Public and Agency Comments

The Draft CAP is available for review and comment through October 19, 2016. The document can be accessed on-line, or by borrowing or purchasing a printed or electronic copy at the Community Development public counter. Written comments on the Draft 2035 CAP will be accepted through October 20, 2016. Persons making verbal comments will be identified in the record however no transcription of verbal comments will be provided. Comments must be submitted in writing to be considered in their entirety.

Please direct your comments to:

woodlandcapcomments@cityofwoodland.org <<mailto:woodlandcapcomments@cityofwoodland.org>>

c/o Cindy A. Norris, Principal Planner

Community Development Departments

300 First Street

Woodland, Ca 95695

Regulatory Context

In 2006, California enacted Assembly Bill (AB) 32, the Global Warming Solutions Act, which requires that GHG emissions be reduced to 1990 levels statewide by 2020. This is considered equivalent to reducing GHG emissions to 20% below the 2005 GHG emission level. Executive Order S-3-05 established a long-term target to reduce emissions 80% below 1990 levels by 2050. More recently, Executive Order B-30-15 established an interim target to achieve reductions 40% below 1990 levels by 2030. The State's 2008 *Scoping Plan* provides guidance to local governments regarding the 2020 emissions target. State guidance to local governments in the

Scoping Plan is to aim to reduce GHG emissions 15% below the 2005 level by 2020. The City's Draft 2035 CAP includes a 2020 target to reduce GHG emissions **15% below 2005 levels**. In addition, the City must address longer term climate change effects associated with implementing the 2035 General Plan update, including the effects of individual future projects.

Legislation or Executive Order	Target Year	Reduce Statewide GHG emissions...
AB 32	2020	...to the 1990 level - considered equal to 20% below the 2005 level
E.O. B-30-15	2030	...40% below the 1990 level
E.O. S-3-05	2050	...80% below the 1990 level

In the absence of specific State plans for GHG emissions reduction beyond 2020, the City is challenged with determining an appropriate local GHG reduction target for 2035 and establishing assumptions regarding the contributions of future state regulations and other statewide measures to meet the local reduction target (as an example, government fuel standards and renewable energy requirements for the major utilities are providing about two-thirds of the reductions needed to meet the local 2020 target). The selected approach considers the potential range of contributions to GHG emission reductions that may result from future statewide measures and establishes a 2035 target that is based on annual emissions per local service population (service population = population + jobs) rather than a percentage reduction from a baseline: 2.25 metric tons of CO₂ equivalent per service population per year (MTCO₂e/SP/yr). This approach is described further below.

The CAP strategies presented in the Draft 2035 CAP provide tools for addressing GHG emissions of both existing and future development and are designed to reduce Woodland's GHG emissions by 2020 and 2035 consistent with the State's targets.

Relationship to the 2035 General Plan Update

The Draft 2035 CAP was developed simultaneously with the City's Draft 2035 General Plan Update. The Draft 2035 General Plan Update includes policy direction to implement the CAP in Policy 7.F.9 and Implementation Program 7.6. It also includes many goals and policies supporting the 2035 CAP that were considered during the CAP development.

In addition, the Draft EIR for the 2035 General Plan Update and the 2035 CAP identifies additional implementation actions in Mitigation Measure 4.5-1a.

Relationship to the California Environmental Quality Act (CEQA)

Many local governments have prepared Climate Action Plans (CAPs) to address the reduction of GHG emissions consistent with AB 32 goals. Pursuant to CEQA Guidelines Section 15183.5, the development of such a plan can also allow for CEQA streamlining. As allowed under this section, development plans and projects that are consistent with an adopted CAP that satisfies the requirements of Section 15183.5 are presumed to have no cumulatively considerable climate change impacts unless substantial evidence demonstrates otherwise.

A project-specific environmental document that relies on the 2035 CAP for its cumulative GHG impacts analysis must identify those requirements specified in the CAP that apply to the project and how the project incorporates the measures. If the measures are not otherwise binding or enforceable they must be incorporated as mitigation measures, project conditions of approval, or some other mechanism to ensure implementation.

For each CAP strategy that is related to development projects, the city will determine: a) the project is consistent, b) the project with conditions is consistent, c) the strategy is not relevant to the particular development project, or d) the project includes one or more replacement strategies that would be equally effective in reducing GHG emissions.

PROJECT DESCRIPTION AND ANALYSIS:

CAP Approach and Organization

The Draft 2035 CAP is an expanded version of the City's Preliminary 2020 CAP, which was adopted by the City Council on July 15, 2014. At that time, it was acknowledged that some of the Preliminary 2020 CAP content may require revisions as a result of the City's 2035 General Plan Update process and corresponding CEQA analysis.

The foundation for the Preliminary 2020 CAP is the City of Woodland Climate Action Plan Technical Report, prepared by the Sustainable Design Academy of the University of California, Davis, under Dr. Deb Niemeier's direction. The report includes detailed GHG emissions calculations for the 2005 base year, 2020 emissions forecasts, and quantified 2020 reduction strategy estimates.

As part of the 2035 General Plan update process the City engaged AECOM to provide additional GHG emissions analysis. AECOM analyzed future community-wide emissions consistent with the General Plan's 2035 horizon year and demographic and land use assumptions associated with the proposed General Plan land uses.

The CAP strategies for GHG emissions reductions were developed using input from community workshops and stakeholder meetings held during 2012. The approach is organized into six focus areas:

- Energy
- Transportation and Land Use
- Urban Forest and Open Space
- Water and Solid Waste
- Public Involvement
- Municipal Operations

Each of the six focus areas includes overarching objectives, strategies to achieve each objective, and implementation actions for each strategy.

The CAP is organized into five chapters and four appendices:

Chapter 1 is an Executive Summary.

Chapter 2 is an Introduction and Overview

Chapter 3 is an Emissions Inventory and Targets

Chapter 4 is the Greenhouse Gas Reduction Strategies

Chapter 5 is Implementation and Monitoring

Appendix A, Community Input

Appendix B, 2020 Climate Action Plan Technical Report (digital copy)

Appendix C, 2035 Forecasts and Target Methodology

Appendix D, 2035 CAP Strategy Metrics

Chapter 3 presents the 2005 base year emissions inventory and forecast for 2020 and 2035. This chapter also explains the City's 2020 and 2035 GHG targets.

Chapter 4 contains eight subsections, the first six of which (Chapters 4A through 4F) address the six focus areas listed above. Chapter 4G (Additional Actions) presents a menu of longer-term strategies to consider, if upon review of progress in 2017 it is found that additional actions are required to ensure that the City will meet the 2020 target, or in subsequent progress reviews it is determined that sufficient progress is not being made toward the 2035 target. One overarching goal will be to allow the City to review the progress to date and to align the future comprehensive Zoning Code update, scheduled to follow the 2035 General Plan update, to determine whether any measures should be adopted as mandatory requirements in zoning. At this 2017 mid-point review, the City may choose to incorporate any or all of the additional actions shown in 4G as new CAP reduction strategies.

For example, in 2007 the California Energy Commission (CEC) adopted a goal to achieve zero net energy (ZNE) buildings in new residential construction by 2020 and non-residential construction by 2030. ZNE buildings consume only as much energy on an annual basis as can be generated with an on-site renewable energy system (e.g. solar, wind, geothermal). The Draft 2035 General Plan includes a recommendation "achieve zero net energy building" for SP-2 (GP Policy 2.L.5) with the underlying assumption that new (i.e., not currently entitled) residential development is unlikely to occur before 2025. The City could consider mandating such requirements for all new residential construction by 2025, if (1) ZNE has not already been incorporated in the State's building code, and (2) mid-point CAP review indicates a need for additional emissions reductions.

Chapter 4H (2020 and 2035 Target progress) compares the estimated strategy reductions against the City's emissions forecasts and targets to demonstrate how the 2020 and 2035 targets will be achieved. Where 2035 target estimates are provided they are shown separately for the General Plan South and East alternatives.

Chapter 5 describes the City's progress for monitoring, evaluating, and revising the CAP to ensure that the estimated strategy reductions do occur to support target achievement.

Appendix A (Community Input) provides a listing of all community suggestions provided during the preliminary CAP public development process through August 2012.

Appendix B includes the technical report prepared in December 2012 by the UC Davis Sustainable Design Academy used to prepare the Preliminary 2020 CAP. Appendix C provides the 2035 forecasts and target methodology and Appendix D presents each of the implementation goals developed to meet the 2035 GHG reduction targets. Where applicable, separate 2035 reduction estimates are shown for the South and East Alternatives.

Targets and GHG Reduction

The GHG emissions forecasts that have been developed for the CAP are for planning purposes and are subject to change due to the complexity of the emissions calculations and the sensitivity of the emissions estimates to specific development factors. Therefore, as the CAP's horizon year approaches, the city will reevaluate its emissions projections. A mid-point (2017) check on the 2020 CAP implementation progress will be conducted. Regular community-wide emissions inventory updates will also help to assess progress toward the reduction targets at periodic check points. At each check point, it will be important to consider the City's current emissions inventory, ongoing City actions, new State regulations, and emerging technologies and, based on these, to refine the pathway for achieving the 2035 reduction target.

Typical starting points for determining GHG emission reduction goals are baseline GHG emissions forecasts. These are provided for business-as-usual (BAU) and adjusted-business-as-usual (ABAU) conditions. BAU forecasts assumes that historical trends continue and no statewide or local actions will be taken to curtail emissions growth. ABAU forecasts then incorporate the expected likely emissions reductions that will be accomplished through statewide efforts such as improved fuel standards and energy efficiency requirements for buildings. The difference between the ABAU forecast of GHG emissions and the GHG emissions target is the amount remaining to be addressed through local GHG reduction measures. For the 2035 CAP, two assumptions were used to bracket the range of potential reductions that would result from State measures. One, referred to as the CAP Planning Scenario, assumes that State measures will represent two-thirds (66.6%) of future reductions needed to meet the local GHG reduction target for 2035. The other, referred to as the Conservative Scenario, assumes that State measures will not be enhanced beyond their current level. This latter assumption is highly unlikely given the State's aggressive targets for future statewide GHG reductions. Therefore, the CAP goals for 2035 are based on calculations that incorporate the CAP Planning Scenario, with the recognition that the expectation regarding State contributions to local GHG emission reductions must be periodically reassessed as part of the progress checks referenced above. As noted, local actions and measures must address the balance of the forecasted emissions. (See Attachment A for a Summary Table of forecasts and targets).

The 2020 CAP assumes a single city-wide target; however, the 2035 estimates have been calculated for both the South and East General Plan Alternatives. The City's 2035 GHG target is to achieve community-wide emissions efficiency of 2.25 MT CO₂e/SP/yr. Based on population and employment assumptions for each alternative, which are very similar for the two alternatives, this efficiency target is equal to emissions levels of 268,200 MT CO₂e/yr for the South Alternative and 270,743 MT CO₂e/yr for the East Alternative. The CAP reduction strategies must provide the balance of the GHG reductions after the reductions attributable to statewide actions are factored in:

2035 Emissions Target - South Alternative

- BAU emissions are projected to reach 602,467 MT CO₂e/yr
- The 2035 emissions target corresponding to 2.25 MT CO₂e/SP/yr is 268,200 MT CO₂e/yr
- Reductions of 334,267 MT CO₂e are required to achieve the target of 268,200 MT CO₂e/yr
- Statewide actions are assumed to provide reductions of 222,622 MT CO₂e/yr
- Local strategies needed to provide the remaining reductions of 111,645 MT CO₂e/yr

2035 Emissions Target - East Alternative

- BAU emissions are projected to reach 606,867 MT CO₂e/yr
- The 2035 emissions target corresponding to 2.25 MT CO₂e/SP/yr is 270,743 MT CO₂e/yr
- Reductions of 336,124 MT CO₂e are required to achieve the target of 270,743 MT CO₂e/yr
- Statewide actions are assumed to provide reductions of 223,859 MT CO₂e/yr
- Local strategies needed to provide the remaining reductions of 112,265 MT CO₂e/yr

Most progress in reducing GHG is expected to come from lowering energy use, using renewable energy, and reducing gas and diesel vehicle use. However, efforts in all areas are important to the CAP implementation success. For example, land use planning strategies are essential in influencing lifestyles and travel modes and support transportation related GHG reductions. Neither AB32 or the Scoping Plan recommends strategies that would limit future population or employment growth to reduce emissions. Rather, *it is the State's goal to achieve reductions while population and employment continue to increase, which means that new growth will need to become more efficient from an emissions standpoint.*

CAP and Project Review.

Chapter 5, *Implementation and Monitoring*, describes how the City will implement the CAP and monitor performance. In particular, the CAP suggests that a CAP Manager be assigned and that clear guidance be provided on the collection of necessary data to ensure mandatory on-going monitoring. Chapter 5 also includes the section *Project-Level Compliance with the CAP*. This section provides the steps to be taken as part of a project review in evaluating each project's consistency with the 2035 General Plan and consistency with the CAP. In order to be determined consistent with the CAP, a project must demonstrate that it is included in the growth projections upon which the CAP modeling was based and that it incorporates applicable strategies and measures from the CAP as binding and enforceable components of the project. It is likely that a check list submission form will be developed upon approval of the General Plan and CAP to assist with this process.

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Receive a staff report summarizing the Draft 2035 Climate Action Plan (CAP); and
2. Provide an opportunity for the public to provide verbal comments on the CAP (released September 15, 2016 under separate cover)

ATTACHMENTS:

A - CAP 2020 and 2035 Summary Table

B - Draft 2035 Climate Action Plan - available at the following link:

<http://web.cityofwoodland.org/gov/depts/cd/divisions/planning/generalplan/2035/documents.asp>

	2020 Components of the Draft 2035 CAP	2035 Components of the Draft 2035 CAP
Target Basis	State Guidance in the 2008 <i>Scoping Plan</i>	No set target provided by the State. Community decision to develop reasonable target for the 2035 General Plan horizon year.
Emission Reduction Target	15% below 2005 GHG emissions.	2.25 MT CO ₂ e per service population (population + local jobs) per year
Assumptions utilized in Setting the Local Target	Assumes implementation of State measures (low-carbon emissions, 33% renewables in PG&E power supply) , which provide 2/3 (66.6%) of reductions needed locally	<u>CAP Planning Scenario</u> : Assumes State enhances State measures so that they continue to provide approximately 2/3 (66.6%) of reductions needed locally. <u>Conservative Scenario</u> : Assumes continued implementation of, but no increase in, existing State measures (i.e., no further change in fuel standards or renewables proportion of PG&E supply) – an unlikely scenario, but providing worst-case bookend
Business-As-Usual Forecast (Assumes historical trends with no modification)	661,639 MT CO ₂ e	South Alt – 602,467 MT CO ₂ e East Alt – 606,897 MT CO ₂ e
Adjusted Business-As-Usual Forecast (Assumes that statewide programs and actions are fully implemented, but locally, historical trends continue with no modification)	541,657 MT CO ₂ e	<u>CAP Planning Scenario (State enhances State measures)</u> : South Alt – 379,845 MT CO ₂ e East Alt – 383,008 MT CO ₂ e <u>Conservative Scenario (State does not enhance State measures)</u> : South Alt – 486,611 MT CO ₂ e East Alt – 490,155 MT CO ₂ e
Community Emissions Reduction Target	481,431 MT CO ₂ e	<u>CAP Planning Scenario</u> : South Alt – 268,200 MT CO ₂ e East Alt – 270,743 MT CO ₂ e <u>Conservative Scenario</u> : South Alt – 334,267 MT CO ₂ e East Alt – 336,124 MT CO ₂ e
Additional Local Reductions required	60,226 MT CO ₂ e	<u>CAP Planning Scenario*</u> : South Alt - 111,645 MT CO ₂ e East Alt - 112,265 MT CO ₂ e *Used as the basis of 2035 CAP strategies. <u>Conservative Scenario**</u> : South Alt – 152,344 MT CO ₂ e East Alt – 154,031 MT CO ₂ e

		** Not carried forward to determine 2035 CAP strategies, but used as worst-case bookend for potential planning purposes.
Monitoring	Includes requirement for a mid-point check in 2017 to assess progress toward the local goals established in the CAP. City may consider the menu of several additional quantified measures which are described in the Additional Actions section (Chapter 4G)	Includes requirement for several progress checks over time to incorporate State adoption of new emission reduction measures as they occur, as well as progress toward the local goals established in the CAP. City may consider the menu of several additional quantified measures which are described in the Additional Actions section (Chapter 4G)

South Alt = General Plan Update South Alternative

East Alt = General Plan Update East Alternative