



**City of Woodland**

**Meeting Agenda**

**Planning Commission**

City Hall  
Council Chambers  
300 First Street  
Woodland, CA 95695

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February 28, 2019  
2:00 PM

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**A. CALL TO ORDER**

**B. ROLL CALL**

**C. COMMUNICATIONS FROM THE PUBLIC**

**D. PUBLIC HEARING**

1. SUBJECT: **Avid Hotel Zoning Administrator Permit:**The applicant is requesting a Zoning Administrator Permit to construct a 79 room, 4-story, 37,003 square foot hotel and parking lot on 1.26 acres of undeveloped property located at 1200 Churchill Downs, on the east side of East Street, north of I-5 ramp, and south Churchill Downs Avenue in the Regional Commercial District. APNs 027-460-012-000

RECOMMENDATION FOR ACTION: Staff recommends that the Zoning Administrator:

1. Receive a Report;
2. Hold a Public Hearing;
3. Approve the Zoning Administrator Permit to construct a 79 room, 4-story, 37,003 square foot hotel, located on the east side of east street, north of I-5 ramp, and south of Churchill Downs Avenue subject to the Conditions of Approval.

**E. ADJOURNMENT**

Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such requests must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st.

Persons needing disability-related modifications or accommodations in order to participate in public meetings, including persons requiring auxiliary aids or services, may request such modifications or accommodations by calling the Office of the City Clerk (530-661-5806) at least 48 hours prior to the meeting.



TO: THE MEMBERS OF THE PLANNING COMMISSION  
AGENDA: Zoning Administrator Review  
DATE: February 28, 2019  
ITEM #: D.1.  
SUBJECT: Avid Hotel Zoning Administrator Permit

**Recommendation for Action:** Staff recommends that the Zoning Administrator:

1. Receive a Report;
2. Hold a Public Hearing;
3. Approve the Zoning Administrator Permit to construct a 79 room, 4-story, 37,003 square foot hotel, located on the east side of east street, north of I-5 ramp, and south of Churchill Downs Avenue subject to the Conditions of Approval.

**Staff Contact:**

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

**Background:**

**Project Site Description:**

The project site, approximately 1.26 acres in size, consists of one vacant parcel. It's surrounded by light industrial and commercial uses. The site has ruderal vegetation and is flat with little to no slope and is bordered with several trees along the southern and eastern perimeters. The site has been heavily tilled and/or in recent years for fire abatement and as such most of the ground in the area has been highly disturbed.

**Applicable Laws and Ordinances:**

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

- The California Environmental Quality Act (CEQA)
- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance and Interim Zoning Ordinance
- The City of Woodland Community Design Standards

**Discussion:**

**Project Proposal:**

The Applicant is requesting a Zoning Administrator Permit to construct a new 79 room, 4-story, 37,000 square foot hotel. The Avid Hotel is a new mid-scale hotel concept by Intercontinental Hotels Group. The new facility will be comprised of one structure, approximately 44-feet in height with an accent tower of 49.4-feet in height. The ground level footprint of 9,664 square feet, will be comprised of guest amenities, lobby, host stand, kitchen, outdoor seating, fitness center, gathering room, business center, staff offices, break room, as well as guest rooms. The upper floors 2-4 will consist primarily of guest rooms. Project parking consists of 77 parking stalls, including 5 EV parking spaces. In addition, eight (8) bike parking are proposed.

**Staff Analysis:**

Staff supports this project and provides the following analysis for the Zoning Administrator Permit request:

### General Plan Consistency

The 2035 General Plan (GP) designation for the site is Regional Commercial (RC), which allows for hotel and motel establishments that serve residents and visitors of the region at large. Shopping malls and large format “big-box” retail are allowed, as are supporting uses such as gas stations and hotels.

### Zoning Consistency

#### *Land Use*

The zoning designation for the site is Regional Commercial, which allows for the construction of hotels in the area. The proposed hotel is a 4 story and approximately 44 to 49 feet in height, which is within the maximum of 5-stories allowed in RC and under the maximum height limit of 65 feet.

The project is consistent with all required setbacks, lot coverage and floor area ratio provisions of the General Plan and Zoning Ordinance and is conditioned to ensure compliance once the parcels are merged.

#### *Parking*

Development standards contained in the Interim Zoning Ordinance, adopted on May 1, 2018 provide that the minimum off-street parking for non residential uses shall be as determined by the owner, based on information provided in a parking needs and justification statement. The project will have 79 rooms but will be providing 77 off-street parking spaces. The city's Zoning Ordinance provides that one stall per room plus one staff for the managers space be provided resulting in 80 stalls. The applicant has indicated that they believe that there will be more than adequate parking on site given increased use of on-demand transportation, and the Institute of Transportation Engineers parking demand counts for suburban hotel which indicates that at 100 percent occupancy 70 spaces would be required. Many hotels run at an approximate 77% capacity. However, the owner has agreed to institute a parking management system in which rooms are assigned parking stalls in order to manage any potential overflow issues that might occur.

#### *Landscaping*

A total of 6.3 percent of overall site will be landscaped. The minimum requirement is 6 percent. The project will utilize bioswales around the south, east, and west perimeter of the site. A total of 32 trees are proposed. The project is projected to exceed the minimum parking lot shade requirement that at maturity forty percent of the parking stalls and back up area will be in shade at high noon. Parking calculations project that 57 percent of the required area will be shaded.

### Biological Assessment and Arborist Report.

A biological assessment and arborist report were prepared by Bargas Environmental Consulting August 21, 2018 and updated February 8, 2019. The study site has poor quality habitat for most species. It does contain ample nesting bird habitat; however, no new or old nests were identified in the project area. Prior to any site disturbance a pre-construction nesting bird survey will be conducted.

A total of 20 trees comprising four species were mapped within or along the border of the study area. There are no Landmark, Specimen, or Heritage Trees are present within the study area. Four Canary Island Date Palms (trees 4, 5, 7 and 9) and three Valley Oak trees (trees 1, 2, and 3) located along the eastern boundary are proposed for removal. Trees (10-17) Valley Oaks and Walnut trees, are rooted along the southern boundary fence in a shared property line with Caltrans/Department of Public Works Division of Highways. Removal or

major maintenance may require obtaining an encroachment permit from CalTrans. Trees (17-20), a mix of Valley Oak and Chinese Pstache trees, are considered street trees and could be impacted. It is likely that these trees will need to be removed to provide necessary infrastructure improvements on East Street. Protection measures consistent with the City's Tree Preservation Ordinance 20A will be required as conditions of approval if it is possible to retain these trees on site. However, if it is necessary to remove these trees to construct improvements, the applicant shall replace the trees based on the requirements of Section 20A-1-100 (1) which states:

- For each six inches or fraction thereof of the diameter of a tree which was approved for removal, two trees of an approved species, each of a minimum of 15-gallon container size shall be planted on the project side. However, an increased number of smaller size trees may be planted if approved by the director, or a fewer number of such trees if approved by the director, or other appropriate location to plant the trees if approved by the director.
- The applicant has agreed to relocate the Canary Island Palms to the eastern property owned by Mr. Simpson. They will be placed as possible to shield critical views of and from private home.

### **Zoning Administrator Permit**

Exhibit B, the Comprehensive Use Table in the Interim Zoning Ordinance identifies that Hotel/Motel uses may be allowed with a Zoning Administrator Permit. Article 31 of the Zoning Ordinance addresses zoning administrator permits. The Zoning Administrator shall be the community development director or his or her designated appointee. It is the authority of the Zoning Administrator to conduct public hearings and convene and preside over meetings which are authorized or required by state planning law, this chapter, or other federal, state, or city laws or regulations. Section 3.04 of the Interim Zoning Ordinance provides for Zoning Administrator review as a Tier II project which requires that a public hearing notice be provided to all properties and tenants within 300 feet of the project site and a 10-day comment period provided.

### **Public Notification:**

Public notice advertising for the Zoning Administrator 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:

- A Public Notice was posted at the site ten days prior to the hearing; and
- Notices were mailed to all property owners within 300 feet of the project site.

The adjacent property owner to the east of the project site, contacted staff requesting that the originally scheduled January 4, 2019 Zoning Administrator Hearing be postponed in order to allow further discussion. Mr. Simpson owns the property directly south east which has an existing older home. Both sites are zoned Regional Commercial with Light Industrial Flex Overlay, and were previously designated Highway Commercial. The existing home is an existing non-conforming structure.

Staff and the applicant met with Mr. Simpson on multiple occasions. Based on these discussions, agreed upon modifications to the conditions of approval have been incorporated. The modifications include:

- Providing glazing on hotel's east facing third and fourth floor windows;
  - Requiring installation of an eight-foot decorative screen fence on the east property boundary;
  - Requiring hotel management to utilize a parking permit system to minimize any overflow parking concerns;
- and

- Planting evergreen trees and/or shrubs on Mr. Simpsons property immediately adjacent to the eastern project boundary.

The applicant and adjacent property owner been amenable and willing to work toward the best solution to minimize any nuisance issues that may result from the project.

**Appeals:**

Any person dissatisfied with any decision by the Zoning Administrator may appeal therefrom to the Planning Commission at any time within fourteen (14) days after the rendition of the decision by the Zoning Administrator. Said appeal shall be accompanied by a filing fee as prescribed by City Council resolution. At its next regular meeting after the filing of such appeal, the Planning Commission 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 25-28-20 of the Woodland Municipal Code.

**Conclusion:**

Staff recommends that the Zoning Administrator:

1. Receive a Report;
2. Hold a Public Hearing;
3. Approve the Zoning Administrator Permit to construct a 79 room, 4-story, 37,003 square foot hotel, located on the east side of east street, north of I-5 ramp, and south of Churchill Downs Avenue subject to the Conditions of Approval.

**Attachments:**

1. Project Information Sheet
2. AVID CONDITIONS OF APPROVAL 2.28.19
3. Avid Project Description
4. 2018-11-16 Civil Sections Color Exhibit B
5. 2018-10-29 Avid Hotel East Street Sections
6. Avid Parking Justification Statement
7. Avid Heat Island Reduction Strategy
8. Avid Sustainability Features

## Project Information Sheet

**Avid Hotel - Woodland Zoning Administrator Permit:** The applicant is requesting a Zoning Administrator Permit to construct a 79 room, 4-story, 37,003 square foot hotel and parking lot on 1.26 acres of undeveloped property located on the east side of East Street, north of I-5 ramp, and south Churchill Downs Avenue in the Regional Commercial District. APNs 027-460-012-000

**Location:** 1200 Churchill Downs Ave, Woodland

**Applicant/Owner:** Golden State Properties

**Environmental Report:** Categorical Exemption

**APN** 027-460-012-000

**Project Planner:** Cindy Norris, Principal Planner

**Staff Recommendation:** Zoning Administrator Approval

**General Plan Designation:** Regional Commercial

**Current Zoning:** Regional Commercial

**Existing Land Uses:** Vacant Commercial - Undeveloped

**Flood Zone:** Zone AE, Map Number 06113C0445H, as revised May 16, 2012

**Street Access:** N. East Street and Churchill Downs Ave

**Adjacent Land Uses & Zoning:**

<b>DIRECTION</b>	<b>LAND USE</b>	<b>ZONING</b>
North	Westside Equipment Co.	Flood Study Area (FSA)
South	I-5 On-ramp; Valley Oaks Inn	Regional Commercial (RC)
East	Vacant; Private Residence	Regional Commercial (RC)
West	SR 113/ East Street; Velocity Island Water Park	Open Space

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**AVID HOTEL, 1200 CHURCHILL DOWNS**

**CONDITIONS OF APPROVAL**

**February 28, 2019**

1. The project is as described in the staff report prepared for the **February 28, 2019** Zoning Administrator meeting shall consist of a 79 room, 4-story hotel, on 1.27 acres in the Regional Commercial District which requires approval of a Zoning Administrator Permit. The project proposes to provide 77 auto parking spaces and 8 bike parking spaces. A The project shall be established and operated as depicted in the plans dated August 16, 2018 and amendments to the Civil Plans dated November 16, 2018 and as described in the staff report, except as modified in these conditions of approval, and with any changes necessary to comply with 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. The applicant shall secure approval and satisfy requirements of all agencies with jurisdiction prior to operating.
4. The Zoning Administrator Permit shall not be issued until the appeal period has expired or final action on an appeal has been rendered.
5. The Zoning Administrator Permit must be exercised within one year of issuance, or it shall be deemed null and void by act of law.
6. The site shall be developed and maintained in accordance with the approved plans, which include architectural elevations, exterior materials and colors, conceptual landscape, site and floor plans. Should there be a change in the use or an intensification of the described use, the change shall be described and provided in writing to be evaluated by the Community Development Director to determine general consistency with the provisions of the Zoning Administrator permit.
7. Applicant shall comply with the design requirements as stated in the Community Design Standards for any exterior changes, modifications, and additions to the subject building. All exterior changes beyond those stated in the original approval will require staff level design review.
8. The applicant shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements herein in the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City.

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9. Environmental Recording Fee. Applicant shall provide the Community Development Department with a check for the sum of **\$50 made out to Yolo County** to record the CEQA environmental document (Notice of Exemption) with the County.
10. Prior to the issuance of building permits, the applicant shall include a Final Plan Set, with all conditions of approval incorporated or clearly listed on the plans. The conditions shall be printed on a full-size plan sheet(s). All plans, including site, grading, civil, mechanical, street improvement, landscaping, and architectural elevations shall be coordinated for consistency prior to issuance of permits.
11. 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 modification to uses, elevations or site features other than discussed herein, shall be submitted for review and approval through the planning process as a Design Review.  
  
A complete color and material schedule shall be included in the construction plan set submittal for building permit.
12. The applicant shall utilize window glazing on the third and fourth floor east facing hotel rooms. Glazing pattern and design shall be reviewed and approved by the Community Development Department prior to issuance of building permits.
13. The site shall be inspected and maintained daily to be clear of litter. The applicant shall enter into a recorded landscape maintenance agreement with the City of Woodland. The landscape maintenance agreement shall run with the property. The operating agreement shall provide for the continual maintenance of the property in a neat and tidy manner, landscape maintenance and replenishment of plants. A copy of the recorded landscape maintenance agreement shall be provided to the Planning Division to be kept on file prior to Certificate of Occupancy.
14. Any new signage, modifications or changes to the signage the applicant shall conform to the City Zoning Code and Sign Ordinance. A separate Design Review permit for the building signage shall be submitted.
15. Up-lighting shall be provided along the street front façade to create ambience at night. Location and information regarding lighting shall be reviewed and approved prior to issuance of building permits.
16. Lighting in “public use” areas such as parking lots, shall be pedestrian oriented in scale. Light standards shall not exceed 15-feet in height and shall be spaced as required to meet City illumination requirements. Light pole base(s), if pedestals are required, shall utilize a decorative design to provide an enhanced appearance at the pedestrian level. Shielding shall be utilized to minimize light impacts to the adjacent property to the east.
17. 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.

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18. All pedestrian crossings throughout the project and paving immediately surrounding the hotel shall use a textured, colored, stamped concrete design or a similar design to set the pedestrian realm apart from the parking area. Concrete design shall be submitted for review and approval by the Community Development Director prior to building permit issuance.
19. Textured, colored, stamped concrete design or a similar design shall be provided at the primary driveway entrance off of Churchill Downs Avenue from back of sidewalk (private side of driveway) to end of adjacent landscape islands. Concrete design shall be submitted for review and approval by the Community Development Director prior to building permit issuance.
20. Detailed Landscape and Irrigation plans shall be submitted and approved by the Community Development, and Public Works Departments concurrent with public improvement plans and prior to issuance of building permits. Landscape plans shall specify the following:
  - Final planting design including all final landscape coverage calculations and ensure compliance with Article 22 of the City Zoning Ordinance
  - 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.
  - Details of all irrigation (drip, sprinkler, and bubbler) as well as equipment such a backflow controller and water meter devices identified.
  - Final parking lot shading planting and calculations to attest to compliance.
  - Soils analysis and specification of any amendment requirements
  - Tree preservation measures
21. Landscape plans shall comply with the State and the City's Water Efficient Landscape Ordinance. The landscape architect shall document and attest to the compliance with the State Ordinance on the final landscape plans.
22. Vegetative matter shall cover a minimum of 75 percent (75%) of the landscape area within 2 years of planting. The landscape architect shall document the calculations and attest to this on the final landscape plan.
23. All trees shall be planted and staked with Reddy stakes in accordance with city standards.
24. Landscape treatment shall be provided as necessary in the right-of-way along East Street in the area between the back of sidewalk and property line.
25. For landscaping on private property, a minimum of 15-gallon size (or larger) trees are required. 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. A soil test shall be provided. The Landscape architect shall provide written verification as to plant health and proper soil amendments.

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26. Prior to issuance of a building or grading permit, applicant shall provide a tree plan consistent with Section 20A-1-090 of the Municipal Code, which shall contain the following information including measure to be taken minimize impact to trees intended to be preserved:
- a. Map showing the location, size, species and condition of all existing trees which are located upon the property proposed for development as compared with the final grading plan;
  - b. Identification of those trees which the applicant proposes to preserve and those which are proposed to be removed, and the reason for such removal;
  - c. If trees are to be preserved, provide a program illustrating measures to be used for the preservation of trees during and after completion of the development project, as required in the city standard specifications, engineering design standards, Section 8, grading and erosion control;
  - d. If trees are to be removed, provide program for the replacement of any trees proposed to be removed, as required by Municipal Code Section 20A-1-100 (1):
    - For each six inches or fraction thereof of the diameter of a tree which was approved for removal, two trees of an approved species, each of a minimum of 15-gallon container size shall be planted on the project side. However, an increased number of smaller size trees may be planted if approved by the director, or a fewer number of such trees if approved by the director, or other appropriate location to plant the trees if approved by the director;
    - The applicant has agreed to relocate the Canary Island Palms to the eastern property owned by Mr. Simpson. They will be placed as possible to shield critical views of and from private home; and
  - e. Any change in the trees to be saved and/or removed as designated on the approved development plan shall only be permitted upon the written approval of the director.
27. The applicant shall work with the adjacent property owner to the east to evaluate the planting evergreen trees or shrubs on the adjacent easterly property. Upon agreement, a landscape and irrigation plan which has signed authorization from both parties shall be submitted to the city.
28. Details including elevations and cross sections concerning the retaining and decorative screen fence to be located along the east property boundary shall be provided on the final building plan set prior to issuance of building permits. The screen wall shall be a minimum of eight feet of combined wood or masonry material on the project side.
29. The fence will appear higher to the east.
30. A meaningful outdoor covered patio area, including benches, tables and chairs, is recommended for the Avid Hotel as no outdoor pool area is provided. Consider a turf area for small dogs.
31. Bicycle parking facilities shall be provided and maintained. The racks shall be visible and located in a safe, well lit, and secure location to be identified on the final site plan and approved by the Community Development Department.

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32. The hotel shall utilize a system of parking permits in order to facilitate on site parking management. In any instance where parking overflow may occur, the hotel management shall have an agreed upon location for overflow parking in the immediate vicinity.
33. 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.
34. Prior to the commencement of construction on any project, the applicant shall ensure that the construction contractor has established construction recycling measures pursuant to all other City requirements.
35. Mechanical equipment such as heating, ventilation, and air conditioning units shall not be viewable from any street. Location and screening details shall be provided on site and landscape plans which shall be reviewed and approved prior to issuance of building permits.
36. The trash enclosure design and elevations shall be provided on the final building plan set which shall be reviewed and approved prior to issuance of building permits. Any outdoor trash receptacle shall be fully enclosed with masonry or an alternative high quality material(s) that is architecturally compatible with the design of the hotel. Where feasible, landscaping shall surround the trash enclosure. The trash facilities and enclosures shall be of sufficient size and dimensions to accommodate waste, recycling and organics containers. Outdoor enclosure(s) shall contain a roof to prevent rainfall from entering into containers. Evidence of approval from Waste Management for the quantity, location and size of the trash and recycling enclosures shall be submitted with the building permit application.
37. The project shall comply with the City's public art ordinance 1631 and shall either provide public art on site or provide for an in-lieu fee payment prior to certificate of occupancy <http://qcode.us/codes/woodland/reviews/1631pdf..>
38. Provide a final statement with the initial submittal for building permits outlining the final measures taken to implement sustainability, energy efficiency measures.
39. If subsurface paleontological, archaeological or historical resources or remains, including unusual amount of bones, stones, shells or pottery shards are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further measures to reduce any cultural resource impact before construction continues.
40. An effective dust control program should be implemented whenever earth moving activities occur on site.

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41. Throughout the construction period, streets adjacent to the project site shall be swept at the end of the day and cleared of any deposits caused by construction activities.
42. In order to minimize the release of Ozone precursors associated with construction, the following standard requirements developed by the Yolo/Solano AQMD shall be implemented:
  - a. Construction equipment and engines shall be properly-maintained.
  - b. Vehicle idling shall be kept below ten minutes.
  - c. Construction activities shall utilize new technologies to control ozone precursor emissions, as they become available and feasible.
  - d. During smog season (May through October), the construction period shall be lengthened so as to minimize the number of vehicles and equipment operating at the same time.
43. The following conditions are provided by the City of Woodland **Development Engineering Division**.
  - a. All building shall pay applicable Development Impact Fees or connection fees in effect at the time of building permit issuance
  - b. All submittals shall pay fees in accordance with the fee schedule.
  - c. 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.
  - d. 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.
  - e. OWNER shall obtain a Caltrans Encroachment permit as necessary to construct public or private improvements.
  - f. Owner shall prepare improvement plans for all work within the public right-of-way, and utility connections and submit to the Development Engineering Division with an encroachment permit application for review and approval. The submittal shall include an engineer's estimate of cost for the public improvements and applicant shall pay a plan check and inspection fee in accordance with the fee schedule. Prior to building permit issuance, Owner shall obtain an encroachment permit and enter into an Improvement Agreement or Deferred Improvement Agreement (this is to accommodate any delays caused by the Caltrans encroachment permit process) and post a security for the amount

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of public improvements plus 10%. This submittal is separate from the building permit submittal.

**Required Public Improvements**

- g. The applicant shall upgrade utility connections to City of Woodland Standards and Specifications. If existing services are proposed to be used, they shall be inspected by the City prior to use and brought up to City Standards if the current services do not meet standards. This may include but is not limited to installation of new meters and/or meter boxes, backflow prevention, cleanouts and/or laterals in a location approved by the Public Works Department.
- h. Backflow protection devices are required on the commercial and landscape irrigation water services for the project. Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy.
- i. Owner shall construct City Standard curb, gutter, sidewalk (minimum eight (8) foot monolithic on East St./SR 113); five (5) foot monolithic sidewalk with vertical curb and gutter on Churchill Downs) street lights, and fire hydrants. Pavement with an arterial or Industrial section will be necessary for conform between existing road and new gutter lip.
- j. Where valley gutter is removed and standard curb and gutter is installed Owner shall adjust storm lines and install curb inlets.

Storm Water Quality

- k. Prior to Building Permit Owner shall submit post construction work sheet in accordance with Appendix 8 of the City's Post Construction Standards Manual; to demonstrate how the project is meeting low impact development standards, Hydromodification standards, and Storm Water Quality Standards. These calculations will be necessary to determine the final sizing of the proposed bioretention planters.

Owner may reference the City's Post Construction Standards Manual on the web.  
<http://www.cityofwoodland.org/gov/depts/cd/divisions/engineering/development/h2oquality.asp>

- l. Owner shall enter into a Storm Water Treatment Measure Access and Maintenance Agreement prior to Certificate of Occupancy.
- m. 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 than 1 acre shall include a BMP to be approved by the City Engineer. Projects greater than one acre shall prepare a SWPPP.

Flood

- n. This project is within the flood plain, project shall meet all City and FEMA requirements for developing within the flood plain.

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Site Comments

- o. The applicant may wish to install a separate landscape irrigation service with meter and backflow. The city sewer bill is based on water consumption, and separating the domestic from landscape irrigation water allows the bill to be calculated on the domestic water use only. A backflow device is required on the landscape irrigation service.
  - p. Plans shall show the existing public water main in a PUE. No trees are allowed to be planted within 5' of the water main.
44. The following conditions are provided by the City of Woodland **Building Division**.
- a. This project must meet all criteria and mandates for these City adopted codes or the most current code:
    - i. 2016 California Building Code
    - ii. 2016 California Plumbing Code
    - iii. 2016 California Mechanical Code
    - iv. 2016 California Electrical Code
    - v. 2016 Building Energy Efficiency Standards
    - vi. 2016 California Green Building Code
    - vii. 2016 Fire Code
    - viii. The Code of the City of Woodland
  - b. 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.
  - c. Recycle plan is required at time of permit issuance along with a \$1000 deposit.
  - d. Prior to any demolition work being performed, clearance from Yolo Solano Air Quality Management District is required.
  - e. 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.
  - f. All plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state of California.
  - g. 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.
  - h. A soils investigation report shall be provide as specified in section 1803.2 of the 2016 CBC.
45. The following condition has been provided by the City's **Fire Division**.
- a. Prior to final occupancy, we will require confirmation from a licensed professional (fire protection engineer) that the fire sprinkler system adequately provides the level of protection required for the specific operation involved.

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46. The following conditions have been provided by Yolo County Environmental Health

a. Retail Food Facility Requirements:

This facility is proposing to have a breakfast area with a kitchen. YCEH regulates all Yolo County retail food facilities; the following will be required:

- Prior to issuance of a building permit, plans for this retail food facility shall be reviewed and approved by YCEH. Food facility plans shall be submitted to YCEH with a plan review fee. Contact YCEH at 530.666.8646 for all food plan requirements.
- Prior to certificate of occupancy or final approval of a building permit, construction of the food facility must receive a final approval inspection from YCEH.
- The food facility shall obtain an annual food facility permit from YCEH prior to operation.

47. Habitat Conservation Plan Avoidance and Minimization Measures

- a. Complete the Yolo HCP/NCCP Application Form No.3 and submit this to the Community Development Department prior to any site or grading work, or concurrent with an application for grading, drainage, and/or building permit. This form verifies that the required Avoidance and Minimization Measures (AMMS) have been completed.

**AMM1, Establish Buffers.** Project proponents will design projects to avoid and minimize direct and indirect effects of permanent development on the sensitive natural communities specified in Table 4-1 (herein referred to as *sensitive natural communities*) and covered species habitat specified in Table 4-1 by providing buffers, as stipulated in the relevant sensitive natural community AMMs and covered species AMMs. On lands owned by the project proponent, the project proponent will establish a conservation easement, consistent with Yolo HCP/NCCP Section 6.4.1.3, *Land Protection Mechanisms*, to protect the buffer permanently if that land is being offered in lieu of development fees, as described in Yolo HCP/NCCP Section 4.2.2.6, *Item 6: HCP/NCCP Fees or Equivalent Mitigation*. The project proponent will design buffer zones adjacent to permanent residential development projects to control access by humans and pets (*AMM2, Design Developments to Minimize Indirect Effects at Urban-Habitat Interfaces*).

Where existing development is already within the stipulated buffer distance (i.e., existing uses prevent establishment of the full buffer), the development will not encroach farther into the space between the development and the sensitive natural community.

This AMM does not apply to seasonal construction buffers for covered species, which are detailed for each species in Yolo HCP/NCCP Section 4.3.4, *Covered Species*.

A lesser buffer than is stipulated in the AMMs may be approved by the Conservancy, USFWS, and CDFW if they determine that the sensitive natural community or covered species is avoided to an

**EXHIBIT A**  
**AVID HOTEL, 1200 CHURCHILL DOWNS**

extent that is consistent with the project purpose (e.g., if the purpose of the project is to provide a stream crossing or replace a bridge, the project may encroach into the buffer and the natural community or species habitat to the extent that is necessary to fulfill the project purpose).

**AMM5, Control Fugitive Dust.** Workers will minimize the spread of dust from work sites to natural communities or covered species habitats on adjacent lands.

**AMM7, Control Nighttime Lighting of Project Construction Sites.** Workers will direct all lights for nighttime lighting of project construction sites into the project construction area and minimize the lighting of natural habitat areas adjacent to the project construction area.

**AMM8, Avoid and Minimize Effects of Construction Staging Areas and Temporary Work Areas.** Project proponents should locate construction staging and other temporary work areas for covered activities in areas that will ultimately be a part of the permanent project development footprint. If construction staging and other temporary work areas must be located outside of permanent project footprints, they will be located either in areas that do not support habitat for covered species or are easily restored to prior or improved ecological functions (e.g., grassland and agricultural land). Construction staging and other temporary work areas located outside of project footprints will be sited in areas that avoid adverse effects on the following:

Serpentine, valley oak woodland, alkali prairie, vernal pool complex, valley foothill riparian, and fresh emergent wetland land cover types.

Occupied western burrowing owl burrows.<sup>1</sup>

Nest sites for covered bird species and all raptors, including noncovered raptors, during the breeding season.

Project proponents will follow specific AMMs for sensitive natural communities and covered species in temporary staging and work areas. For establishment of temporary work areas outside of the project footprint, project proponents will conduct surveys to determine if any of the biological resources listed above are present.

Within one year following removal of land cover, project proponents will restore temporary work and staging areas to a condition equal to or greater than the covered species habitat function of the affected habitat. Restoration of vegetation in temporary work and staging areas will use clean, native seed mixes approved by the Conservancy that are free of noxious plant species seeds.

**AMM16, Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite.** The project proponent will retain a qualified biologist to conduct planning-level surveys and identify any nesting habitat present within 1,320 feet of the project footprint. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas.

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<sup>1</sup> *Occupied* for the purpose of AMM8 means at least one burrowing owl has been observed occupying the burrow within the last three years. Occupancy of a burrow may also be indicated by owl sign at the burrow entrance, including molted feathers, cast pellets, prey remains, eggshell fragments, or excrement at or near a burrow entrance or perch site (California Department of Fish and Game 2012, Appendix L).

**EXHIBIT A**  
**AVID HOTEL, 1200 CHURCHILL DOWNS**

If a construction project cannot avoid potential nest trees (as determined by the qualified biologist) by 1,320 feet, the project proponent will retain a qualified biologist to conduct preconstruction surveys for active nests consistent with guidelines provided by the Swainson's Hawk Technical Advisory Committee (2000), between March 15 and August 30, within 15 days prior to the beginning of the construction activity. The results of the survey will be submitted to the Conservancy and CDFW. If active nests are found during preconstruction surveys, a 1,320-foot initial temporary nest disturbance buffer shall be established. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then the qualified biologist will monitor the nest and will, along with the project proponent, consult with CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed only to proceed within the temporary nest disturbance buffer if Swainson's hawk or white-tailed kite are not exhibiting agitated behavior, such as defensive flights at intruders, getting up from a brooding position, or flying off the nest, and only with the agreement of CDFW and USFWS. The designated on-site biologist/monitor shall be on-site daily while construction-related activities are taking place within the 1,320-foot buffer and shall have the authority to stop work if raptors are exhibiting agitated behavior. Up to 20 Swainson's hawk nest trees (documented nesting within the last 5 years) may be removed during the permit term, but they must be removed when not occupied by Swainson's hawks.

For covered activities that involve pruning or removal of a potential Swainson's hawk or white-tailed kite nest tree, the project proponent will conduct preconstruction surveys that are consistent with the guidelines provided by the Swainson's Hawk Technical Advisory Committee (2000). If active nests are found during preconstruction surveys, no tree pruning or removal of the nest tree will occur during the period between March 1 and August 30 within 1,320 feet of an active nest, unless a qualified biologist determines that the young have fledged and the nest is no longer active.

## Project Description

The applicant, Govind 735, LLC, is requesting entitlements to develop the 1.27 acre undeveloped parcel located at 1200 Churchill Downs Road (see Project Location Map). The applicant has purchased the parcel and proposes to construct a new four-story, 79 - room, avid Hotel, a new midscale hotel flag by Intercontinental Hotels Group. This project will be the first of its kind in the local and surrounding markets. Avid Hotels features contemporary, space efficient, feature rich guest rooms while providing a large open layout lobbies to get work done and providing grab and go style food and beverage. The brand caters to all spectrums of travelers including business guests, freeway travelers, airport travelers and family vacationers. Please see the attached brand development guide for more details.

The new facility will be comprised of one structure, Approximately 44' n height to the building parapet (tower element 49.4' with a footprint of +/- 10,700 sf and total square footage of 40,700 SF. The proposed project is very similar to the height and massing of the road 102 hotels. In addition to some guest rooms, the ground floor will be comprised of guest amenities and back of house staff operations, including the lobby, host stand, kitchen, outdoor seating, fitness center, gathering room, business center, staff offices and breakroom, mechanical, electrical, laundry and maintenance facilities. Upper floors 2-4 will consist primarily of guestrooms with limited space dedicated to building systems and staff operations. The roof level will house building systems. Project parking consists of 77 vehicular surface parking spaces, including 5 EV spaces. In addition to the bicycle and car parking, site improvements will include pedestrian, bicycle and vehicular circulation, landscaping, and utilities.

The project site is currently undeveloped. The site is bounded by a mix of uses and facilities (single family residence, vacant land, freeway onramp, an existing older exterior-corridor hotel, Velocity Island Park, and industrial uses). The parcel is a corner lot that faces East Main Street and Churchill Downs Drive and has Interstate 5 visibility.

The project site is excellent for hotel uses for the following reasons:

1. Easy freeway access for stay and go freeway travelers.
2. A short and simple drive to Sacramento International Airport
3. A short and simple one road drive to Downtown Woodland for events, entertainment, and food options
4. Adjacent access to accessory uses such as 24-hour gas stations and restaurants.
5. Short walk to several industrial and businesses.

## Entitlement Request

To implement this project, we are requesting the following City of Woodland land use actions:

1. Categorical exemption from the California Environmental Quality Act
2. Zoning Administrator Permit for proposed hotel use



## Justification Statement

The avid Hotel project advances the following City Council Goals:

### **Strengthen Downtown**

***Revitalize the Downtown district as the Heart of the City, and center of civic activity, by enhancing a mix of residential and commercial activity, while preserving its historic and cultural resources and small-town character.***

Although the hotel is not located in the core of Downtown Woodland, the hotel will strive to promote Downtown as a destination while staying at the Hotel. The hotel will accomplish this in many ways, some examples are:

- Offering pre-paid uber/lyft rides to Downtown
- Offering electric assisted bicycles/scooters for guests to use
- Having a dedicated "Local Wall" in the lobby to promote existing restaurants and establishments in Downtown
- Having marketing material in the rooms that promote Downtown Woodland

The economic success of Downtown Woodland is directly related to the amount of people that visit and spend money there. The hotel developers goal is to provide an endless steam of out-of-town visitors to this area of Woodland. These visitors have the most money to spend and can also be the biggest advocates of our Downtown to other travelers around the world.

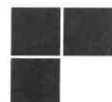
### **Fiscal Responsibility**

***Maintain structurally-balanced budget where current services can be sustained with ongoing, recurring revenues, while maintaining prudent reserves, adequately funding infrastructure maintenance and replacement needs, and addressing long-term unfunded liabilities and debt obligations.***

The avid Hotel project is projected to generate \$250,000 - \$300,000 per year in transient occupancy taxes within 2 years of opening plus an additional \$60,000 per year in Visitor Assessment BID fees for Visit Yolo! In addition, the project will increase annual property tax obligation by approx. \$80,000; the City's share would a portion of these increased. Furthermore, the project will generate construction tax and development impact fees over \$600,000 that could be used for many of the City's priorities.

### **Economic Development / Job Creation**

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





In addition to the direct fiscal impact the hotel will have on the City of Woodland, it will also have an equally positive indirect impact. The hotel will employ over 30 full-time and part time employees while in operation and many skilled jobs during construction. These jobs will include a wide range of skill level from executive level operational management, maintenance engineer's housekeepers, and front desk associates.

The hotel will be as an amenity by many businesses in the immediate vicinity. The hotel will meet the business travel needs of our local and growing biotechnology, seed and distribution logistic sectors.

**Infrastructure**

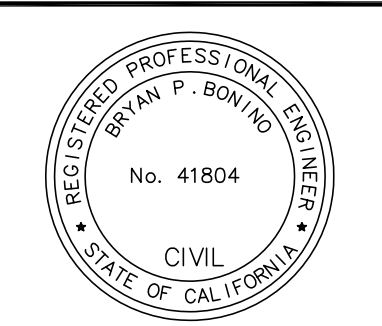
***Ensure that the City's physical infrastructure is planned, funded and maintained to provide for current and future community needs, in support of commercial, recreational and environmental requirements and standards, while managing the overall cost consistent with available resources.***

As stated further above, not only will the project generate approx. \$600,000 in one-time construction taxes, sales taxes and development impact fees that can be used to improve City infrastructure, it will also provide a significant ongoing annual revenue stream for parks, pools, playing fields and other City infrastructure, services, and amenities.

Healthy hotel metrics in Woodland

The hotel looks to complement the existing supply of hotels not compete with them. The developers believe there is a need for an avid Hotel in Woodland since there is a large segmental and pricing gap in Woodland's hotel market. Hotel users typically decide on hotel use based on amenities and pricing. The avid Hotel is looking to bridge the gap between many aging exterior corridor hotels and the newer upper-midscale hotels that exist now. Many of the users of the proposed hotel are traveling to nearby cities for their lodging needs since Woodland does not provide new, modern, affordable interior corridor hotels, and they can be found in our neighboring cities such as Davis, Dixon, West Sacramento and Sacramento.





PROJECT ENGINEER'S SIGNATURE  
 BY: \_\_\_\_\_

DATE: 10-29-2018 P.E. 41804

JOB # 4308-1

**IMPROVEMENT PLANS  
 FOR  
 AVID HOTEL  
 RIGHT OF WAY  
 EXHIBIT**

BENCH MARK: N-22  
 ELEVATION: 56.49 DATUM: NAVD 88  
 DESCRIPTION:  
 2" DISK IN MON. WELL AT  
 INTERSECTION OF E. GIBSON RD. AND  
 MATMOR RD.

CITY OF WOODLAND  
 APPROVED BY:  
 BRENT MEYER - CITY ENGINEER  
 RCE# 52587  
 DATE: \_\_\_\_\_

SCALE:  
 HORIZ. AS SHOWN VERT. AS SHOWN

DATE: 11-16-2018

DESIGNED BY B. BONINO

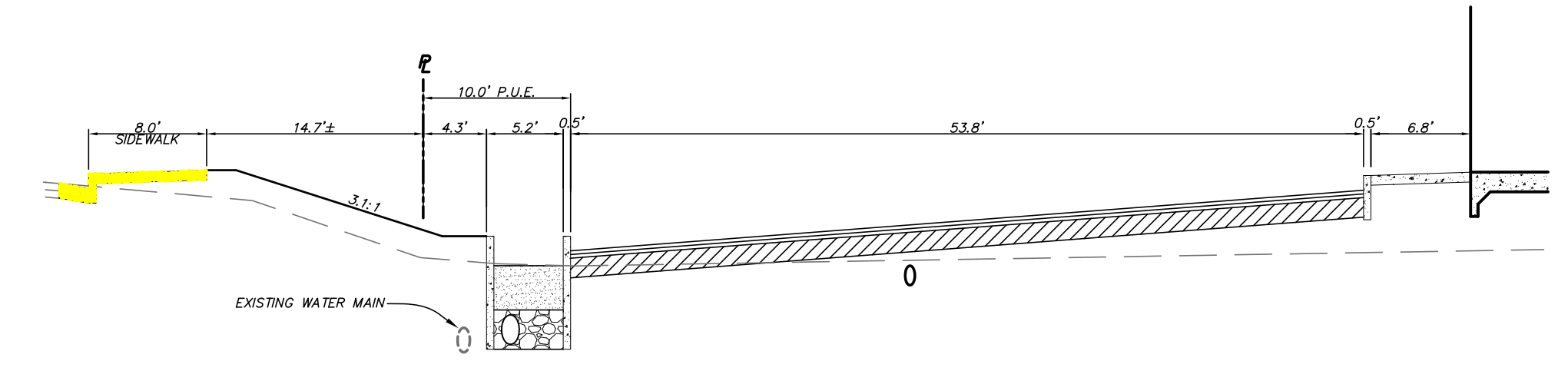
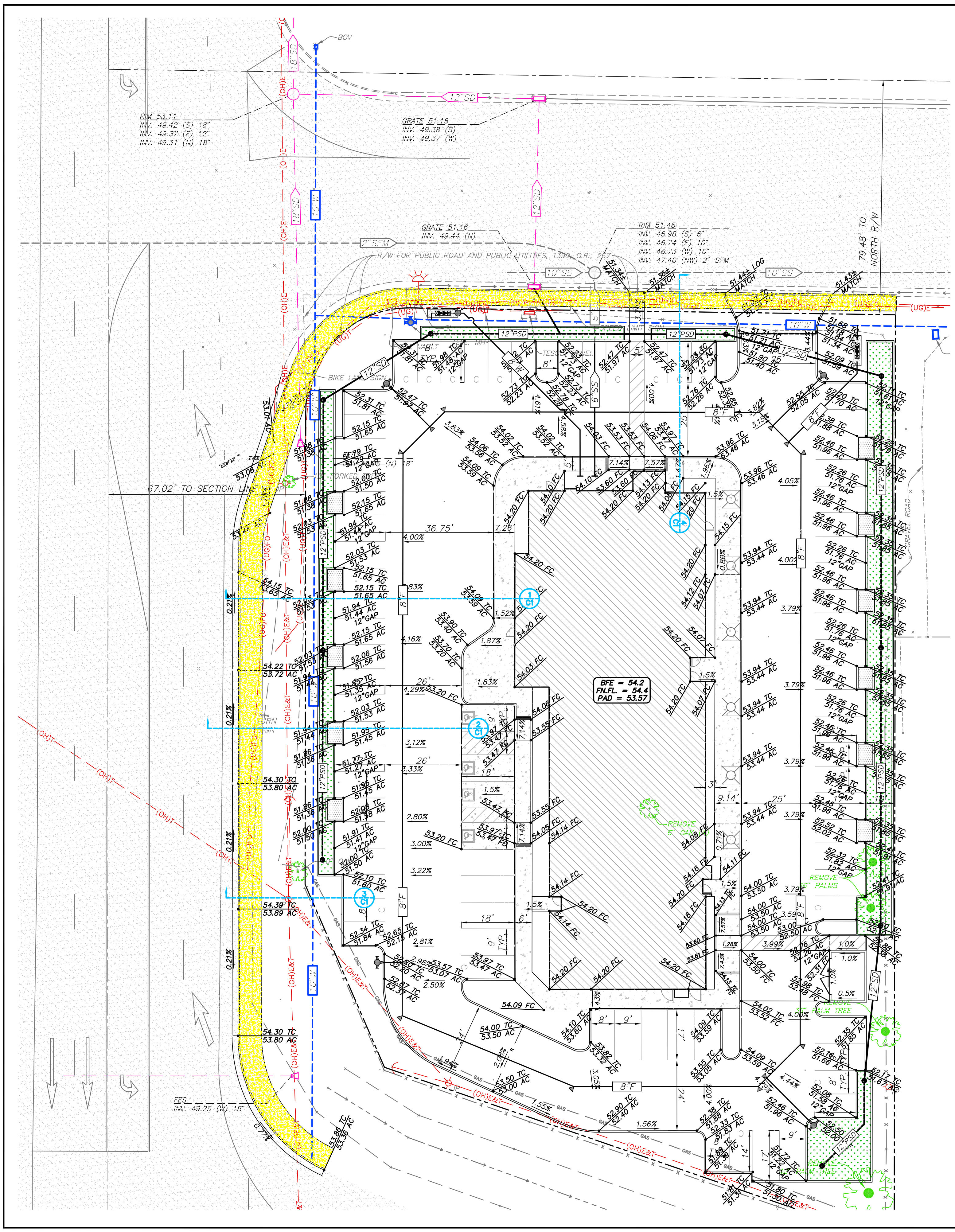
DRAWN BY A. BAILEY

REVIEWED BY B. BONINO

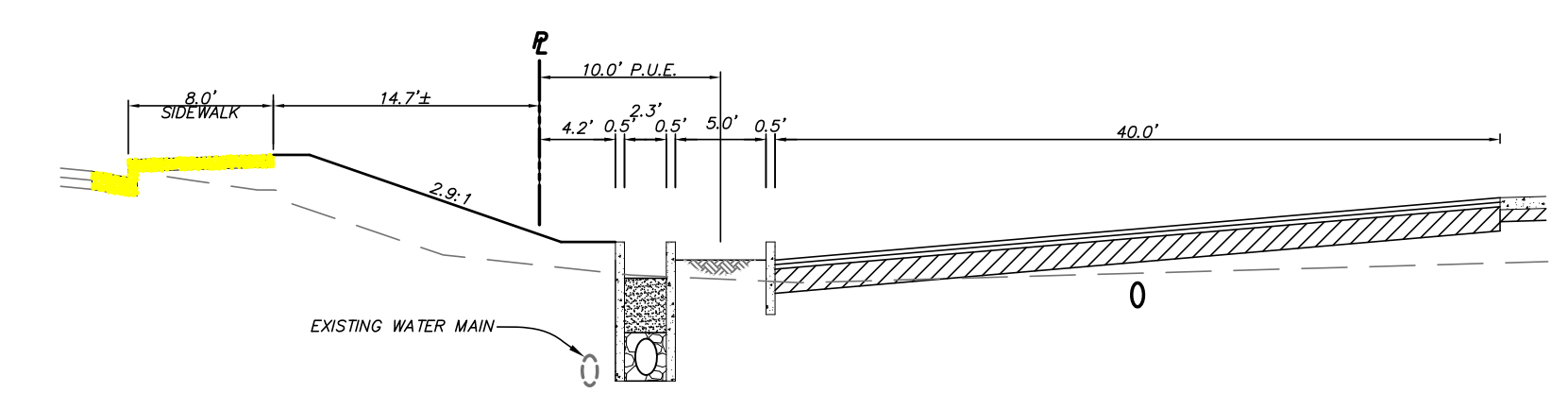
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REVISIONS			
NO.	DESCRIPTION	BY APPR.	DATE

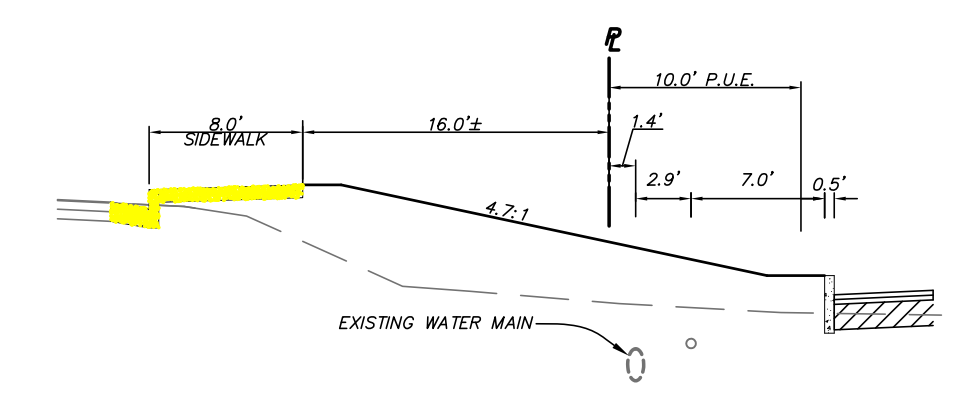
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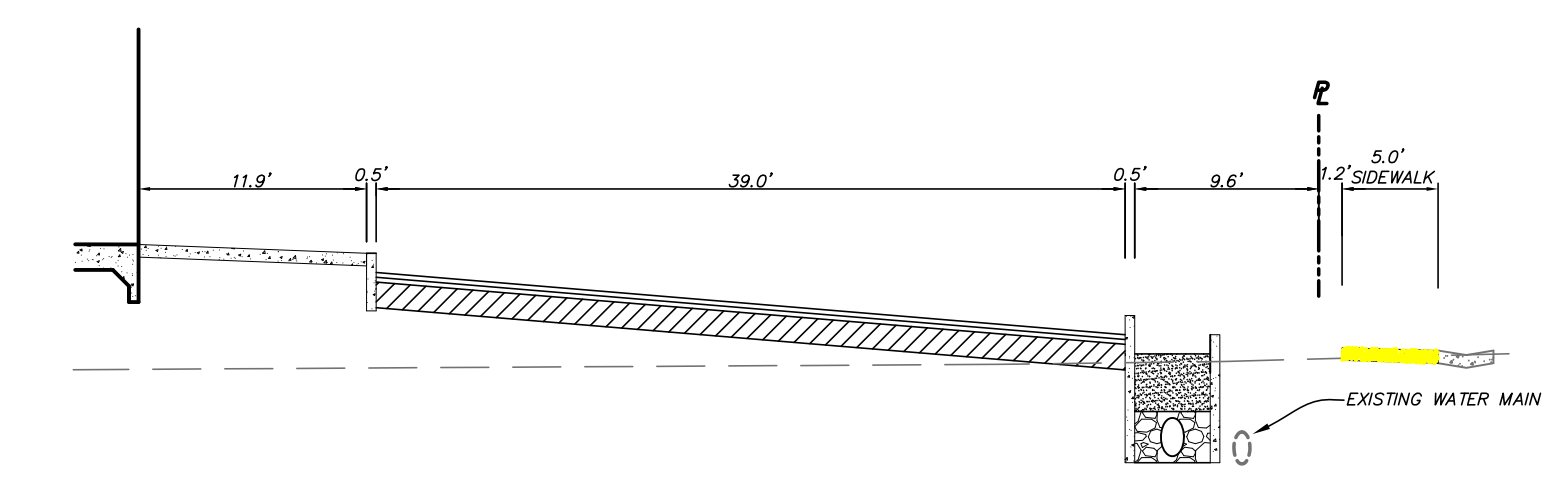
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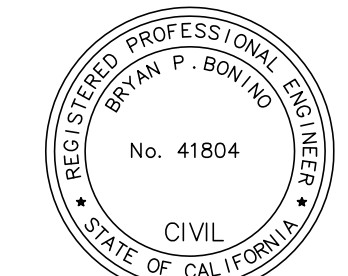
2 WESTERN PROPERTY LINE  
 NTS



3 WESTERN PROPERTY LINE  
 NTS



4 NORTHERN PROPERTY LINE  
 NTS



PROJECT ENGINEER'S SIGNATURE  
 BY: \_\_\_\_\_

DATE: 10-29-2018 P.E. 41804

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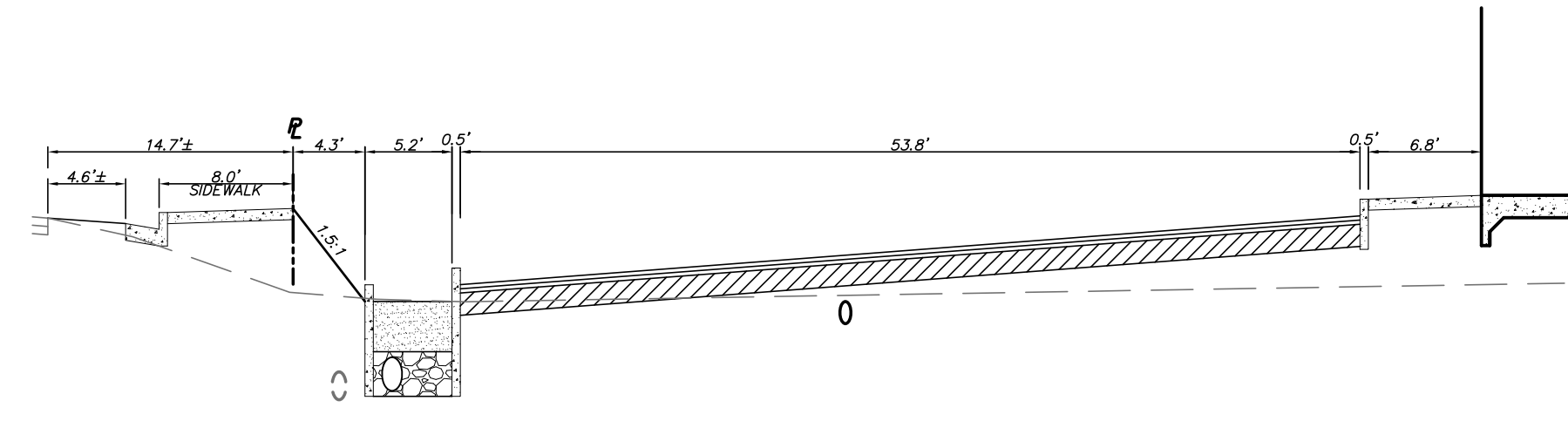
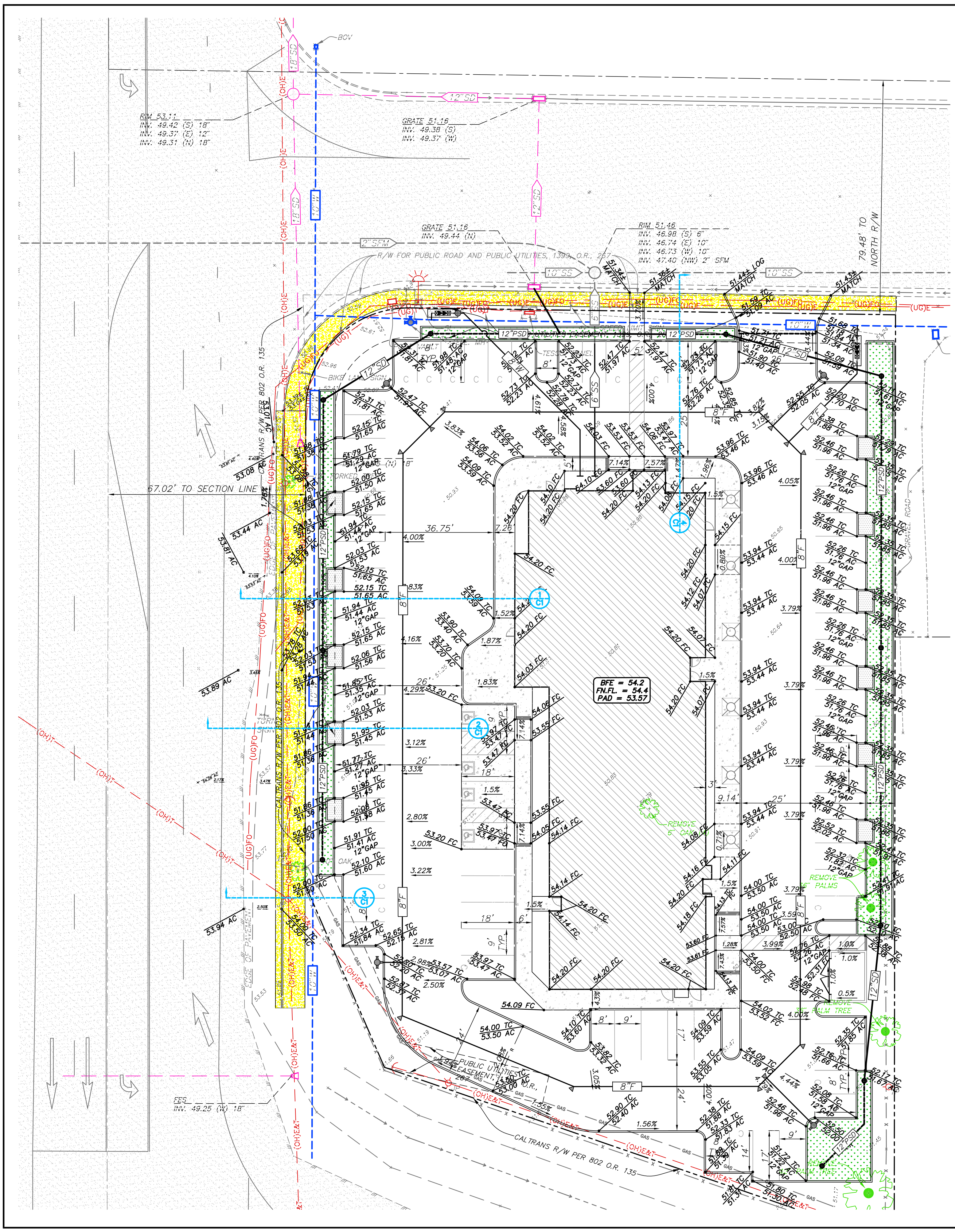
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DATE: 10-29-2018

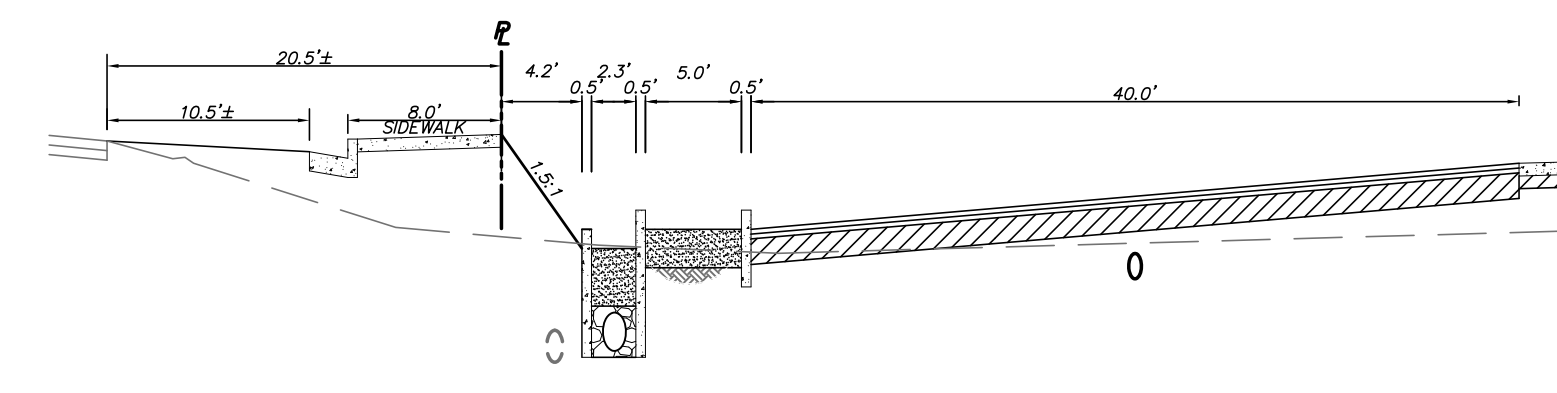
DESIGNED BY: B. BONINO  
 DRAWN BY: A. BAILEY  
 REVIEWED BY: B. BONINO  
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REVISIONS			
NO.	DESCRIPTION	BY APPR.	DATE

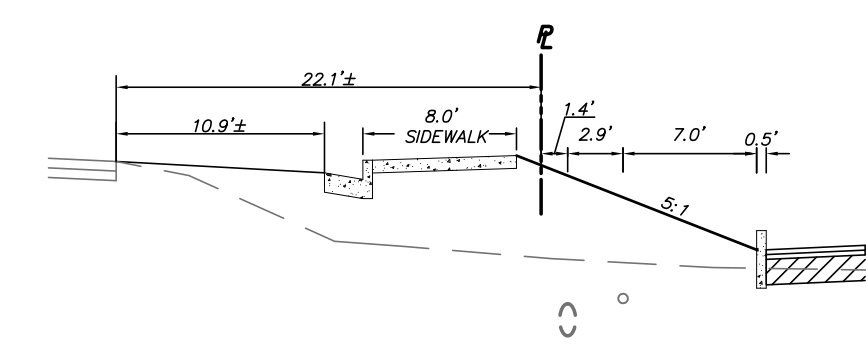
**EXHIBIT A**



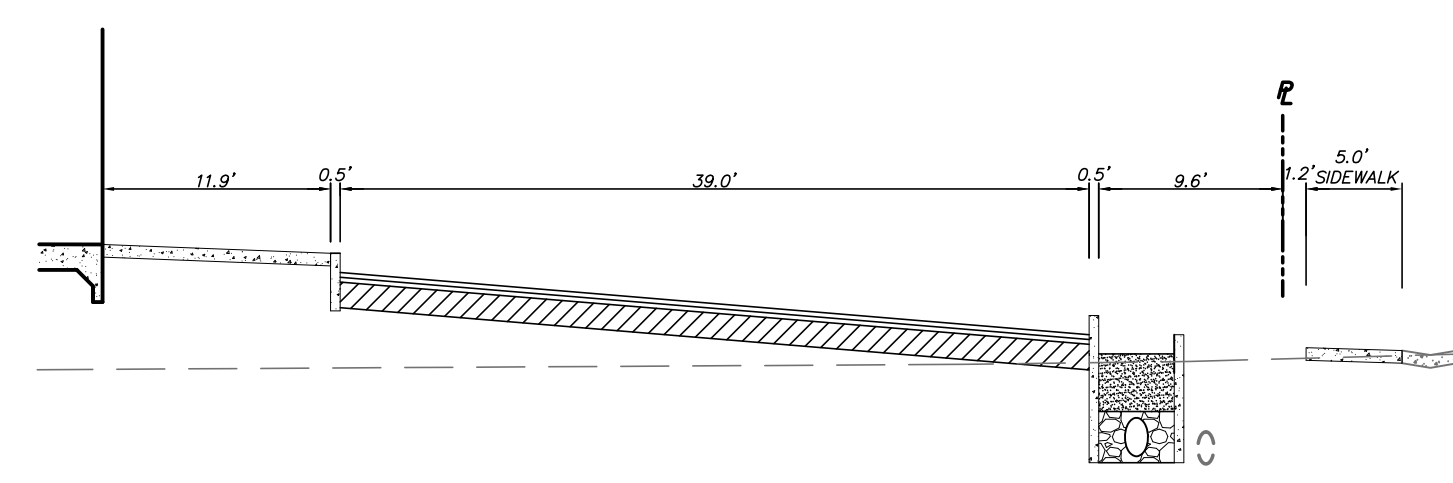
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**2 WESTERN PROPERTY LINE**  
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**3 WESTERN PROPERTY LINE**  
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**4 NORTHERN PROPERTY LINE**  
 NTS

## Parking Justification Statement

The proposed project will contain a total of 77 various parking spaces for the 79 unit hotel. The parking count is broken down to the following:

Type	Count	Percentage
Standard	39	51%
Compact	34	44%
Handicap	4	5%
Total	77	100%
Flex spaces (Loading Zone can be used as overnight parking if needed)	2	
	79	

The 77 to 79 provided parking spaces will be sufficient for the hotels parking demand for several reasons which include:

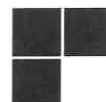
**1. Based on the Institute of Transportation Engineers published parking demand counts for suburban hotels.**

Parking demand based on rates published by the Institute of Transportation Engineers (ITE) in Parking Generation (4th Edition), the average peak period parking demand for suburban hotels is 0.89 spaces per occupied room on a weekday (Hotel, ITE Code 310). Based on ITE rates, the peak parking demand for the proposed project would be 70 spaces at 100 percent occupancy. Based on the proposed site plan, which indicates a total of 77 spaces, the proposed parking supply would serve an occupancy of 110 percent as per the ITE standards. The extra 7 spaces can be utilized as a park n' fly feature for hotel guests.

**2. Woodland area hotel occupancy, parking flow and developer's operational knowledge**

Hotels do not constantly operate at a 100% occupancy and most parking supply is left unused during the year. This is evident in Woodland area hotels, as according to the Smith Travel Research hotel demand report, the competitive set of hotels in the area are running at a 77% occupancy. With this average occupancy and based on the ITE standard of 0.89 parking spaces / occupied room the hotel would typically use 54 spaces on most days. Only in rare events when the hotel is completely occupied would the hotel use more than that.

The Developer informally surveyed demand at three hotel locations within Woodland, CA with similar amenities and freeway / airport proximities. The result was that there were no visible parking issues. The





parking lots had at least 10% of their spaces available at-all-times. The three hotels surveyed were the Best Western Shadow on East Street, Holiday Inn Express, and Comfort Suites located on Freeway Drive. All three hotels were surveyed multiple times during the week during peak time and off-peak times. All hotels provided a 1 space for 1 room ratio of parking much like the proposed development.

Furthermore, two of the hotels provide a park and fly program and in which still resulted in at a minimum of 10% of their spaces being left unoccupied even during peak times.

### **3. The rise of Uber, Lyft, and ridesharing platforms**

The hotel anticipates many hotel guests will be business people who have arrived from out of town, frequently by air or transit. Recent trends are for hotel guests either to arrive by carpool in rented cars or to utilize taxicabs, Uber, or Lyft. These trends have reduced parking demand at hotels. Many transportation engineers agree that if the ITE standards were to be updated, the spaces per occupied room would decrease even more from the 0.89 / occupied room standard.

### **Compact space ratio**

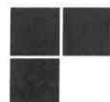
Due to the constraints of the site and many state and local laws the site has a higher than normal compact to standard parking size ratio. This mainly due to the following constraints of the parcel:

- Enhanced landscape requirements by local ordinances
- Parking lot shade plan requirements by local ordinances
- State mandated Storm water pollution reduction standards have increased the need for bio-retention areas which take away valuable parking space area

Although these spaces are technically smaller than average parking spaces, they are sufficient enough to fit modern day full-size sedans and provides the hotel development with an visually enhanced landscaping package and lot more parking lot shade coverage.

### **Semi-Trailer Truck Parking**

The project does not allow for onsite semitruck or large trailer parking and therefore they do not anticipate large truck drivers to patronize their business. Most semi-trailer truck drivers only stay at hotels that accommodate a safe place for their trucks and rigs. The hotel will enforce a strict offsite and onsite parking policy which will not allow for overnight semi-truck parking.



**Avid Hotel Woodland Heat Island Reduction Strategy**

*Increased shade and vegetation around hotel and parking lot:* The avid Hotel will include extensive tree shading and vegetation. These landscaping enhancements will lower surface and air temperatures by providing shade and cooling through evapotranspiration. The trees and vegetation will directly shade the hotels parking lot reducing the ambient temperature and will also protect the hotels customers and employee's health by improving air quality, also by providing cooling shade for outdoor activities, and reducing exposure to harmful UV radiation.

*Cool Roof:* A flat cool roof will be implemented at the avid Hotel Woodland. A cool roof helps to reflect sunlight and heat away from the hotel, reducing roof temperatures. This allows for the hotel to stay cooler, reducing the amount of air conditioning needed during hot days. According to a study conducted in California cool roofs can provide annual energy savings of almost 50 cents per square foot. Such energy savings can also result in better air quality in the community and fewer greenhouse gases emitted to the atmosphere.

*Energy Efficient Appliances and Equipment:* The avid Hotel will use energy star certified appliances when possible. Using efficient appliances and equipment in the hotel will help to lighten the load on the electric grid during heat waves, thus ensuring a more reliable supply of electricity to the community.

*Efficient guestroom PTAC management system:* The avid Hotel will utilize a state-of-the-art cloud based PTAC energy management system for guestroom cooling. The Amana Digi smart system interrogates with the hotel's front desk systems. Which reduces PTAC energy consumption up to 35% or more through the power of the in-unit energy management system, programmable temperature set-backs, and temperature limiting combined.

The system will recognize when a guest is expected to arrive in the room and automate a set-point temperature using fans throughout the day to keep the guestroom comfortable for the guest's arrival. This in-turn saves on the guestroom PTAC from working hard on hot summer days and reducing heat island effects tremendously by limiting the usage of compressors and exhaust heat throughout the hotel.



### **Avid Hotel Woodland Sustainability Features**

*Energy Efficiency and Renewable Energy Generation:* The avid Hotel will include the following energy efficiency features to minimize the demand for non-renewable energy:

- Energy Star refrigerators in guest rooms
- High efficiency individual guest room PTAC units with cloud and sensor base management controls.
- Energy Star clothes washers in the guest laundry
- Storefront glass with lower Solar Heat Gain Coefficient to reduce energy use and improve comfort in the space
- High efficiency HVAC with demand-controlled ventilation in common areas
- High efficiency staff kitchen equipment with demand-controlled ventilation
- Cool light-colored roof
- Operable windows in all guestrooms

*Water Use and Management:* The following features will be incorporated to reduce water use in the avid Hotel building:

- Low flow faucets, showerheads, and toilets in all guest rooms
- Low flow toilets and motion sensor faucets in public and staff restrooms
- Water efficient washing machines in guest laundry rooms
- Laundering guest room linens and towels only upon request

To reduce water, use in landscaping, the following features are incorporated:

- Use of drought-tolerant plants in landscaping
- Low flow irrigation system

In addition, rainwater runoff from the parking lots, roof top and other hardscape will flow through a bioswale to remove silt and improve water quality before being discharged to the storm water system.

*Sustainable Transportation:* To facilitate use of sustainable transportation modes, the following amenities and programs will be marketed and provided to hotel guests and patrons:

- Online information about pedestrian, cycling, and public transportation alternatives available to guests before they arrive.
- A hybrid or fully electric shuttle bus, that will connect to Sacramento International Airport, UC Davis and other guest destinations
- Two bicycle parking areas
- Rental/shared bicycles available to guests that will be outfitted with lights, locks, and baskets that can be used to transport groceries, briefcases, etc.
- A points incentive program through the IHG loyalty program for guests who utilize alternative transportation while staying at avid Woodland





- Electric vehicle charging stations to promote use of this technology as a more sustainable transportation mode

*Waste Reduction and Recycling:* The entire facility will be designed to provide for waste reduction and recycling from the common spaces to the operations spaces. Recycling receptacles consistent with City of Woodland waste collection and diversion programs will be provided in guest rooms, employee work areas, kitchens, and public areas as well as outdoor collection and pickup locations. A program will be developed to minimize waste generated from food prepared in the hotel kitchen, by merchandise available for sale in the hotel market, and by hotel office functions.

