



City of Woodland
Meeting Agenda
Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

May 16, 2019
6:30 PM

Please Note: The numerical order of items on this agenda is for the 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

G. APPROVAL OF MINUTES

H. PUBLIC HEARING

1. SUBJECT: Tentative Parcel Map No. 5136 - 530 Quality Circle

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission take action on the following:

1. Receive the staff report;
2. Conduct the public hearing;
3. Adopt Resolution No. PC19-_____ approving Tentative Parcel Map No. 5136, subdividing one, 24.38 acre parcel located at 530 Quality Circle (APN 027-851-024), into four parcels of 4.02, 8.14, 6.20, and 6.02 acres, respectively.

2. SUBJECT: Merritt Ranch (APN:042-580-001) Tentative Subdivision Map #5160; Spring Lake Specific Plan Amendment; EIR Addendum; and associated Development Agreement

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission take action on the following:

1. Receive the staff report;
2. Conduct the public hearing;
3. Adopt Resolution No. PC19-_____, recommending City Council: 1) approve the Merritt Ranch Tentative Subdivision Map No. 5160 (Exhibit 1-B) in accordance with the Conditions of Approval (Exhibit 1-C); and 2) adopt Ordinance No. _____, authorizing the Amendment to the Spring Lake Specific Plan (Exhibit 1-A) 3) approve associated Development Agreement (Attachment 2) and 4) approve CEQA addendum

I. BUSINESS ITEMS

3. SUBJECT: City of Woodland 2019/20-2022/23 Capital Improvement Program

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission 1.) Review the proposed City of Woodland Capital Improvement Program (CIP) for 2019/20 - 2022/23 and 2.) Make a finding that the proposed CIP for 2019/20 - 2022-23 is in conformity with the General Plan

J. STAFF OR COMMISSIONER COMMENTS

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.



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: May 16, 2019
ITEM #: H.1.
SUBJECT: Tentative Parcel Map No. 5136 - 530 Quality Circle

Staff Contact:

Erika Bumgardner, Senior Planner, (530) 661-5886, erika.bumgardner@cityofwoodland.org

Project Site Description

The subject property is currently 24.38 acres in size and is located in the Regional Commercial/Light Industrial Flex Overlay (RC/LIF). The RC/LIF zoning allows for retail establishments, supporting uses such as gas stations and hotels, as well as limited office spaces (up to 10% of total square footage). Additionally, light industrial or service commercial uses, such as auto sales and repairs, are also allowed. A large portion of the parcel is currently vacant/undeveloped (proposed Parcels 1, 3 and 4). The Woodland Motors auto dealership and a digital freeway sign are located on an 8.14 acre portion of the site (proposed Parcel 2).

Project Proposal

The applicant is requesting approval of the proposed Tentative Parcel Map No. 5136. The request is to subdivide an existing 24.38 acre commercial parcel into four (4) parcels as followings:

- Parcel 1 – 175,111.2 sq. ft. (4.02 acres)
- Parcel 2 – 354,578.4 sq. ft. (8.14 acres)
- Parcel 3 – 270,072 sq. ft. (6.20 acres)
- Parcel 4 – 262,231.2 sq. ft. (6.02 acres)

Applicant seeks to divide the current parcel into four smaller parcels in order to “enable future development for future commercial use to create new jobs and tax revenue.”

Public Notification

Public notice advertising for the public hearing on this project was prepared by the Community Development Department in accordance with notification procedures set forth in the City of Woodland’s Municipal Code and State Planning Law. Two methods of public notice were used:

- Legal notice was published in the Woodland Daily Democrat at least ten days prior to the public hearing.
- Notices were mailed to all property owners within 300 feet of the project site.

Applicable Laws, Codes & Ordinances

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

- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance
- City of Woodland Subdivision Ordinance
- California Environmental Quality Act (CEQA)

Environmental Assessment Status

This project qualifies for the categorical exemption from the provisions of CEQA, as the project is considered a Class 15 Categorical Exemption as listed in Title 14, Chapter 3, Article 19 of the California Code of Regulations.

A Class 15 (CEQA Guidelines, §15315) exemption applies to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The proposed map is in full compliance with these provisions. The project applicant secured Swainson hawk easements for the 24.38 acre project site prior to the January 11, 2019 adoption of the Habitat Conservation Plan (HCP). Future development shall be subject to applicable HCP avoidance and minimization measures.

Prior to taking an action to approve the project as recommended, the Planning Commission is required to confirm this environmental determination in conjunction with action on the project. If this project is approved, staff will file a notice of exemption with the Yolo County Clerk's Office in conformance with Article 5 §15062(a) of the CEQA guidelines.

Reviewing Agency Comments

The project has been circulated to other city divisions and departments for review. All reviewing agency comments have been integrated into the conditions of approval.

Staff Analysis

General Plan Consistency

The 2035 General Plan (GP) designation for the site is Regional Commercial/Light Industrial Flex Overlay (RC/LIF).

The Regional Commercial designation is intended to accommodate retail 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. Expansion of complementary clusters of larger-format or unique retail, healthcare, commercial, recreational and possibly institutional uses that reinforce and support each other is encouraged. Entertainment uses are not permitted so as to not compete with these types of commercial uses in the Downtown core.

The proposed map is consistent with the City's General Plan; future uses shall be consistent with the City's General Plan and subject to the entitlement and permitting requirements of the Zoning Ordinance and other applicable City ordinances.

Zoning Consistency

Land Use

The zoning designation for the site is Regional Commercial/Light Industrial Flex Overlay (RC/LIF), which provides for a transition from industrial to retail for the area south of East Main Street and north of Interstate 5 (I-5). In addition to uses permitted by the base Regional Commercial designation, custom to light industrial uses, new auto and RV sales and service, limited contractor facilities, and other retail not typically found in retail centers will also be considered. The proposed future use of the site shall be consistent with and subject to the entitlement and permitting requirements of the Zoning Ordinance and other applicable City ordinances.

Lot Area/Width

The City of Woodland's Zoning Ordinance does not prescribe minimum lot size or lot width requirements for parcels in the Regional Commercial/Light Industrial Flex Overlay zone.

Lot Coverage

Maximum lot coverage in the RC/LIF zone is seventy percent. At such time future development is proposed, it shall be subject to applicable zoning and design requirements.

City of Woodland Subdivision Ordinance

The project site, as conditioned, complies with the City of Woodland's Subdivision Ordinance, including conformance with the City of Woodland General Plan and applicable zoning requirements.

Access and Circulation

To minimize potential exiting conflicts along East Main Street, the City's Traffic Engineer conditioned the project to limit driveways along East Main to one full access driveway, and one secondary right in right out driveway depending on driveway placement (see Condition of Approval #11). Additionally, the project is conditioned to install a multi-way stop at the intersection of Freeway Drive and East Main Street, including advanced warning signs and flashing beacons in advance of the intersection to allow, for ease of exiting at Freeway Drive and E. Main Street.

Appeal

The subdivider, or any party adversely affected by the decision, the City Council, an individual city council member, or the city manager, may appeal any action of the Planning Commission with respect to a tentative map to the City Council within ten (10) days after the action of the Planning Commission. No conflict of interest shall exist solely by reason of the filing of an appeal by the City Council, an individual city council member, or the city manager. Any such appeal shall be filed with the city clerk and, except an appeal by the City Council, a City Council member, or the city manager, shall be accompanied by a filing fee as prescribed by City Council resolution. Upon the filing of an appeal, the city clerk shall set the matter for hearing. Such hearing shall be held within thirty days after the date of filing the appeal. Within ten days, or at its next regular meeting following the conclusion of the hearing, the City Council shall render its decision on the appeal.

Conclusion:

Staff recommends that the Planning Commission take action on the following:

1. Receive the staff report;
2. Conduct the public hearing;
3. Adopt Resolution No. PC - _____ approving Tentative Parcel Map No. 5136, subdividing one, 24.38 acre parcel located at 530 Quality Circle, into four parcels of 4.02, 8.14, 6.20, and 6.02 acres, respectively.

Prepared By: Erika Bumgardner, Senior Planner

Reviewed By: Cindy Norris, Principal Planner

Attachments:

1. Planning Commission Resolution and Conditions of Approval
2. Tentative Parcel Map 5136
3. General Application Form and Project Statement
4. Project Information Summary Sheet

RESOLUTION NO. PC 19 - ____

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND APPROVING TENTATIVE PARCEL MAP NO. 5136
LOCATED AT 530 QUALITY CIRCLE (APN 027-851-024)**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on May 16, 2019, to review and consider a request for Tentative Parcel Map No. 5136, to subdivide an existing 24.38 acre parcel into four parcels of approximately 4.02, 8.14, 6.20 and 6.02 acres respectively as shown in **Exhibit A**. The property is located at 530 Quality Circle (APN 027-851-024-000); and

WHEREAS, the proposed project, as conditioned, is consistent with the provisions that have been outlined by the General Plan and meets all regulatory requirements of the Zoning Ordinance; and

WHEREAS, pursuant to California state law and the Woodland Municipal Code, public hearing notices were mailed to all property owners within an area exceeding a three hundred foot radius of the subject property, and a public hearing notice was published for a minimum of ten days prior to the public hearing in the Woodland Daily Democrat; and

WHEREAS, pursuant to the California Environmental Quality Act (“CEQA”), the proposed modified use is categorically exempt from further environmental review pursuant to Section 15315 of CEQA and is a Class 15 exemption; and

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby make the following findings, and determinations with respect to the proposed Tentative Parcel Map No. 5136:

Section 1. The proposed Tentative Parcel Map is consistent with the City’s General Plan. The proposed Tentative Map will implement the General Plan by providing the opportunity for development of for-sale, regional commercial and light industrial land within the community.

Section 2. The Tentative Parcel Map depicts a site that is physically suitable for development. There are no conditions that would render the property unsuitable for light industrial and/or regional commercial development.

Section 3. The site is physically suitable for the proposed density of development. The site is of sufficient size and shape to allow the proposed density, and the parcel will be able to accommodate future development of light industrial and/or regional commercial uses given the shape and topography of the Project site.

Section 4. The design of the parcel or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Section 5. The design of the proposed parcel will not cause serious public health problems and is not anticipated to have any negative impacts on Project residents or occupants of the surrounding area.

The Planning Commission does hereby approve Application No. PLNG 17-00064 for Tentative Parcel Map No. 5136 (**Exhibit A**) to allow the subdivision of property located at 530 Quality Circle, subject to the recommended conditions of approval as provided in **Exhibit B**.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on May 16, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Marco Lizarraga, Chairperson

ATTEST:

Cindy Norris, Principal Planner

Exhibit A – Tentative Parcel Map No. 5136

Exhibit B – Conditions of Approval

Exhibit A

WOODLAND, CA 95776



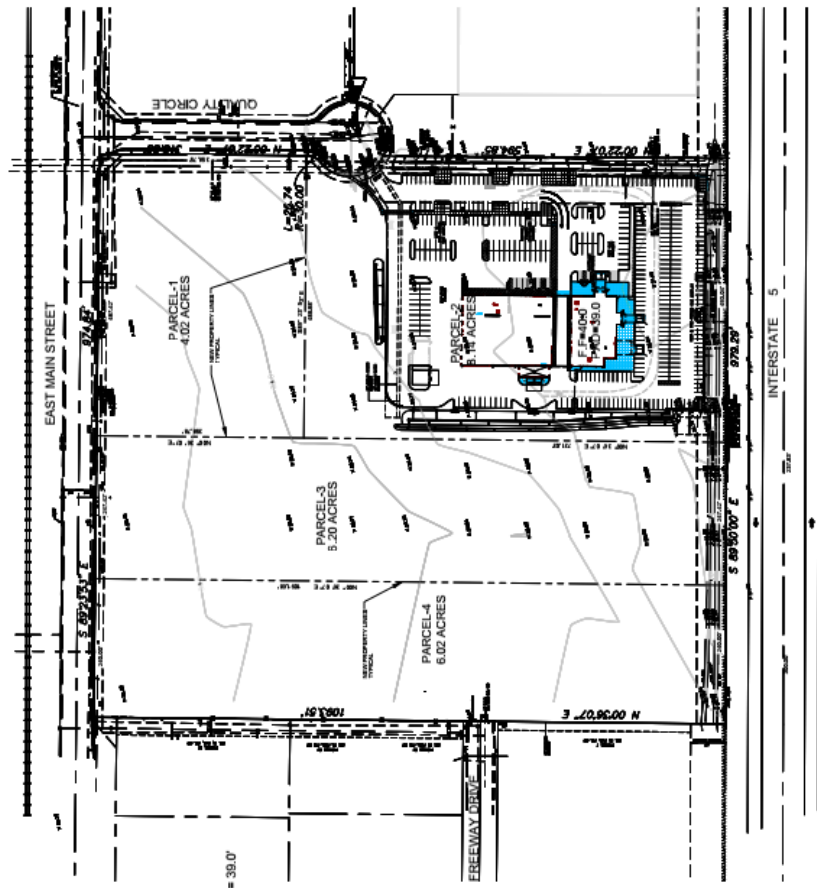
VICINITY MAP

ABBREVIATIONS

SP	SPRINT	CONCRETE
AC	AGGREGATE BASE	
AB	FACE OF CHAM (L. OF CHAM W/ NO GUTTER PAV)	
FO	FINISH FLOOR ELEVATION	
T.C.	TOP OF CHAM	
P	PAVEMENT GRADE	
S.S.	SEWER MAIN	
S.D.	STORM DRAIN	
W.S.	WATER SERVICE	
N.T.S.	NOT TO SCALE	
SDMH	SEWER MANHOLE	
SDMH	SEWER MANHOLE	
CATG.	CURB/TOE TO GRADE	
FILE	PUBLIC UTILITIES DISTANCE	
F.O.D.	FEED POINT CONNECTION	

LEGEND

PROPOSED	EXISTING
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE
STORM DRAIN	STORM DRAIN
DRAIN INLET	DRAIN INLET
RAVE WAY	RAVE WAY
SEWER RAMP	SEWER RAMP
MANHOLE	MANHOLE
SURVEY MONUMENT	SURVEY MONUMENT
RIGHT OF WAY LINE	PROPERTY LINE
EXEMPT LINE	EXEMPT LINE
EDGE OF PARCELS	EDGE OF PARCELS
ROAD LINE (PAVING LOT)	ROAD LINE (PAVING LOT)
FENCE LINE	FENCE LINE
CONTROLLING LINE	CONTROLLING LINE
SEWER	SEWER
SURVEY LIGHT	SURVEY LIGHT
STORM DRAIN	STORM DRAIN
PWD GRADE ELEVATION	PWD GRADE ELEVATION
ROAD LINE	ROAD LINE

[illegible]

WOODLAND MOTORS TENTATIVE
PARCEL MAP
QUALITY CIRCLE
WOODLAND, CA 95776



Peabody Engineering
1700 Alhambra Blvd., Suite 102
Sacramento, CA 95816
(916) 731-6000 office (916) 731-6000 fax



REV.	DESCRIPTION	DATE
	FOR PLANNING	10-27-2017
	FOR PLANNING	REV 12-06-2017
	FOR PLANNING	REV 09/21/2018

SHEET TITLE:
WOODLAND MOTORS
TENTATIVE
PARCEL MAP
NO. 5136

SCALE: AS NOTED
PROJECT NO: 2202.003
THIS SHEET IS 30" x 42"
SHEET NO:

Exhibit B
Conditions of Approval

PLANNING

1. The project is as described in the staff report prepared for the May 16, 2019 Planning Commission meeting to approve Parcel Map No. 5316 to divide the property located at 530 Quality Circle into four separate parcels; Parcel 1 being an area of 4.02 acres, Parcel 2 being an area of 8.14 acres, Parcel 3 being an area of 6.20 acres and Parcel 4 being an area of 6.02 acres respectively. The project shall be carried out in substantial compliance as depicted on the submitted Tentative Parcel Map No. 5136 dated September 21, 2018, included in Exhibit A, except as modified in these conditions of approval and with any changes necessary to meet city codes and specifications.
2. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
3. Upon approval, the applicant will be required to submit a final parcel map. Prior to official recordation of the legal description and revised lots, the Community Development Department must approve this map.
4. Secure approval and satisfy requirements of all agencies of jurisdiction.
5. The applicant will be required to file a copy of the recorded instruments with the City of Woodland Community Development and the Public Works Department upon recordation of the revised parcels.
6. Applicant shall provide the Community Development Department with a check for the sum of \$25.00 made out to Yolo County to record the environmental document with Yolo County.

DEVELOPMENT ENGINEERING

Tentative Map Conditions

Fees:

7. The property owner, Beekfam LLC, and their successors in interest to all or any part of the property ("Owner"), shall pay all required fees for processing final maps (technical check) with

final map submittal.

8. Prior to approval of improvement plans, the Owner shall pay all fees for plan check and inspection of offsite infrastructure improvements, as approved by City Council and defined in the City Fee Schedule. If Owner pays a deposit only at improvement plan submittal, the balance shall be paid prior to improvement plan approval by the City Engineer.
9. Owner shall pay development impact and surface water fees prior to issuance of building permit, and shall pay fees in effect at the time of building permit.
10. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the applicant fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, the applicant will be legally barred from later challenging such fees, dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding, or other agreement with the applicant which authorizes the City to impose certain fees, and which may waive the applicant's right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

Access to East Main Street

11. Only one full access driveway will be allowed on East Main Street, a secondary right in right out driveway may also be allowed. Access restrictions are as follows:
 - A maximum of two driveways will be permitted on East Street between Quality Circle and the western property line. Only one of the two driveways may be full access.
 - The two driveways and Quality Circle must be separated by at least 250 feet.
 - The full access intersection must be at least 400 feet from Quality Circle. (500' if the secondary driveway is between Quality Circle and the primary driveway).
 - The right in/out driveway shall be constructed with a median on East Main Street to prevent illegal left turns. The median will be constructed when the driveway onto East Main Street is installed. The median must extend a minimum of 200 feet east and west of the driveway, unless there is a conflict with another movement. If there is a conflict with an adjacent driveway movement the City may approve an incremental reduction in length, at its sole discretion. The Median shall be at least 10 feet wide curbed, concrete filled with colored stamped concrete and landscape accents as approved by the City. The median may be constructed from dowel and epoxy curb except the first 25 feet from any exposed end must be full depth median curb.

- If a full access intersection is placed in such a way that the right-in/right-out cannot be placed in accordance with the required herein (including left turn storage and bay tapers), then cross access easements shall be provided between parcels 1 and 3.
 - The taper requirement shall be as denoted below.
 - If Parcel 4 obtains access via existing driveway on adjacent parcel to the west (i.e. APN 027-851-018), no additional access shall be permitted on the frontage of Parcel 4.
12. Construction of any driveway on East Main Street shall include 40:1, 6 foot tapers on each side of the driveway, or an alternative design for a high speed driveway as approved by the City Engineer.
13. Restriping of East Main Street for turn pockets or other features shall be completed when the driveway onto East Main Street is installed and shall be done to the satisfaction of the City. Owner shall install microsurfacing under the new striping plus 50' in either direction.

Prior to Approval of Final Map

14. Owner shall either complete construction of 10" public water main (portion already constructed on GB dealership) connecting the mains in Freeway Drive and Quality Circle; or enter into an improvement agreement, provide security (performance and payment), and construct the waterline within one year of the approval of the map. The alignment shall be subject to approval of the City. If a building permit is issued within one year of final map approval the construction of the waterline shall commence concurrently. Prior to map approval, owner shall engage a licensed civil engineer to do preliminary design and a construction cost estimate (stamped). If final plans have not been approved, performance bond amount shall be 130% of the construction cost estimate.
15. Owner shall install a multi-way stop at the intersection of Freeway Drive and East Main Street. Construction shall include advance warning signs and one installation with two flashing beacons (with the warning signs) in advance of the intersection on the west bound approach. Spacing shall be in accordance with the MUTCD. Advanced flashing beacons shall be direct powered and subject to submittal review by the City. Upon completion, the flashing beacons will be accepted by the City to own and maintain.

Owner shall either complete construction of the stop sign and advanced beacons (improvements); or enter into an improvement agreement, provide security (performance and payment), and construct the improvements within eighteen months of the approval of the map. The alignment shall be subject to approval of the City. If a building permit is issued within eighteen months of the final map approval year the construction of the improvements shall commence concurrently. Prior to map approval owner shall engage a licensed civil engineer to do preliminary design and a construction cost estimate (stamped). If final plans have not been approved, performance bond amount shall be 130% of the construction cost estimate.

Prior to Building Permit Issuance

16. Prior to issuance of a building permit the applicant shall obtain an encroachment permit for the construction of public improvements and post any security determined necessary by the City Engineer. Public improvements shall include utility connections, sidewalks, curb, gutter, driveway as prescribed below for all parcels.
17. Each parcel shall install a stop sign at its driveway to control egress from its site.
18. Each parcel shall construct separate services for water, storm water and sewer connections. Landscaping and potable water shall be separate metered connections. Fire, landscaping and potable water services shall all have backflow devices.

Parcel 1 Specific Conditions

19. Prior to or concurrent with the construction associated with the first building permit for Parcel 1, Owner shall:
 - a. Ensure coordination of placement and construction of on-site improvements with the existing 24" waterline and PUE.
 - b. Install street lights in accordance with City standards along the frontage of East Main Street. Number of street lights will depend on ultimate parcel width.
 - c. Construct frontage improvements along East Main Street consisting of minimum 8-foot-wide planter strip, 5-foot wide sidewalk, curb ramp, and existing curb replacement as determined necessary by the City.
 - d. Construct (on East Main Street or Quality Circle) a driveway(s) in accordance with the requirements listed in "Access to East Main Street". This may include taper modification on the frontage of the adjacent property (curb and street only), street widening, striping and microsurfacing.
 - e. Frontage improvements along Quality Circle, City Standard (monolithic) sidewalk and replacing the curb as necessary as determined by the City.

Parcel 2 Specific Conditions

20. Prior to or concurrent with the construction associated with the first building permit (including grading or pavement permits) for Parcel 2, Owner shall obtain an encroachment permit and construct the following public improvements:
 - a. Frontage improvements along Quality Circle, of City Standard sidewalk and replacing the curb as necessary as determined by the City.
 - b. Ensure coordination of placement and construction of on-site improvements with the existing 24" waterline and PUE.

Parcel 3 Specific Conditions

21. Prior to or concurrent with the construction associated with the first building permit (including grading or pavement permits) for Parcel 3, Owner shall obtain an encroachment permit and construct the following public improvements:
 - a. Install street lights in accordance with City standards along the frontage of East Main Street. Number of street lights will depend on ultimate parcel width.
 - b. Construct frontage improvements along East Main Street consisting of minimum 8 foot wide planter strip, 5-foot wide sidewalk, curb ramp, and existing curb replacement as determined necessary by the City.
 - c. Construct a driveway(s) in accordance with the requirements listed under “Access to East Main Street”. This may include taper modification on the frontage of the adjacent property (curb and street only), street widening, striping and micro surfacing.
 - d. Construct city standard end of road improvements on Freeway Drive either in the form of a driveway or other end of road or emergency access features.

Parcel 4 Specific Conditions

22. Prior to or concurrent with the construction associated with the first building permit (including grading or pavement permits) for Parcel 4, Owner shall obtain an encroachment permit and construct the following public improvements:
 - a. Install street lights in accordance with City standards along the frontage of East Main Street. Number of street lights will depend on ultimate parcel width.
 - b. Construct frontage improvements along East Main Street consisting of minimum 8 foot wide planter strip, 5-foot wide sidewalk, curb ramp, and existing curb replacement as determined necessary by the City.
 - c. Construct a driveway(s) in accordance with the requirements listed under “Access to East Main Street”. This may include taper modification on the frontage of the adjacent property (curb and street only), street widening, striping, micro surfacing, and median.

Site Design and Frontage Improvements

23. Project shall abandon any on-site wells with construction of site improvements.

Easement Dedications, Right of Way, and map restrictions

24. Final map shall dedicate a PUE to the City of 15’ in width to along the alignment of the public 10” water main connection between Freeway Drive and Quality Circle. The easement shall be free of structures. Minimum radii of curves shall be 300’
25. Final map shall show and identify easement for existing 24” transmission water main along the eastern edge of the property.

26. Final map shall dedicate right-of-way for frontage improvements, ramp, and for 40:1 6-foot tapers centered on the 40 foot easement (one taper each side of the easement) to accommodate proposed main driveway entrance, and modify the existing PUE accordingly.
27. Final map shall dedicate a chord as shown on the northeast corner of Parcel 1.
28. Owner shall dedicate and agrees to make any further easement or fee dedication necessary for public facilities at the time of site plan approval; prior to building permit. Owner shall fund costs associated with these dedications.
29. Final map shall dedicate adequate easements necessary for the access necessary to provide for connections to or construction of public utilities or streets through one of the following measures:
 - a. A legally binding CC&R document, reviewed and approved by the City and recorded on the title of the land;
 - b. Entering into an Agreement for Conveyance of Easements and record it against the property prior to final map and having map reference the agreement; or
 - c. Including a statement on the final map as follows: We hereby reserve easements for reciprocal private access, drainage, utilities, and maintenance, on, over, and across Parcels 1 and 2 these easements shall bind and insure to the benefit of the heirs, administrators, executors, and successors of the grantors and are for the benefit of each of Parcels so described.

Storm Water Quality

30. 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.

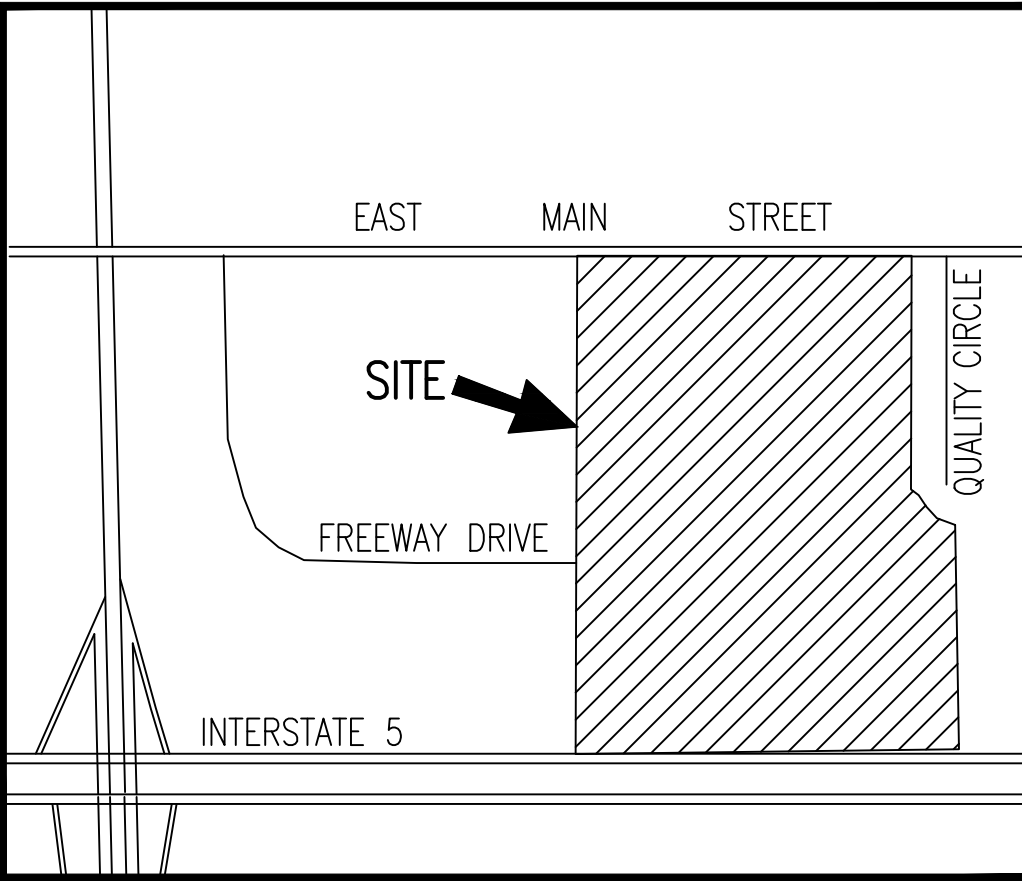
<http://www.cityofwoodland.org/gov/depts/cd/divisions/engineering/development/h2oquality.asp>

31. Owner shall enter into a Storm Water Treatment Device Access and Maintenance Agreement prior to certificate of occupancy or closing the encroachment permit that connects the onsite storm drain system to the public system. (There may be one agreement for each parcel).
32. 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.

33. Project shall comply with Storm Water Quality Ordinance, for site specific, general, and treatment control measures.

General Conditions

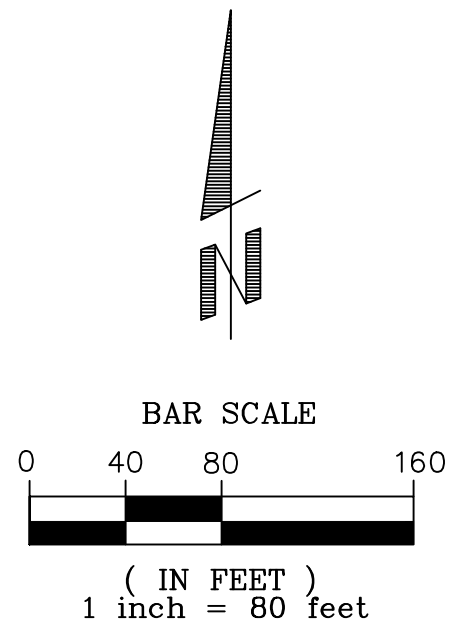
34. If the final map is requested prior to the construction of required improvements, applicant shall prepare improvement plans for all work within the public right-of-way or public easements and submit them to the Development Services division and enter into an improvement agreement and post security in the amount of 100% performance bond, 50% payment bond and 10% warranty bond.
35. For improvements required at building permit, the applicant shall prepare improvement plans for all work within the public right-of-way or public easements and submit them to the CDD Engineering Division with encroachment permit application for review and approval. Prior to building permit issuance, applicant shall obtain encroachment permit, post security for the full cost of the public improvements, and enter an Improvement Agreement if the estimated cost of the public improvements is greater than \$50,000. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.
36. Backflow protection devices are required on all commercial, domestic, fire, 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.
37. The site is currently within the 100-year flood plain, and building pad elevation shall meet City Code and FEMA requirements.
38. Design of the sites shall not impede the flood way and shall be modeled, project shall not create a significant (1 foot) increase in flood depth. This requirement may dictate site design and orientation of buildings.
39. Flood Model Requirements: Any design review application may require flood modeling funded by the applicant to determine if the design has an impact on adjacent properties.
40. Final Map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance.



VICINITY MAP
NOT TO SCALE

TENTATIVE PARCEL MAP NO. 5136 WOODLAND MOTORS

WOODLAND, CA 95776



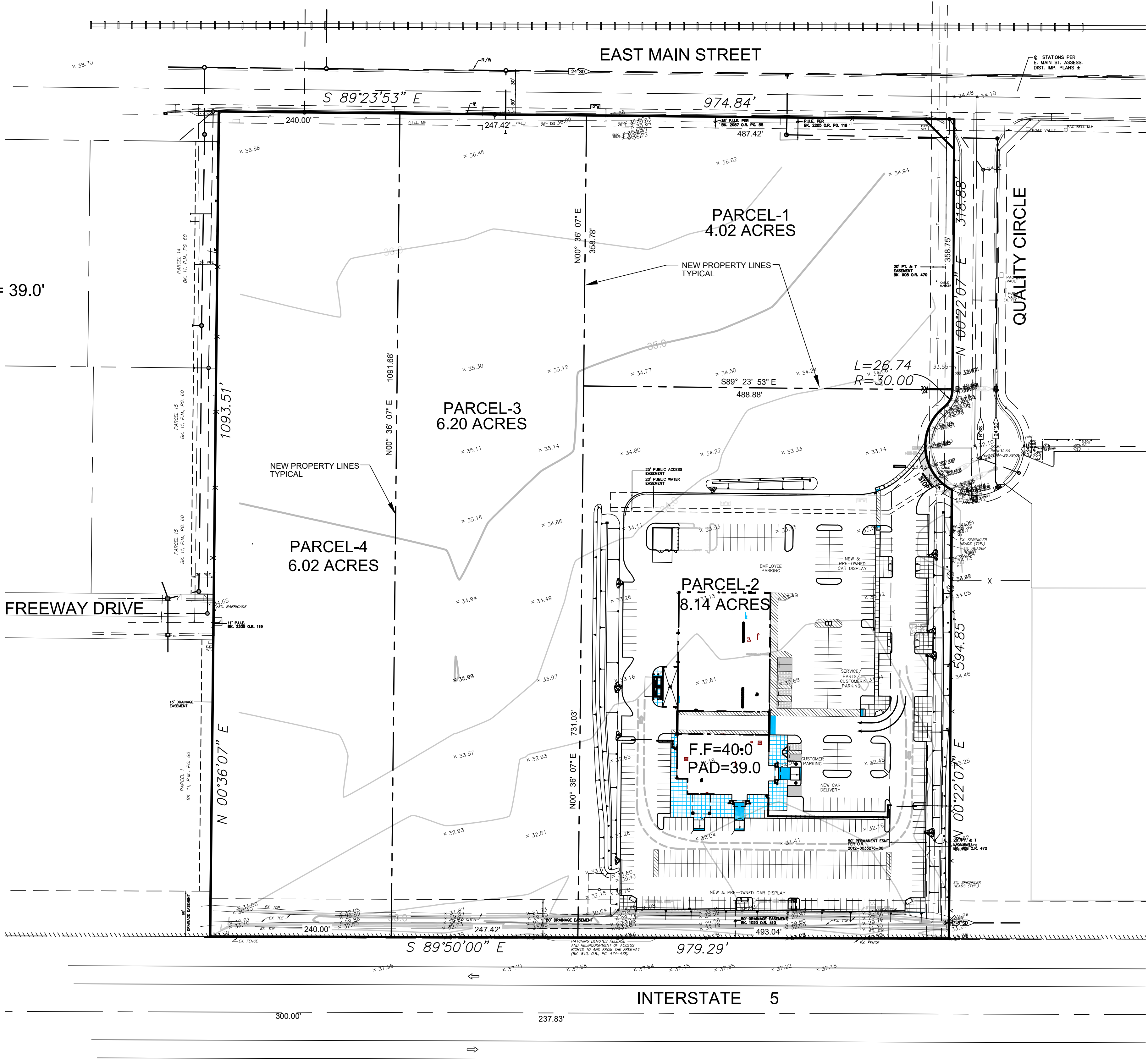
BASEFLOOD ELEVATION (BFE)= 39.0'
(ALL PARCELS)

ABBREVIATIONS

GR	GRATE
A.C.	ASPHALTIC CONCRETE
A.B.	AGGREGATE BASE
FOC	FACE OF CURB (FL OF CURB W/ NO GUTTER PAN)
F.F.	FINISH FLOOR ELEVATION
T.C.	TOP OF CURB
P	PAVEMENT GRADE
S.S.	SANITARY SEWER
S.D.	STORM DRAIN
W.S.	WATER SERVICE
N.T.S.	NOT TO SCALE
SDMH	DRAIN MANHOLE
SSMH	SEWER MANHOLE
C.O.T.G.	CLEANOUT TO GRADE
P.U.E.	PUBLIC UTILITIES EASEMENT
F.D.C.	FIRE DEPARTMENT CONNECTION

LEGEND

PROPOSED		EXISTING
	STORM DRAIN MANHOLE	
	STORM DRAIN	
	DRAIN INLET	
	DRIVE WAY	
	SIDEWALK RAMP	
	BARRICADE	
	SURVEY MONUMENT	
	CENTERLINE	
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EASEMENT LINE	
	EDGE OF PAVEMENT	
	RIDGE LINE (PARKING LOT)	
	FENCE LINE	
	CONTOUR LINE	
	SIDEWALK	
	STREET LIGHT	
	STREET NAME SIGN	
	SIGN	
	PAD GRADE ELEVATION	
	RIDGE LINE	



OWNER
SCOTT VANDERBEEK
530 QUALITY CIRCLE
WOODLAND, CA 95776
CONTACT: SCOTT VANDERBEEK PH# (916)997-2895

APPLICANT
PEABODY ENGINEERING
1700 ALHAMBRA BLVD. SUITE 102
SACRAMENTO, CA 95816
CONTACT: JACK VAROZZA PH# (916)731-8088

ENGINEER
PEABODY ENGINEERING
1700 ALHAMBRA BLVD. SUITE 102
SACRAMENTO, CA 95816
CONTACT: JACK VAROZZA PH# (916)731-8088

LEGAL DESCRIPTION:
A PORTION OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 2 EAST, M.D.B. & M.

ASSESSOR'S PARCEL NUMBER:
027-851-024-000

ZONING:
PRESENT: COMMERCIAL
PROPOSED: COMMERCIAL

NUMBER OF LOTS:
PRESENT: 1
PROPOSED: 4

AREA:
GROSS: 24.38 acres

DENSITY:
DENSITY CALCULATION:
BASED UPON ZONING MIN.
LOT SIZE AND PARCEL S.F. DENSITY=
4 LOTS/24.38 Ac. = 6.10 ACRES PER LOT

USES:
PRESENT: AUTO DEALERSHIP

SCHOOL DISTRICT:
SACRAMENTO SCHOOL DISTRICT

SOURCE OF WATER:
CITY OF WOODLAND

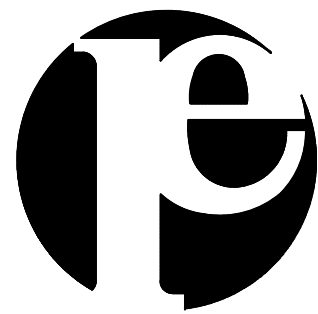
FIRE DISTRICT:
CITY OF WOODLAND

SANITATION FACILITIES:
WASTE MANAGEMENT

DRAINAGE FACILITIES:
CITY OF WOODLAND

IMPROVEMENT REQUIREMENTS:
IMPROVEMENT REQUIREMENTS AS REQUIRED BY THE CITY OF WOODLAND

WOODLAND MOTORS TENTATIVE
PARCEL MAP
QUALITY CIRCLE
WOODLAND, CA 95776



Peabody Engineering
1700 Alhambra Blvd., Suite 102
Sacramento, CA. 95816
(916) 731-8088 office (916) 731-8089 fax



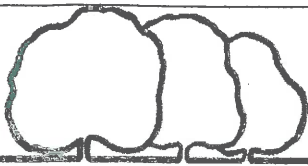
REV. DATE:	DESCRIPTION
	FOR PLANNING 10.27.2017
	FOR PLANNING REV 12.06.2017
	FOR PLANNING REV 09/21/2018

SHEET TITLE:
WOODLAND MOTORS
TENTATIVE
PARCEL MAP
NO. 5136

SCALE: AS NOTED
PROJECT NO: 2202.003
THIS SHEET IS 30" x 42"

SHEET NO:

1



City of Woodland

Community Development Department

300 First St, Woodland CA 95695
(530) 661-5820 Fax (530) 406-0832
www.cityofwoodland.org

General Application Form

1. Owner/Applicant

PROPERTY OWNER:

Scott Vanderbeek / *BECK FAM LLC*

MAILING ADDRESS:

530 Quality Drive

CITY STATE ZIP CODE:

Woodland, CA 95776

PHONE NUMBER:

916-442-2843

E-MAIL ADDRESS:

svanderbeek@woodlandmotors.com

PROJECT APPLICANT

Peabody Civil Engineering

MAILING ADDRESS:

1700 Alhambra Blvd, Suite 102

CITY STATE ZIP CODE:

Sacramento, CA 95816

PHONE NUMBER:

916-731-8088

E-MAIL ADDRESS:

jvarozza@peabodyeng.com

2. Application Requested

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

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

3. Project Description

Project Name:

Woodland Motors Parcel Map

Total Acres or Square Feet

24.38 Acres

Site address or location:

530 Quality Drive, Woodland CA 95776

Assessor's Parcel Number:

027-851-024-000

Is Your Project Located in a Flood Zone?



Yes



No

Does this request include signage?



Yes



No

4. Justification for Request



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

PLNG-17-00064

5. General Plan Amendment

Existing General Plan Designation
n/a

Gross Acres
n/a

Proposed General Plan Designation
n/a

Gross Acres
n/a

6. Zoning Amendment

Existing Land Use Zone
n/a

Gross Acres
n/a

Proposed Land Use Zone
n/a

Gross Acres
n/a

7. Residential Development

No. of residential units are being requested? 0

No. of lots will be created by this project? n/a

Single Family n/a Half-plex n/a

Do you intend to market the units for sale?

Duplex n/a Apartments n/a

☐ YES ☐ No

Condominiums n/a Other n/a

Do you intend to market the units for rent?

Townhomes n/a Total Units n/a

☐ YES ☐ No

8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:

none

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

n/a

9. Authority to File Application

Check one:

☒ Property Ownership ☐ Power of Attorney*

☐ Contract to Purchase* ☐ Other

Specify _____

*Attach Evidence of Authority

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

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

Scott VanderBEEK 10/18/17

Applicant: _____ Date

SCOTT VANDERBEEK / BEEKFAM LLC

Legal Owner: _____ Date

Legal Owner: _____ Date

Date Received Stamp Here

DEPARTMENT USE ONLY

Amount Paid: _____

Project No: _____

Amount Due: _____

Logged by: _____ Date: _____

GP / Zoning Designation: _____

Planner: _____ Date: _____



Peabody
engineering

1700 Alhambra Blvd., Suite 102
Sacramento, CA. 95816

Date: November 16, 2017

To: Erika Bumgardner, AICP, Senior Planner
City of Woodland, Community Development Department
300 First Street, Woodland, CA 95695

From: Jennifer Claiborne
Peabody Engineering

Re: Woodland Tentative Map Justification Statement

The proposed use of created lots is to enable future development for future commercial use to create new jobs and tax revenue.

Thank You,

Jennifer Claiborne
Project Manager

PROJECT INFORMATION SUMMARY SHEET

Tentative Parcel Map No. 5136 – 530 Quality Circle: The applicant is requesting approval for the proposed Woodland Motors Tentative Parcel Map No. 5136. The request is to subdivide one, 24.38 acre parcel into four parcels as follows: Parcel 1, 4.02 acres; Parcel 2, 8.14 acres; Parcel 3, 6.20 acres; and, Parcel 4, 6.02 acres. The requested land division will allow for the future sale and development of the remaining undeveloped portions of the site; however, there is no current application for development.

Location: 530 Quality Circle

Applicant/Owner: Scott Vanderbeek

Environmental Report: Categorical Exemption

APN: 027-851-024

Project Planner: Erika Bumgardner, AICP, Senior Planner

Staff Recommendation: Conditional Approval

Report For: Planning Commission Public Hearing – May 16, 2019

General Plan Designation: Regional Commercial/Light Industrial Flex Overlay (RC/LIF)

Existing Land Uses & Zoning:

<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>
North	Warehousing	I
South	I-5	
East	Warehousing	RC/LIF
West	Light Industrial	RC/LIF

Flood Zone: Zone AE, Map Number 06113C0465H, effective 05/16/2012

Street Access: Quality Circle, Freeway Drive



TO: THE MEMBERS OF THE PLANNING COMMISSION
 AGENDA: Planning Commission Meeting
 DATE: May 16, 2019
 ITEM #: H.2.
 SUBJECT: Merritt Ranch (APN:042-580-001) Tentative Subdivision Map #5160;
 Spring Lake Specific Plan Amendment; EIR Addendum; and associated
 Development Agreement

Project Site Description

The Merritt Ranch project site encompasses an approximately 23.6 acre parcel located on Gibson Road between Pioneer Avenue and Harry Lorenzo Avenue. The site is largely used for agricultural purposes, and has one single-family home currently existing on the West side of the parcel. There are 20 trees that have been identified on the site mostly clustered around the existing single family home and along Harry Lorenzo Avenue. The property extends south approximately 764 ft along Harry Lorenzo Avenue. 11.74 acres of the site is currently zoned R-8; the remaining 11.33 acres is zoned R-5. The site is located in the Spring Lake Specific Plan Area.

Background and Project Summary

The entire Spring Lake Specific Plan Area was rezoned under Ordinance No. 1346 adopted on July 2, 2002. The Merritt Ranch property is a proposed new single family residential subdivision located south of Gibson Road in between Harry Lorenzo Avenue & Pioneer Avenue within the Spring Lake Specific Plan (SLSP) area in the City of Woodland. The subject site is currently used primarily for agricultural purposes and is largely undeveloped other than an existing single-family home on the northwest corner of the property. The applicant wishes to increase the density for the site identified in the SLSP, which triggers the need for a Spring Lake Specific Plan Amendment. Specifically, the applicant requests the rezone of the southern portion of the site from R-5 single family to R-8 single family as follows:

Specific Plan Amendment

1. Rezone of 11.33 acre, R-5/Single Family (4-5 du/acre) site to R-8 /Single Family (6-8 du/acre) outlined in the following table:

Table 1				
Merritt Ranch Specific Plan Designation Comparison				
Designation	Existing		Proposed	
	Area (Acres)	# of Units	Area (Acres)	# of Units
R-5	11.33	46-58	0.00	0.00
R-8	11.74	68-90	23.04	159
RW	2.13	N/A	2.16	N/A
Total	25.20	114-148	25.20	159
<i>Source: Merritt Ranch Site Plans City of Woodland. Spring Lake Specific Plan. Adopted December 18, 2001.</i>				

Tentative Subdivision Map

As stated, the development proposes 159, R-8 lots with lot widths ranging from 45 to 68 feet with an average 55-foot lot width. This meets the minimum requirements of Table 2.4, Spring Lake Specific Plan Area Requirements for R-8 Lots. Lot depths range from 74 to 100 feet with an average 83 foot lot depth. The lot sizes range from 3,375 square feet to 6,000 square feet with an average of 4,500 square feet.

The Lot configuration provides homes that front on to primarily gridded local streets and is generally consistent with neo-traditional qualities required in the Plan layout. The proposed development's "A" Street is longer than the Spring Lake design requirements because the inclusion of bike/pedestrian paths to break up the long block are located in a manner that allows for the continuation/extension of adjacent pathways.

Infrastructure:

Project access will be primarily from the collectors Harry Lorenzo Avenue and Pioneer Avenue to future local streets "I" and "H". The development will provide for the partial improvement of the perimeter collector street, Harry Lorenzo Avenue. The existing 80 foot right-of-way, will be expanded to 91.5-foot right-of-way with curb, gutter sidewalk provided on both sides with landscaping only on the east side due to an existing PG&E gas facility. The project will construct the entire street section except the west side landscaping and sidewalk which will be completed by the Cal West Subdivision. The development will fully construct the new signalized intersection at Gibson Road and Harry Lorenzo Avenue opening the intersection to four way through traffic.

A dedicated 35 foot wide landscaped bicycle/ pedestrian path will be provided along Gibson Road on the north side of the project area connecting to the larger Spring Lake perimeter path. Additionally, a Spring Lake Gateway Entry Monument will be constructed at the southwest corner of the East Gibson Road and Pioneer Avenue intersection.

The project is conditioned to construct a 10-foot high sound wall, consistent in design with the Spring Lake perimeter wall, along all property boundaries, with the exception of the southern property boundary that is shared with the Merritt Five Eighths parcel (Pioneer Village). Merritt Ranch will connect with Merritt Five Eighths via D Street with a landscaped roundabout connection at the intersection of "D" and "I" Street. Two 25 foot wide landscaped subdivision trails will also be provided at the north east corner where G" intersects "A" connecting Merritt Ranch with area shopping and schools. Since Merritt Ranch is not a phased build out the entire soundwall with adjacent landscaping will be installed within a year of final map.

The property has one Heritage Oak Tree located on site located just to the north of Lot 101. Attempts are being made to preserve the oak tree, along with two other mature trees, as part of the pedestrian/bicycle pathway design, a carve out set aside is proposed to provide more space for the tree preservation. Prior to issuance of the grading permit which impacts each oak tree, the applicant shall submit a tree protection plan to be included in the improvement plans to indicate measures that will be taken to protect the trees during construction.

The map has also designated a tentative area on lot #73 and 74 for on site retention pond with an option for additional single-family lots if hydromodification is not needed per the City's request to the State. The City has proposed a regional hydromodification solution to the State of California and the proposal is currently under review.

DEVELOPMENT AGREEMENT

Resolution No. 3542 adopted May 15, 1990 establishes procedures for the consideration of Development Agreements in Woodland, These procedures essentially parallel the requirements of Section 65864 et.seq. of the Government Code. The SLSP requires that each developer enter into a Development Agreement with the City. Development agreements allow the City to negotiate the vesting of certain development rights for the applicant in exchange for benefits to the City that might not otherwise be required of a developer. The City Attorney and staff have prepared a Development Agreement template for the City to use with all SLSP developers. The draft DA is provided at attachment #2. The City Council will take action to approve the DA concurrent with review/action of the proposed Specific Plan Amendment and Tentative Subdivision Map.

As part of the Development Agreement between the project applicant and the City of Woodland, the project is required to include the removal of an existing median as well as installation of a new traffic signal at the

intersection of East Gibson Road, Bourn Drive, and Harry Lorenzo Avenue. The required improvements at the foregoing intersection would provide left turn movement in all directions. The improvements are intended to decrease trip lengths by providing better access to all proposed and existing SLSP development, including the proposed project, located along Harry Lorenzo Avenue.

PUBLIC NOTIFICATION

Public notice advertising for the public hearing on this project was prepared by the Community Development Department in accordance with notification procedures set forth in the City of Woodland's Municipal Code and State Planning Law. Two methods of public notice were used:

- Legal notice was published in the Woodland Daily Democrat on or before April 8, 2019.
- Notices were mailed to all property owners in Spring Lake and all property owners within 300 feet of the project site.

Copies of the staff report for the proposed project have been on file at City Hall since May 10, 2019.

Environmental Assessment Status

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

- Addendum #1 (Resolution No. 4330 adopted December 18, 2001) for the purposes of approval of the final SLSP;
- Addendum #2 (Resolution No. 4399 adopted November 19, 2002) for the purposes of amending the Plan to satisfy the Settlement Agreement and to make other staff-initiated errata;
- Addendum #3 (Resolution No. 4406 adopted December 17, 2002) for the purposes of amending the Plan based on a request from the Spring Lake Planning Group LLC;
- Addendum #4 (April 15, 2003) for the purposes of the Williamson Act Rescission Agreement for the Russell Property;
- Addendum #5 (Resolution No. 4583 adopted October 19, 2004) for the purposes of amending the Plan based on a request from the Spring Lake Planning Group LLC;
- Addendum #6 (Resolution No. 4806 adopted February 27, 2007), for the purposes of amending the Plan based on a request by Reynen and Bardis;
- Addendum #7 (Resolution No. 5146 adopted November 16, 2010) for the purposes of amending the Plan based on a request by the Gibson Ogden Investors, LLC to remove a bike overcrossing and path;
- Addendum #8 (Resolution No. 5159 adopted December 14, 2010) for the purposes of amending the Plan based on a request by Cal West Investors, LLC to modify land use designations and rezone a school site;

- Addendum #9 (Resolution No. 6117 adopted March 5, 2013) for the purposes of amending the Plan based on a request by the ALC IV Woodland Spring Lake, LLC to modify land use designations on 16.22 acres, from multi-family R-20 and School designations to a single family R-8 designation;
- Addendum #10 (Resolution No. 6255 adopted June 17, 2014) for the purposes of amending the Plan based on a request by the Turn of The Century, LLC amending the Spring Lake Specific Plan land use designations, Spring Lake Specific Plan Design Standards Table 2.4 (Minimum Lot Width), and the Spring Lake Affordable Housing Plan (50-unit limit);
- Addendum #11 (Resolution No. 6381 adopted February 3, 2015) for the purposes of amending the Spring Lake Specific Plan based on a request by Cal West Investors, LLC and Optimistic Partners, LLC to rezone portions of the Cal West project site;
- Addendum #12 (Resolution No. 6420 adopted May 5, 2015) for the purposes of amending the Spring Lake Specific Plan based on a request by Woodland Spring Lake Partnership to rezone portions of the Spring Lake Central project site; and
- Addendum #13 (Resolution No. 6538 adopted October 6, 2015) for the purposes of amending the General Plan, Spring Lake Specific Plan and Development Agreement to rezone approximately 2 acres of the ±114 acre Heritage Remainder Area (TSM #4784) from Neighborhood Commercial (NC) to Park/Open Space, consistent with the adjacent 8 acre Park/Open Space zoning.
- Addendum #14 (Resolution No. adopted November 15, 2016) for the purposes of amending the General Plan and Spring Lake Specific Plan based on a request by Vacaville Land Investors, LLC, to rezone portions of the Oyang North Project Site that includes a rezone of 8.2 acres from R-15/Multifamily to 4.6 acres of R-25/Multifamily. Additionally, rezone of 18.8 acre, R-5/Single Family to 13.5 acres of R-5/Single Family and 7.7 acres of R-8/ Single Family.
- Addendum #15 (Resolution No. adopted November 15, 2016) for the purposes of amending the General Plan and Spring Lake Specific Plan based on a request by Vacaville Land Investors, LLC, to rezone a portion of the Oyang South Project Site that includes 4.5 acre, R-25/Multifamily, to R-3/Single Family.

Proposed Addendum

Proposed Addendum #16 (Resolution No. adopted _____, 2019) for the purposes of amending the General Plan and Spring Lake Specific Plan based on a request by Darkhorse Estates, LLC, to rezone a portion of the Merritt 3/8 Project Site that includes Rezone of 11.33 acre, R-5/Single Family (4-5 du/acre) site to R-8 /Single Family (6-8 du/acre).

- Section 15182(a) of the California Environmental Quality Act (CEQA) provides that the lead agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. The proposed project revisions would result in a similar number of residential units as contemplated in the original EIR and would result in environmental impacts similar to those identified in the previous EIR. Infrastructure improvements beyond those previously anticipated in the EIR would not be required. In addition, the daily trip generation would not be significantly different than that anticipated in the SLSP, Turn of the Century EIR, as described in the CEQA EIR Addendum (Attachment 3).

Technical Analyses

The SLSP requires that each development application include certain project-level and property-specific technical analyses to demonstrate consistency with the performance thresholds and requirements of the SLSP and SLSP Mitigation Monitoring Plan. The following studies have been submitted in fulfillment of these requirements (SLSP, Development Regulation 2.4 and page 9-1):

- Biological Resources Memo, Madrone Ecological Consulting September 26, 2018 (Development Regulation 7.1).
- Environmental Noise Analysis, Bollard Acoustical Consultants, Inc September 24, 2018 (SLSP, Development Regulation 2-4 and page 9.1)
- Cultural Resources Assessment, Peak and Associates, Inc, October 2018, (SLSP Development Regulation 2-4 and page 9.1)
- Arborist Inventory & Report, Sierra Nevada Arborists, September 25, 2018
- Phase I Environmental Site Assessment, Geocon Consultants, October 18, 2018, (SLSP Mitigation Measure 4.12-1)
- Geotechnical Engineering Investigation, Geocon Consultants, Inc. October 18, 2018

City staff has reviewed each of these studies and reached the following conclusions: a) the studies satisfy the SLSP requirements; b) applicable requirements or conditions recommended in the study have been included as Conditions of Approval for this project; c) the studies identify no environmental circumstances specific to the site or the proposed project that were not previously anticipated and addressed in the original EIR and addendum.

Specific conditions have been added to the project with regard to tree preservation and noise mitigation as follows:

Tree Preservation

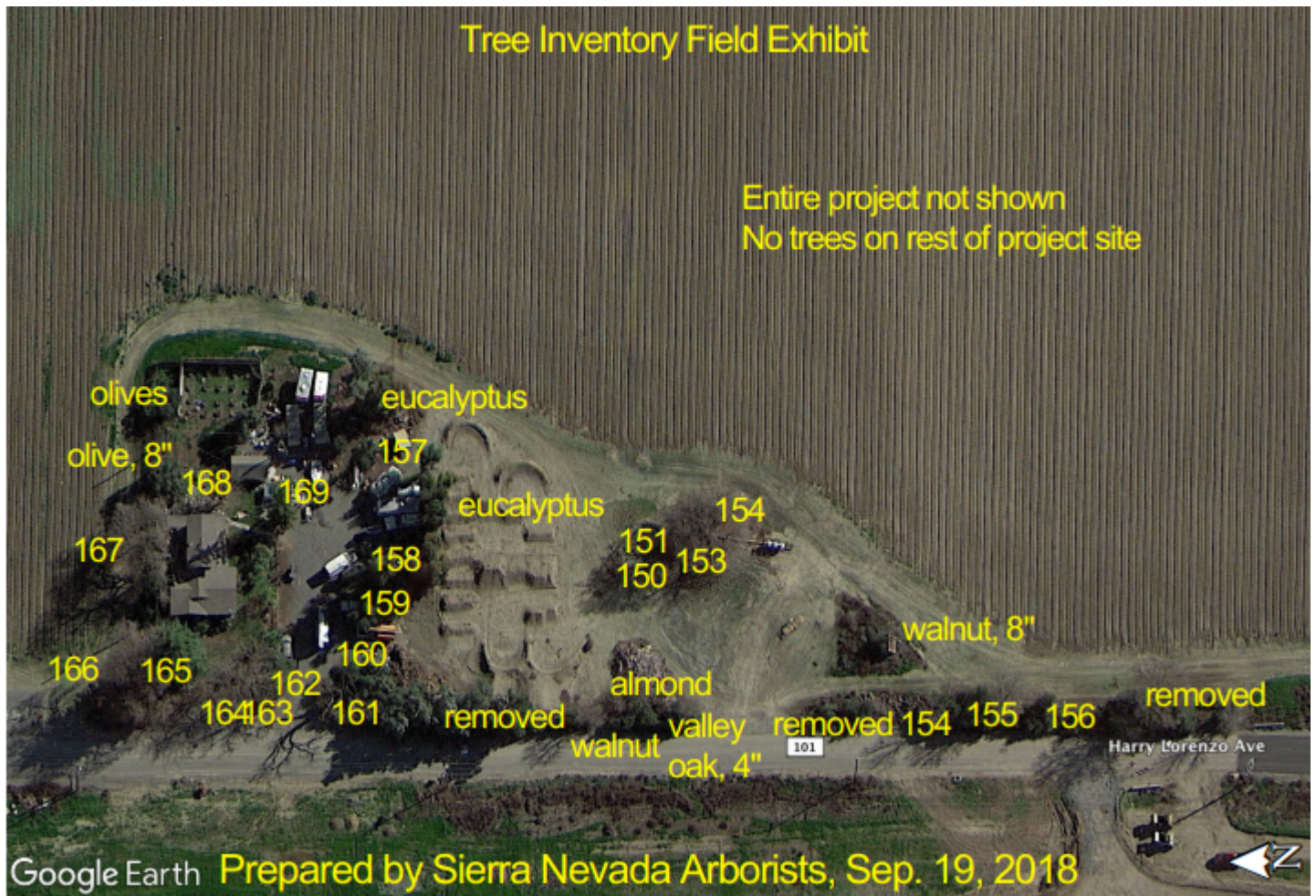
An Arborist report for the site was prepared on September 25, 2018. The City regulates impacts to or removal of trees under Section 12.48.100 of the Municipal Code. Trees are defined as any woody plant with a trunk of 6 inches or more in diameter at breast height (54 inches above grade). Applications for new development must include a program for the preservation of the street trees, heritage, specimen and landmark trees and trees with aesthetic value. Replacement planting is required for each heritage, specimen and landmark tree removed at a rate of four 15-gallon trees for each six-inches, or fraction thereof, of trunk diameter removed.

The report identified a total of twenty (20) trees, as outlined in the table as follows.

SPECIES DIVERSIFICATION			
Black Walnut	=	1 tree	(38 aggregate diameter inches)
Coast Redwood	=	1 tree	(24 aggregate diameter inches)
Deodar Cedar	=	1 tree	(31 aggregate diameter inches)
Locust	=	1 tree	(37 aggregate diameter inches)
Mulberry	=	3 tree	(60 aggregate diameter inches)
Olive	=	4 trees	(93 aggregate diameter inches)
Valley Oak	=	9 trees	(199 aggregate diameter inches)
TOTAL	=	20 trees	(482 aggregate diameter inches)

Five of the trees on site were recommended for removal as outlined in the arborist report as follows.

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT	
						STRUCTURE	VIGOR
152	Valley Oak	(<i>Quercus lobata</i>)		19	26	Poor	Poor to fair
157	Olive	(<i>Olea europaea</i>)		18	22	Poor to fair	Fair
160	Olive	(<i>Olea europaea</i>)	12,15	27	29	Poor	Fair
161	Black Walnut	(<i>Juglans nigra</i>)		38	15	Poor	Poor
162	Locust	(<i>Robinia</i>)		37	21	Poor	Fair



Tree #167 qualifies as a Heritage Tree per City code, because it's a valley oak tree with a trunk diameter of thirty-three inches or more at breast height, which is of good quality in terms of health as outlined in the attached Tree Inventor (Attachment #6). Tree #167 is located just north of the existing home on site and is on the north side of parcel #101 on the proposed subdivision map. It should also be noted that tree #166 (Valley Oak) is 32 inches at breast height and is only one inch shy of the Heritage Tree designation. Tree #166 is located on the west edge of the property and also north of parcel #101 on the proposed subdivision map.

Based on the identification of the Heritage Oak Tree (#167), staff is working with the applicant to preserve the tree in a landscape area adjacent to the bicycle/pedestrian pass through connecting to Harry Lorenzo Avenue. Further, efforts will be made to preserve two additional trees on site when staff evaluates infrastructure improvement plans. The two trees include a Valley Oak Tree (#166) mentioned previously and a Deodar Cedar Tree (# 165) located east of the perimeter bicycle/pedestrian path along Harry Lorenzo Avenue.

A condition (COA #26) has been placed on the project with regard to preservation of the Heritage Oak Tree and the two additional trees as follows:

Tree Preservation.

CITY's Tree Preservation Ordinance requires preservation of Heritage Trees to the extent possible. The existing Heritage Oak tree (#167) shall be preserved. Prior to issuance of a grading permit that impacts each Tree slated for preservation, OWNER shall submit a tree protection plan to be included in the improvement plans that shall indicate measures to be taken to protect the trees during construction.

- *The Heritage Oak tree located north of Lot 101, shall be preserved in place, unless it cannot be preserved in place due to infrastructure and map requirements and then must be mitigated for per City Tree Preservation Ordinance requirements.*
- *The Owner shall work with City staff and arborist to preserve to the extent possible tree Nos. #165 & 166 located near lot 101. The Owner's Design Professional(s) shall modify, subject to approval by the City Engineer, the soundwall to accommodate the preservation of these trees to minimize root disturbance through either the modification of lot lines and/or change in materials and/or design. Alternatively if the Owner requests tree removal, a mitigation will be required through a cash payment to the City's tree fund and/or planting additional trees.*

Historic Home Preservation

The site does have an arts and crafts home on site dating from the 1920's. Although this home is not a state or federal listed historic building it still is over 50 years old and has the potential for being a historic resource. As part of the CEQA project clearance the home was assessed for architectural value and deemed to be not historically significant in the Cultural Resources Assessment. Although the home was not called out in the Cultural Resources Assessment as having "significant" architectural arts and crafts detail, the City is aware that it is difficult to find the craftsmanship and materials (on interior and exterior) found in these older homes and the applicant has worked with the City to offer the home to the community for the price of removal (minus the potential demo costs that would have been incurred).

A condition (COA #40) has been placed on the project with regard to possible relocation of the 1920's home as follows:

Good Faith Effort. The applicant/owner is required to (make a good faith effort to) find a new location for the existing 1920's arts and crafts single family structure located at 1425 Harry Lorenzo Avenue. The following performance criteria for the proposed relocation effort shall be satisfied. Evidence of this effort shall be required prior to issuance of building permits.

1. The applicant/owner before or from the date of approval of the project by the Planning Commission shall within 120 days make a good faith effort satisfactory to the Community Development Department to identify an acceptable site and secure an agreement with the owner of the receiving property for the

appropriate relocation of the structure prior to building permit issuance for the new structures.

2. The applicant shall advertise the 120 day availability of the structure in two different papers of local circulation.
3. The applicant shall obtain an estimate from a licensed demolition contractor to determine the anticipated cost to demolish the existing structure. This amount shall be included as an incentive to offset the cost of relocation of the structure.
4. To the extent possible, the new location shall be within Yolo County.
5. The exterior character defining features of the structure shall be maintained.
6. The applicant shall notify CDD of the public notice advertisement date and the start of the 120 day availability of the structure.

If at the end of the 120-day period, the applicant is unable to find a suitable site on which to relocate the structure, then the applicant may proceed with the structure being salvaged and/or demolished. Compliance with conditions is required to demonstrate a good faith effort.

Noise

A noise analysis for the site was conducted in two locations on the project site on August 23, 2018, to evaluate the potential future noise impacts associated with East Gibson Road and Pioneer Avenue. The measurements were conducted at a height of 5 feet above existing grade to quantify traffic noise levels at the future outdoor activity areas of residences proposed. The findings were compared to the City's required General Plan Noise standards, which provide for a maximum 70 dB Ldn/CNEL within outdoor activity areas (backyards). A level of 75 dB Ldn/CNEL may be allowed assuming that all reasonable/feasible noise-mitigating construction (sound wall) has been included, and interior noise exposure criterion are met. As shown in the table below, noise barriers measuring 6 to 8-feet in height relative to backyard lot elevation would reduce future Pioneer Avenue and East Gibson Road traffic noise levels to 60 dBLdn or less, satisfying the City of Woodland 70 dB Ldn exterior noise level standard. Although ADT volumes were unavailable, future (2050 Buildout) roadway volumes were estimated by conservatively multiplying peak hour conditions by a factor of 10. The predicted future traffic noise levels at the outdoor activity areas of the residences proposed along Pioneer Avenue and East Gibson Road take into consideration the shielding provided by solid noise barriers, as required by the City of Woodland.

**Predicted Future Exterior Traffic Noise Levels at Nearest Outdoor Activity Areas¹
Van Tassel Property Residential Development – Woodland, California**

Roadway	Distance from Roadway Centerline, ft. ²	Predicted Future Exterior Traffic Noise Level, L _{dn} (dB) ³			
		No Barrier	6' Barrier	7' Barrier	8' Barrier
Pioneer Avenue	80	61	56	54	53
East Gibson Road	85	69	63	61	60

Notes:

¹ A complete listing of FHWA Model Inputs and results are provided in Appendix E.

² Distances measured from the nearest outdoor activity areas proposed along Pioneer Avenue and East Gibson Road to the roadway centerlines.

³ Predicted future traffic noise levels at the outdoor activity areas of the residences proposed along Pioneer Avenue and East Gibson Road take into consideration the shielding provided by solid noise barriers, as required by City of Woodland. Figure 2 shows the locations of the barriers. Barrier insertion loss calculation worksheets are provided in Appendix F.

Source: Bollard Acoustical Consultants, Inc. (2018)

These studies and consistency determinations provide the substantial evidence to show that the project as conditioned is consistent with the adopted Specific Plan and fulfills all conditions and CEQA Mitigation Measures.

Review Agency Comments

The application was circulated for review by agencies of jurisdiction. All comments received have been incorporated as Conditions of Approval.

Staff Analysis

Staff supports this project subject to the recommended conditions of approval. The following analysis addresses key areas of the Spring Lake Specific Plan's policies and regulations as well as General Plan consistency review.

GENERAL PLAN CONSISTENCY

The Spring Lake Specific Plan (SLSP) has been determined by the City Council to be consistent with the General Plan. This consistency is maintained at the project-level via a determination of consistency with the SLSP. The project, with the proposed conditions of approval, Development Agreement and tentative subdivision map, have been determined by staff to be consistent with the SLSP and General Plan. a. The Project is consistent with the goals and policies of the General Plan in that the proposed modification does not alter the land use designation for single family residential densities.

SPRING LAKE SPECIFIC PLAN CONSISTENCY

In order to assess project consistency with the SLSP, a detailed analysis was performed comparing the project proposal to each section of the SLSP (including text, development regulations, figures, tables, and the Illustrative Lotting Plan to the extent applicable) and to the various implementing documents of the SLSP including: Building Unit Allocation Program, Agricultural Land Mitigation Program, Affordable Housing Plan, Design Standards, and Mitigation Monitoring Program. Despite proposed modifications of the Land Use Section of the Spring Lake Specific Plan, the project is substantially consistent with the aforementioned documents. Through various conditions or components of the Development Agreement, consistency and/or participation in the following programs was also ensured: Fiscal Impact Study, Financing Plan (Public Facilities), Capital Improvement Plan, Sewer/Drainage/Water Infrastructure Plans, Transit Plan, and Nexus Study.

Key areas of development and subdivision review include the following:

Density – The SLSP establishes both maximum and minimum density for each land use category. For the R-5 category the minimum is four dwelling units per acre (du/ac) and the maximum is five du/ac. For the R-8 category the minimum is six dwelling units per acre (du/ac) and the maximum is eight du/ac. Acreages are already “net,” meaning that arterials, collectors, and plan-level (as opposed to project-level) open space have been deducted from the gross acreages. Local streets and subdivision trails have not been deducted. The net density for the project is 7.64 dwelling units per acre.

Affordable Housing Discussion – The Spring Lake Affordable Housing Plan requires that all residential projects provide 10% of units as affordable to low-income households. As proposed, 159 single family homes are proposed, of which 16, or 10-percent, will be required as affordable to low-income households. The Spring Lake Affordable Housing Plan also contains a provision for the developer to provide a monetary in-lieu fee that is leveraged to use on larger low and very low-income housing developments throughout Woodland.

It is the City’s preference that the methodology to best meet the for-sale affordability requirement is through the payment of in-lieu fees.

2. The payment of fees provides greater certainty to the city and applicant in defining the affordability obligation;
3. Allows the City to focus resources on individuals and households with the greatest need;
4. Allows the City the ability to support housing needs independent of State and Federal subsidies and to reduce program administration burdens; and
5. Allows the City to support those projects that best meet compact development goals, that use land and resources most efficiently, concentrates activity close to infrastructure, amenities and other community resources.

Fees collected in-lieu of providing the required ten percent (10%) low-income single family units may be utilized at the City’s discretion to support eligible affordable housing projects city-wide as determined by the City Council. The fee has been set at \$64,144 per required affordable low- income unit.

This Project requires sixteen (16) single family affordable units, based on a total unit count of 159 single family proposed lots. Based on 16 units, this results in a total fee amount of \$1,026,304. The Owner has agreed to pay a proportional share of the cost with each building permit in the amount of \$6,454.74 dollars per unit, spread over 159 units for payment in-lieu of construction of the affordable units, or the fee in effect at the time of building permit issuance. This agreement is memorialized in the the Development Agreement (Attachment 2, Exhibit 2-D) (May increase based on CCI).

Block length – Development Regulation 4.8 states that a grid system is encouraged. Development Regulation 2.34 and Table 2.4 lists the maximum block length as 600 feet with the goal of 10 homes on one side of the street. The overall street length on “A” Street is approximately 1,100 feet. This is due to the project constraint of being a longer horizontal parcel and the desire to have pedestrian/bike paths in specific areas that connect with outside amenities or provide tree preservation. In order to mitigate for the extended block length the applicant has proposed a slight curve to “A” Street to help create variable street scrapes. Additionally, a condition of approval has been added to state that, *the home shall be designed to have variability in terms of front setback, mix of one and two-story, and building architectural frontage design.*

Street Loading – Development Regulation 2.31 requires homes to face a local residential street, two-lane collector, court or private street. Only the rear or side property lines may abut arterials and only side or front of units may abut collectors or greenbelts. The project design as proposed meets these requirements.

Lot Width Variation - Development Regulation 2.35.5 requires lot width variation. The intent of this regulation is to provide variation within a subdivision block. Lots in the subdivision vary from 45 to 68 feet with an average of 55 feet.

Entry Sign – Per the Spring Lake Design Standards 1.6.2, the applicant has been conditioned to provide a “level one” monument entry feature at the intersection of Pioneer Avenue and East Gibson Road. Entryway shall include features such as accent paving, intensive landscape and incorporate public art. In addition, neighborhood entry signs will be provided on the south side of “H” Street at Pioneer Avenue, and the south side of “I” Street at Harry Lorenzo Avenue, consistent with SL Design Standard.

Bicycle / Pedestrian Access – Development Regulation 2.24 requires access connections for bicycles and pedestrians to open space, parks, and subdivision trails. Subdivision trails are internal trails required to improve pedestrian and bicycle circulation and provide increased connectivity to the planned SLSP multi-purpose trail system. They also act as separators between homes on blocks that contain more than 10 homes in a row. Subdivision trails are required to be a minimum of 25 feet in width and landscaped. The project contains subdivision trails (Lots A and B) to provide access from Harry Lorenzo and Pioneer Avenue internal to the site. The two access points allow residents to easily access the neighborhood shopping center and schools.

Energy Efficiency – The project shall comply with minimum energy efficiency standards as outlined in the Spring Lake Specific Plan (SLSP) along with Woodlands 2035 Climate Action Plan and California Title 24 building efficiency requirements. Under the SLSP Development Standard 2.25 requires that five (5%) percent of all units to have roof photovoltaic energy systems or other alternative energy system. In general, all Spring Lake Developments are conditioned such that all homes shall be photovoltaic ready and have electric vehicle charging outlets in every garage on a dedicated circuit.

Water Conservation Ordinance – The project shall comply with the State Water Conservation Ordinance. This applies to all yard and public landscaping.

Residential Fencing – All wood fence footings and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with a pigmented water sealant to prevent water damage and discoloration.

Sound Wall – A perimeter soundwall will be placed on the east, west and north side of the project area and shall be at least 10 feet in height. The sound wall design shall meet the SLSP Design Standards (Section 6.2.1). The wall design, including adjacent landscaping, shall be submitted for Design Review prior to issuance of permits. Landscape and sound wall will need to be secured by a bond and are included in the public improvements.

Building Unit Allocation Program – In order to ensure that the City will maintain an average annual growth rate of 1.7 percent citywide and still meet development needs, the SLSP required the development of a Unit Allocation Program (SLSP, page 8-3). The Building Unit Allocation (BUA) Ordinance was adopted April 16, 2002 and was subsequently amended on March 19, 2013. In accordance with the Ordinance revision, the applicant will be required to submit a request for BUAs prior to issuance of final maps. 206 BUAs will be required for market rate single family units.

Agricultural Mitigation for loss of agricultural land in the form of land set asides shall be fully executed and in place prior to final map approval or commencement of development activity, consistent with Development Regulation 4.3 related to the 1:1 mitigation requirement.

Mitigation Monitoring Plan. The SLSP MMP is contained in Appendix A of the SLSP. As conditioned, the subject project is consistent with all requirements of the Mitigation Monitoring Program.

Consistency with Other Land Use Plans. The project site does not fall within the planning area of any other relevant specific plans, area plans, redevelopment plans, airport land use plans, or other such adopted land use plans of the City.

CLIMATE ACTION PLAN CONSISTENCY

The City of Woodland's 2035 Climate Action Plan (CAP) presents a set of community-generated strategies to guide the City of Woodland, its residents and local businesses in reducing greenhouse gas (GHG) emissions consistent with State goals for addressing California's contributions to climate change.

The proposed project complies with various strategies as outlined in the CAP. In addition to meeting SLSP and California Title 24 building efficiency requirements, a few notable elements in the project include:

1. T/LU-1 Complete Streets Program (multimodal street buildout)
2. T/LU-5 Increased Mass Transit Use, Walking, and Bicycling (pedestrian and bicycle paths to offsite amenities)
3. UF-2 Increased Tree Planting (extensive tree planting in landscape areas)
4. UF-3 Maintenance of Existing Trees (proposed tree preservation)
5. W/W-1 Increased Water Conservation (recycled water infrastructure in portion of project)
6. MO-3 Increased Energy Efficiency and Use of Renewable Energy (solar ready homes and Title 24 energy efficiency requirements)
7. MO-4 Increased Use of Alternative-Fuel and Fuel-Efficient Vehicles (Each residential unit will have a dedicated circuit for electric vehicle charging in the garage)

ZONING ORDINANCE CONSISTENCY

Lot Coverage - The maximum lot coverage is 50 percent.

Off Street Parking - Pursuant to Section 25-23-10A of the Zoning Ordinance, the applicable parking ratio is 2 parking spaces per unit. The proposed parking must conform to minimum standards.

The proposed project as conditioned is consistent with the City's Zoning Ordinance.

SUBDIVISION ORDINANCE CONSISTENCY

Phasing

At this time, the owner is not proposing to phase the development.

Lot Development

Lots with lot widths ranging from 45 to 68 feet with an average 55-foot lot width. This meets the minimum requirements of Table 2.4, which requires a 40-foot minimum lot width. Spring Lake Specific Plan Area Requirements for R-8 Lots. Lot widths are measured at a point midway between the front and rear property lines. Lot depths range from 74 to 100 feet with an average 83-foot lot depth. The lot sizes range from 3,375 square feet to 6,000 square feet with an average of 4,500 square feet.

Circulation

The proposed circulation pattern consists of two Collector Streets: Harry Lorenzo and Pioneer Avenue, which are north/south collectors, connecting Farmers Central Road to the south and Gibson at the north of the property.

Primary access to the subdivision is proposed at Pioneer and Harry Lorenzo Avenue, which have right of way widths ranging from 75.5 to 144-foot right-of-way connecting to the new east/west streets “H” and “I” within the development area. These streets meet the standard SLSP 57-foot right-of-way.

Infrastructure Master Plans

The approved SLSP Infrastructure Study Report satisfies the SLSP requirements for Water, Drainage, and Sewer Infrastructure Plans.

The project as conditioned is consistent with the City’s Subdivision Ordinance.

Recommendation

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

1. Receive the staff report;
2. Conduct the public hearing;
3. Adopt Resolution No. PC19-_____, recommending City Council: 1) approve the Merritt Ranch Tentative Subdivision Map No. 5160 (**Exhibit 1-B**) in accordance with the Conditions of Approval (**Exhibit 1-C**); and 2) adopt Ordinance No. _____, authorizing the Amendment to the Spring Lake Specific Plan (**Exhibit 1-A**) 3) approve associated Development Agreement (**Attachment 2**) and 4) approve CEQA addendum.

Attachments:

1. Attachment 1-Planning Commission Resolution
2. Exhibit 1-A_ SLSP Amendment Diagram
3. Exhibit 1-B_ Tentative Subdivision Map
4. Attachment 2- Draft Development Agreement
5. Exhibit 2-A_ Legal Description
6. Exhibit 2-B_ Property Location Map
7. Exhibit 2-C_ Conditions of Approval
8. Exhibit 2-D_ Project Specific Impact Fees
9. Attachment 3- Merritt Ranch Addendum_ with Appendix
10. Attachment 4- Application & Project Narrative
11. Attachment 5- Project Information Summary Sheet
12. Attachment 6- Tree Inventory 09-25-18

RESOLUTION NO. PC 19-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND RECOMMENDING THE CITY COUNCIL APPROVE THE ADDENDUM TO THE TURN OF THE CENTURY EIR, AMENDMENTS TO THE SPRING LAKE SPECIFIC PLAN, APPROVAL OF TENTATIVE SUBDIVISION MAP NO. 5160 FOR THE MERRITT RANCH PROJECT IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL, AND APPROVAL OF AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WOODLAND AND DARKHORSE ESTATES, LLC FOR THE MERRITT RANCH PROJECT IN SPRING LAKE

WHEREAS, the applicant, Darkhorse Estates, LLC, filed Planning Application # PLNG 18-00092, proposing amendments to the General Plan and Spring Lake Specific Plan, a Development Agreement, and a Tentative Subdivision Map (TSM No. 5160) to develop 23.6 acres of the Merritt Ranch Project Area within Spring Lake; and

WHEREAS, the applicant prepared a tentative subdivision map, as attached to this Resolution as **Exhibit “B”**; and

WHEREAS, the owner has entered into an assumption and assignment agreement with Darkhorse Estates, LLC providing that Darkhorse Estates, LLC will purchase the property from the current owner, which is The Scott A. Van Tassel 2017 Revocable Trust, etc.; and

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on May 16, 2019, to review and consider recommending to the City Council approval of the proposed Merritt Ranch Project in Spring Lake (“Project”) including the Addendum to the Turn of the Century EIR, Specific Plan Amendment, Tentative Subdivision Map No. 5160, and the Development Agreement; and

WHEREAS, pursuant to California state law and the Woodland Municipal Code, public hearing notices were mailed to all property owners within an area exceeding a three-hundred-foot radius of the subject property, and a public hearing notice was published for a minimum of ten days prior to the public hearing in the Daily Democrat; and

WHEREAS, the Planning Commission considered the proposed EIR Addendum to the Turn of the Century EIR for the purposes of amending the plan based on a request by Darkhorse Estates, LLC to modify land use designations within the Spring Lake Specific Plan, as described in more detail in **Attachment 3**. Section 15182(a) of the California Environmental Quality Act (CEQA) provides that the lead agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. The proposed revisions, which result in a similar number of residential units as contemplated in the Spring Lake Specific Plan, will result in environmental impacts that would be similar to those identified in the previous EIR and Addenda

prepared for the Spring Lake project area. Infrastructure improvements beyond those previously anticipated will not be required. In addition, the daily trip generation will not be significantly different than that anticipated in the SLSP, Turn of the Century EIR; and

WHEREAS, the SLSP requires that each development application include certain project-level and project-specific technical analyses to demonstrate consistency with the performance thresholds and requirements of the SLSP and SLSP Mitigation Monitoring Plan (MMP). All the required studies have been submitted for the subject project and reviewed by staff, and the following conclusions have been reached: a) the studies satisfy the SLSP requirements; b) applicable requirements or conditions recommended in the studies have been included in the conditions of approval for the subject project; c) the studies identify no environmental circumstances specific to the subject site or the proposed project that were not previously anticipated and addressed in the original EIR and later addenda; and

WHEREAS, the City of Woodland hereby finds that these studies provide the substantial evidence demonstrating that the Project as conditioned is consistent with the adopted Specific Plan and fulfills all conditions and CEQA mitigation measures; therefore, pursuant to Section 65457(a) of the California Government Code and Section 15182(a) of the CEQA Guidelines, no other CEQA clearance is required for the City to take action to approve this Project; and

WHEREAS, the Planning Commission reviewed and considered a proposal to amend the Spring Lake Specific Plan, consisting of the re-designation of the land use categories in the Spring Lake Specific Plan for properties identified as the Merritt Ranch Project as described in more detail in **Exhibit “A”**; and

WHEREAS, the Planning Commission has determined that the proposed amendments to the Spring Lake Specific Plan are in general conformance with the Woodland General Plan; and

WHEREAS, proper notice of this public hearing was given in all respects as required by law; and

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby make the following findings, determinations, and recommendations with respect to the proposed General Plan and Specific Plan Amendments, Tentative Subdivision Map for the Project, and the proposed Development Agreement:

The Planning Commission, in recommending to the City Council approval makes the following findings regarding:

Section 1. General Plan Consistency Findings:

- a. The Project is consistent with the goals and policies of the General Plan in that the proposed modification does not alter the land use designation for single family residential densities.
- b. The Project is consistent with the goals and policies of the Housing Element by meeting the requirements of the Spring Lake Affordable Housing Plan as conditioned.

Section 2. Spring Lake Specific Plan Consistency Findings:

- c. The Project is consistent with the policy language (goals, policies, and objectives) of the SLSP based upon a detailed analysis performed comparing the Project proposal to each section of the SLSP, and through various conditions or components of the Development Agreement, consistency has been ensured.
- d. The Project is consistent with the land use summary and other relevant plan text throughout the SLSP in that the project itself is comprised of only single family lots, this is not a substantial deviation from the Plan goal.
- e. The Project is consistent with Development Regulations in the SLSP including a determination of substantial consistency with Regulations 2.6, 6.1, 6.4, and 6.7, which preclude the submittal of final maps until infrastructure plans are completed and tentative maps made consistent, if applicable.
- f. The Project as conditioned is consistent with the SLSP design standards and SLSP Affordable Housing Plan.

Section 3. Tentative Subdivision Map Findings concerning Tentative Subdivision Map No. 5160:

- g. The proposed Tentative Subdivision Map is consistent with the City's General Plan, including the Housing Element, and the Spring Lake Specific Plan. The proposed Tentative Map will implement the General Plan by providing the opportunity for development of for-sale, single family housing within the community. The Tentative Subdivision Map is also consistent with the City's Community Design Guidelines.
- h. The Tentative Subdivision Map depicts a site that is physically suitable for development. There are no conditions that would render the Property unsuitable for residential development.
- i. The Project site is physically suitable for the proposed density of development. The site is of a sufficient size and shape to allow the proposed density, and the subdivision will be able to accommodate the future development of residential units given the shape and topography of the Project site. The Project is also consistent with the land use designations specified in the Spring Lake Specific Plan.

- j. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat. The Biological Resources Assessment (Madrone Ecological Consulting, Biological Resources and Regulatory Constraints Due Diligence Memo, September 26, 2018) shows that there would not be any significant and unavoidable impacts related to existing habitat. SLSP Mitigation measures regarding biological studies prior to construction activity are required. As part of the SLSP requirements the project will submit and gain clearance from the Yolo Habitat Conservation Plan as well.
- k. The design of the proposed subdivision will not cause serious public health problems and is not anticipated to have any negative impacts on Project residents or occupants of the surrounding area.
- l. The subdivision design will not conflict with easements acquired by the public at large, for access through or use of property with the proposed subdivision, absent alternative, equivalent easements. Any new easements have been made conditions of map approval.
- m. Any proposed phases and their proposed sequence of construction are identified on the submitted map.

Section 4. The Planning Commission does hereby recommend that the City Council: 1) approve the CEQA EIR Addendum to the previously certified Turn of the Century EIR as the appropriate level of environmental review in accordance with the California Environmental Quality Act; 2); amend the Spring Lake Specific Plan land use designations (rezone) in accordance with the proposed Merritt Ranch Specific Plan Amendment (Exhibit A); 3) approve Tentative Subdivision Map #5160; and approve and Ordinance approving the Development Agreement between the City of Woodland and Darkhorse Estates, LLC, to use and develop the Merritt Ranch project area located within the Spring Lake Specific Plan Area.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 16th day of May, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Marco Lizarraga, Chairperson

ATTEST:

Cindy Norris, Planning Commission Secretary

APPROVED AS TO FORM:

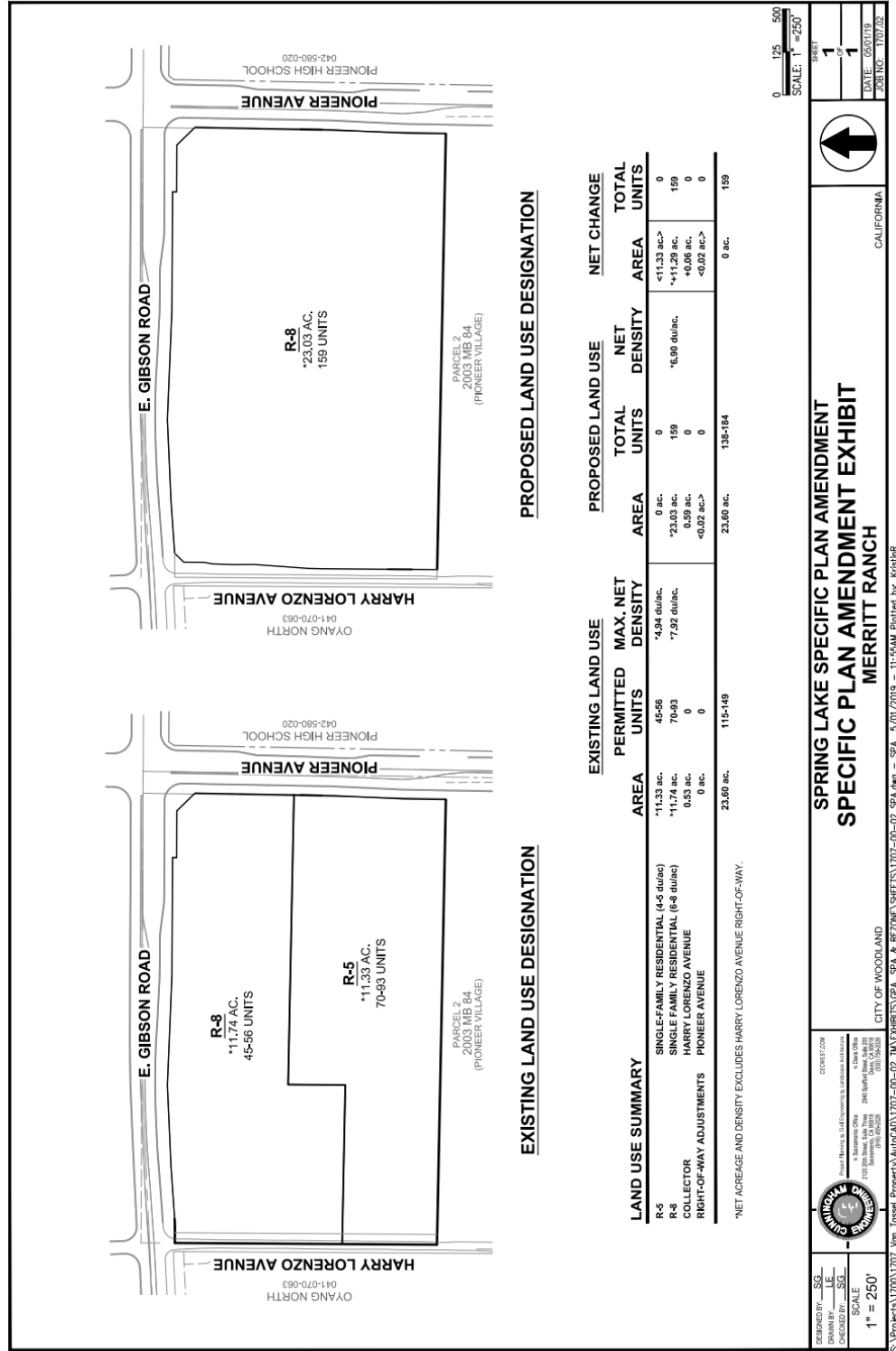
Kara K. Ueda, City Attorney

Exhibit “1-A” – Spring Lake Specific Plan Amendment Diagram

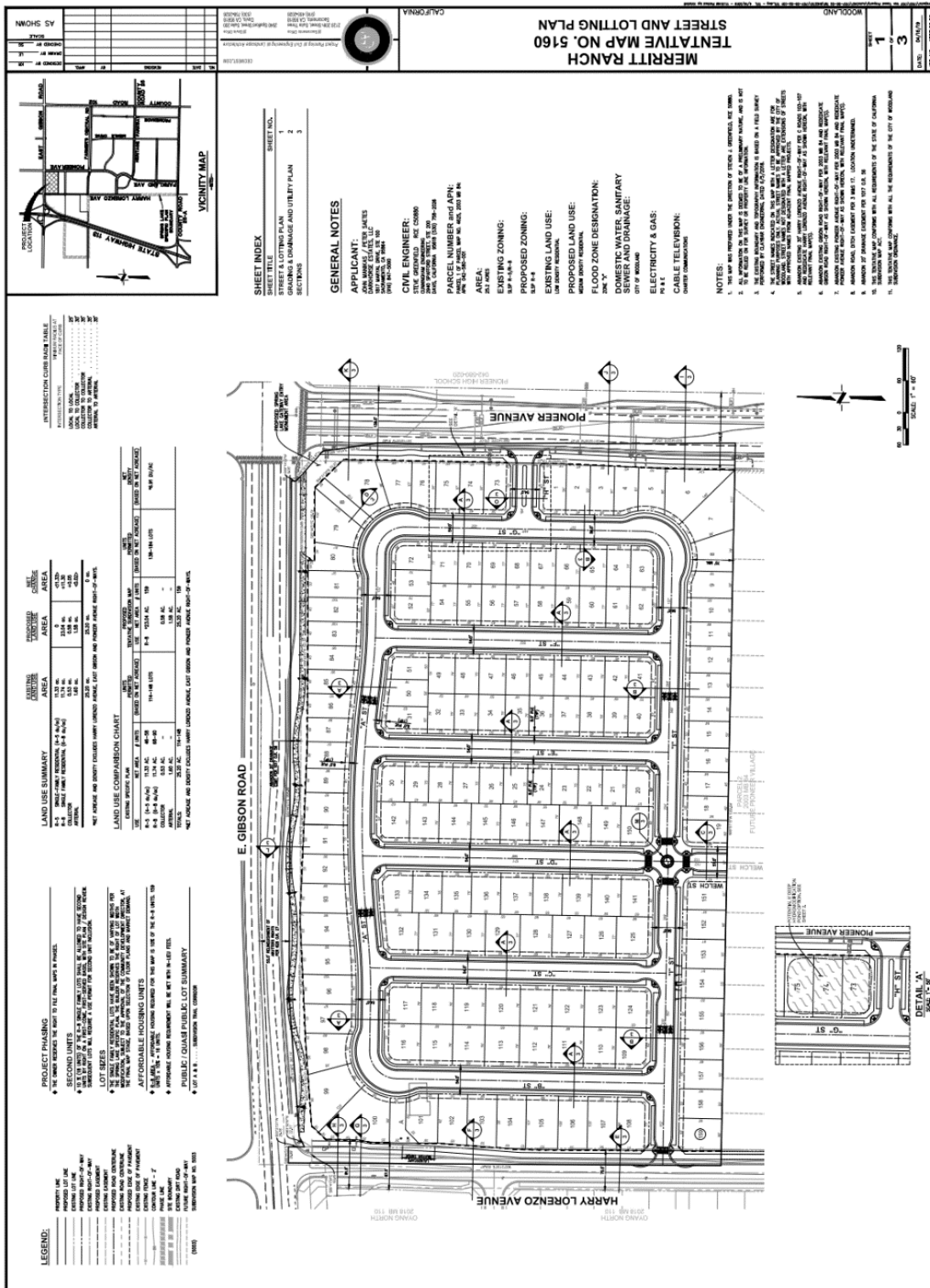
Exhibit “1-B” – Tentative Subdivision Map No. 5160

AEXHIBIT 1-A

SPRING LAKE SPECIFIC PLAN LAND USE AMENDMENT DIAGRAM



TENTATIVE SUBDIVISION MAP No. 5160



Recorded at request of:)
City Clerk)
City of Woodland)
)
When recorded return to:)
City of Woodland)
300 First Street)
Woodland, CA 95695)
Attention: City Clerk)
)

Exempt from filing fees pursuant to Government Code §6103

DEVELOPMENT AGREEMENT NO. [_____]

[Merritt Ranch]

A DEVELOPMENT AGREEMENT BETWEEN

CITY OF WOODLAND

and

DARKHORSE ESTATES, LLC

DRAFT

DEVELOPMENT AGREEMENT NO. [_____]

This Development Agreement (hereinafter "Agreement") is entered into as of this ____ day of _____, 2019, by and between the City of Woodland, California ("CITY"), and Darkhorse Estates, LLC, a California limited liability company ("OWNER"), each of whom shall be referred to as a "party" and together as the "parties."

RECITALS

WHEREAS, CITY is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Section 65864, et seq. of the Government Code; and

WHEREAS, CITY has approved the Spring Lake Specific Plan ("Plan"), which encompasses OWNER's property, more fully described in Exhibit "A" and shown on Exhibit "B" to this Agreement ("Property"), and which requires owners of property within the Plan area to enter into development agreements as a precondition of development; and

WHEREAS, OWNER and CITY wish to enter into a development agreement pursuant to the Plan, allowing for the construction of a project as described herein ("Project"); and

WHEREAS, OWNER has applied to CITY for certain entitlements for development of its property, including this Agreement, and proceedings have been taken in accordance with the rules and regulations of CITY; and

WHEREAS, the terms and conditions of this Agreement have undergone extensive review by CITY and OWNER and have been found to be fair, just, and reasonable; and

WHEREAS, the best interests of the citizens of the City of Woodland and the public health, safety, and welfare will be served by entering into this Agreement; and

WHEREAS, the City Council hereby finds and determines that this Agreement is of major significance because it will enable CITY to fund much needed capital improvements and provide much needed public services and will therefore also have a major, beneficial economic impact on CITY; and

WHEREAS, all of the procedures of the California Environmental Quality Act have been met with respect to the Project and the Agreement, with the Woodland City Council's certification of the Environmental Impact Report for the Spring Lake Specific Plan (Turn of the Century EIR, SCH #99022069, August 15, 2000) and adoption of addendum to the Turn of the Century EIR and associated addenda; and

WHEREAS, this Agreement and the Project are consistent with the Woodland General Plan and the Spring Lake Specific Plan; and

82093.0018A\31977953.2

WHEREAS, all actions taken and approvals given by CITY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and

WHEREAS, development of the Project in accordance with this Agreement will provide substantial benefits to CITY and will further important policies and goals of CITY; and

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of OWNER's property, ensure progressive installation of necessary improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Section 65864, et seq. of the Government Code are intended.

COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined as follows:

1.1.1 "Agreement" means this Development Agreement.

1.1.2 "CITY" means the City of Woodland, a California municipal corporation.

1.1.3 "City Council" means the duly elected city council of the City of Woodland.

1.1.4 "Commencement Date" means the date the Term of this Agreement commences.

1.1.5 "Development" means the improvement of the Property (as defined herein) for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction of buildings and structures; and the installation of landscaping. "Development" does not include the maintenance, repair, reconstruction or redevelopment of any building, structure, improvement, or facility after the construction and completion thereof.

1.1.6 “Development Approvals” means all permits and other entitlements for use subject to approval or issuance by CITY in connection with development of the Property including, but not limited to:

- (a) specific plans and specific plan amendments;
- (b) tentative and final subdivision and parcel maps;
- (c) conditional use permits, public use permits and plot plans;
- (d) zoning; and
- (e) grading and building permits.

1.1.7 “Development Exaction” means any requirement of CITY in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate, or compensate for the impacts of development on the environment or other public interests.

1.1.8 “Development Impact Fee” means a monetary exaction other than a tax or special assessment, whether established for a broad class of projects by legislation of general applicability or imposed on a specific project on an ad hoc basis, that is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project, and which may be increased or updated from time to time, but does not include fees for processing applications for governmental regulatory actions or approvals or fees collected under development agreements adopted pursuant to Article 2.5 of the Government Code (commencing with Section 65864) of Chapter 4.

1.1.9 “Development Plan” means the plan for development of the Property as set forth in Exhibit “C”.

1.1.10 “Effective Date” means the date the ordinance approving and authorizing this Agreement becomes effective.

1.1.11 “Land Use Regulations” means all ordinances, resolutions, codes, rules, regulations, and official policies of CITY governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings, the provisions for reservation or dedication of land for public purposes, and the design, improvement, and construction standards and specifications applicable to the development of the Property. “Land Use Regulations” does not include any CITY ordinance, resolution, code, rule, regulation, or official policy governing:

- (a) the conduct of businesses, professions, and occupations;
- (b) taxes (special or general) and assessments;
- (c) the control and abatement of nuisances;
- (d) the granting of encroachment permits and the conveyance of rights and interests that provide for the use of or the entry upon public property; or
- (e) the exercise of the power of eminent domain.

1.1.12 “Mortgagee” means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device lender, and their successors and assigns.

1.1.13 “OWNER” means the persons and entities listed as OWNER on page 1 of this Agreement and their successors in interest to all or any part of the Property.

1.1.14 “Project” means the development of the Property contemplated by the Development Plan as such Plan may be further defined, enhanced, or modified pursuant to the provisions of this Agreement.

1.1.15 “Property” means the real property described on Exhibit “A” and shown on Exhibit “B” to this Agreement.

1.1.16 “Reservation of Rights” means the rights and authority excepted from the assurances and rights provided to OWNER under this Agreement and reserved to CITY under Section 3.3 of this Agreement.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

Exhibit “A” – Legal Description of the Property

Exhibit “B” – Map showing Property and its location

Exhibit “C” – Development Plan and Conditions of Approval

Exhibit “D” – Development Impact Fees

2. GENERAL PROVISIONS.

2.1 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Development of the Property is hereby authorized and shall be carried out in accordance with the terms of the Development Plan and this Agreement.

2.2 Ownership of Property. OWNER represents and covenants that it is the owner of the fee simple title to, or has an equitable interest in, the Property or a portion thereof.

2.3 Term. The term of this Agreement shall commence on the date (the "Commencement Date") that is the Effective Date, and shall be in force for a period of 10 years thereafter (the "Initial Term"), unless this term is modified or extended pursuant to the provisions of this Agreement. Developer may elect to extend the Term by up to two successive two (2) year periods (for a maximum Term of 14 years) upon written notice to CITY no later than 90 days prior to the date the Term would otherwise expire. Thereafter, the OWNER shall have no vested right under this Agreement, regardless of whether or not OWNER has paid any Development Impact Fee. Any tentative map approved by CITY for the Property shall have a duration co-extensive with the duration of this Agreement.

2.4 Assignment.

2.4.1 Right to Assign. OWNER shall have the right to sell, transfer, or assign the Property in whole or in part (provided that no such partial transfer shall violate the Subdivision Map Act, Government Code Section 66410, et seq.) to any person, partnership, joint venture, firm, or corporation at any time during the Term of this Agreement; provided, however, that any such sale, transfer, or assignment shall include the assignment and assumption of the rights, duties, and obligations arising under or from this Agreement and be made in strict compliance with the following conditions precedent:

(a) No sale, transfer, or assignment of any right or interest under this Agreement shall be made unless made together with the sale, transfer, or assignment of all or a part of the Property.

(b) Concurrent with any such sale, transfer, or assignment, OWNER shall notify CITY, in writing, of such sale, transfer, or assignment and shall provide CITY with an executed agreement ("Assignment and Assumption Agreement"), in a form reasonably acceptable to CITY, by the purchaser, transferee, or assignee and providing therein that the purchaser, transferee, or assignee expressly and unconditionally assumes all the duties, obligations, agreements, covenants, and waivers of OWNER under this Agreement, including, without limitation, the covenants not to sue and waivers contained in Sections 7.2 and 8.4 hereof.

Any sale, transfer, or assignment not made in strict compliance with the foregoing conditions shall constitute a default by Owner under this Agreement. Notwithstanding the failure of any purchaser, transferee, or assignee to execute the agreement required by Paragraph (b) of this Subsection 2.4.1, the burdens of this Agreement shall be binding upon such purchaser, transferee, or assignee, but the benefits of this Agreement shall not inure to such purchaser,

transferee, or assignee until and unless such agreement is executed.

2.4.2 Release of Transferring Owner. Notwithstanding any sale, transfer, or assignment, a transferring OWNER shall continue to be obligated under this Agreement with respect to the transferred Property or any transferred portion thereof, unless such transferring OWNER is given a release in writing by CITY (which written confirmation may be in the form of execution and recordation of the Assignment and Assumption Agreement), which release shall be provided by CITY upon the full satisfaction by such transferring OWNER of the following conditions:

(a) OWNER no longer has a legal or equitable interest in all or any part of the Property subject to the transfer.

(b) OWNER is not then in default under this Agreement.

(c) OWNER has provided CITY with the notice and executed agreement required under Paragraph (b) of Subsection 2.4.1 above.

(d) The purchaser, transferee, or assignee provides CITY with security equivalent to any security previously provided by OWNER to secure performance of its obligations hereunder.

2.4.3 Subsequent Assignment. Any subsequent sale, transfer, or assignment after an initial sale, transfer, or assignment shall be made only in accordance with and subject to the terms and conditions of this Section.

2.4.4 Utilities. The Project shall be connected to all utilities necessary to provide adequate water, sewer, gas, electric, and other utility service to the Project, prior to the issuance of a certificate of occupancy for any portion of the Project.

2.4.5 Sale to Public and Completion of Construction. The provisions of Subsection 2.4.1 shall not apply to the sale or lease (for a period longer than one year) of any lot that has been finally subdivided and is individually (and not in “bulk”) sold or leased to a member of the public or other ultimate user. This Agreement shall terminate with respect to any individual lot sold to a member of the public, and such lot shall be released and no longer be subject to this Agreement without the execution or recordation of any further document upon satisfaction of both of the following conditions:

(a) The lot has been finally subdivided and individually (and not in “bulk”) sold or leased (for a period longer than one year) to a member of the public or other ultimate user; and

(b) A certificate of occupancy has been issued for a building on the lot, and the fees for such lot set forth in this Agreement have been paid.

2.5 Amendment or Cancellation of Agreement. This Agreement may be amended or canceled in whole or in part only by written consent of all parties in the manner provided for in Government Code Section 65868. This provision shall not limit any remedy of CITY or OWNER as provided by this Agreement.

2.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

- (a) Expiration of the stated Term of this Agreement as set forth in Section 2.3.
- (b) Entry of a final judgment setting aside, voiding, or annulling the adoption of the ordinance approving this Agreement.
- (c) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.
- (d) Completion of the Project in accordance with the terms of this Agreement including issuance of all required occupancy permits and acceptance by CITY or applicable public agency of all required dedications.

Termination of this Agreement shall not constitute termination of any other land use entitlements approved for the Property. Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination or with respect to any default in the performance of the provisions of this Agreement that has occurred prior to such termination or with respect to any obligations that are specifically set forth as surviving this Agreement. Upon such termination, any Development Impact Fees paid by OWNER to CITY for residential units on which construction has not yet begun shall be refunded to OWNER by CITY.

Automatic Termination as to Residential Lots/Notice of Termination as to Other Parcels. This Agreement shall automatically be terminated, without any further action by any party or need to record any additional document, with respect to any single family residential lot with a parcel designated by the Development Approvals for residential use, upon completion of construction and issuance by CITY of a final occupancy permit for a dwelling unit upon such single family residential lot and the conveyance of such improved residential lot and dwelling unit to a bona-fide good faith purchaser thereof. In connection with its issuance of a final inspection for the single family residential lot and dwelling unit, CITY shall confirm that all improvements that are required to serve the residential lot, as determined by CITY, have (1) been accepted by CITY, or (2) in CITY's discretion, adequate security for certain improvements has been provided, and that the dwelling is ready for occupancy by the homebuyer. Termination of this Agreement for any single family residential lot as provided for in this Section shall not in any way be construed to terminate or modify any assessment district, fee district, public financing district, special tax district, tax and / or any Mello Roos Community Facilities District lien

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affecting such lot at the time of termination. Termination of this Agreement as to an individual parcel or lot with a building constructed upon it shall not affect Developer's rights or obligations under any of the Development Approvals applicable to the remainder of the Project at the Property.

2.7 Notices.

(a) As used in this Agreement, "notice" includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment, or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either: (i) when delivered in person to the recipient named below; or (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; or (iii) on the date of delivery shown in the records of the telegraph company after transmission by telegraph to the recipient named below. All notices shall be addressed as follows:

If to CITY:

City of Woodland
300 First Street
Woodland, CA 95695
Attn: City Manager
Telephone: (530) 661-5800
Facsimile: (530) 661-5848

Copy to:

Best, Best & Krieger, LLP
500 Capitol Mall, Suite 1700
Sacramento, CA 95814
Attn: Woodland City Attorney
Telephone: (916) 325-4000
Facsimile: (916) 325-4010

If to OWNER:

Darkhorse Estates, LLC
1817 Maryal Drive, Suite 100
Sacramento, CA 95864

(c) Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party,

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or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by the change.

3. DEVELOPMENT OF THE PROPERTY.

3.1 Rights to Develop.

3.1.1 CITY and OWNER acknowledge that this Agreement has been prepared and executed in order to comply with the requirement in the Spring Lake Specific Plan that a development agreement be entered into in connection with any rezoning of land or tentative parcel map approval within the Specific Plan area. This agreement is for Tentative Subdivision Map #5160, which includes the 23.6-acre R-8 site shown in Exhibit B, resulting in 159 single family lots (units).

3.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement including the Reservation of Rights, the rules, regulations, and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings, and the design, improvement and construction standards and specifications applicable to development of the Property shall be the Land Use Regulations and Development Approvals, whether in effect on the Effective Date or subsequently adopted. In connection with any subsequently imposed Development Approvals and except as specifically provided otherwise herein, CITY may exercise its discretion in accordance with the Land Use Regulations then in effect, as provided by this Agreement, including, but not limited to, the Reservation of Rights. CITY shall accept for processing, review, and action all applications for subsequent development approvals. Such applications shall be processed in the same manner, and the CITY shall exercise its discretion when required or authorized to do so, and to the same extent CITY would otherwise be entitled in the absence of this Agreement.

3.3 Reservation of Rights.

3.3.1 Limitations, Reservations and Exceptions. Notwithstanding any other provision of this Agreement, the following regulations shall apply to the development of the Property:

(a) Processing fees and charges of every kind and nature imposed by CITY to cover the estimated actual costs to CITY of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued.

(b) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals, and any other matter of procedure.

(c) Regulations, adopted policies, and rules governing engineering and construction standards and specifications applicable to public and private improvements,

including, without limitation, all uniform codes adopted by the CITY and any local amendments to those codes adopted by the CITY, including, without limitation, the CITY's Building Code, Plumbing Code, Mechanical Code, Electrical Code, and Grading Ordinance.

(d) Regulations imposing Development Exactions; provided, however, that no such subsequently adopted Development Exaction shall be applicable to development of the Property unless such Development Exaction is applied uniformly to development, either throughout the CITY or within a defined area of benefit that includes the Property. No such subsequently adopted Development Exaction shall apply if its application to the Property would physically prevent development of the Property for the uses and to the density or intensity of development set forth in the Development Plan. In the event any such subsequently adopted Development Exaction fulfills the same purposes, in whole or in part, as the fees set forth in Section 4 of this Agreement, CITY shall allow a credit against such subsequently adopted Development Exaction for the fees paid under Section 4 of this Agreement to the extent such fees fulfill the same purposes.

(e) Regulations that may be in material conflict with this Agreement but that are reasonably necessary to protect the residents of the project or the immediate community from a condition perilous to their health or safety. To the extent possible, any such regulations shall be applied and construed so as to provide OWNER with the rights and assurances provided under this Agreement.

(f) Regulations that are not in material conflict with this Agreement or the Development Plan. Any regulation, whether adopted by initiative or otherwise, limiting the rate or timing of development of the Property shall be deemed to materially conflict with the Development Plan and shall therefore not be applicable to the development of the Property.

(g) Regulations that are in material conflict with the Development Plan; provided OWNER has given written consent to the application of such regulations to development of that Property in which the OWNER has a legal or equitable interest.

(h) Regulations that impose, levy, alter or amend fees, charges, or Land Use Regulations relating to consumers or end users, including, without limitation, trash can placement, service charges and limitations on vehicle parking.

(i) Regulations of other public agencies, including Development Impact Fees adopted or imposed by such other public agencies, although collected by CITY.

3.3.2 Subsequent Development Approvals. This Agreement shall not prevent CITY, in acting on subsequent development approvals and to the same extent it would otherwise be authorized to do so absent this Agreement, from applying subsequently adopted or amended Land Use Regulations that do not materially conflict with this Agreement.

3.3.3 Modification or Suspension by State or Federal Law. In the event that State, County, or Federal laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such State or Federal laws or regulations; provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce.

3.3.4 Intent. The parties acknowledge and agree that CITY is restricted in its authority to limit certain aspects of its police power by contract and that the foregoing limitations, reservations, and exceptions are intended to reserve to CITY all of its police power that cannot be or are not expressly so limited. This Agreement shall be construed, contrary to its stated terms if necessary, to reserve to CITY all such power and authority that cannot be or is not by this Agreement's express terms so restricted.

3.4 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of CITY may possess authority to regulate aspects of the development of the Property separately from or jointly with CITY, and this Agreement does not limit the authority of such other public agencies.

3.5 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when or the rate the Property will be developed. Such decisions depend upon numerous factors that are not within the control of OWNER, such as market orientation and demand, interest rates, absorption, completion, and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Ca1.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that OWNER shall have the right to develop the Property in such order and at such rate and at such times as OWNER deems appropriate within the exercise of its subjective business judgment, subject only to any timing or phasing requirements set forth in the Development Plan.

3.6 Public Works. If OWNER is required by this Agreement to construct any public works facilities that will be dedicated to CITY or any other public agency upon completion, and if required by applicable laws to do so, OWNER shall perform such work in the same manner and subject to the same requirements as would be applicable to CITY or such other public agency should it have undertaken such construction.

3.7 Acquisition of Property for Construction of Improvements Off-Site. OWNER shall, in a timely manner as determined by CITY and consistent with the requirements of the Specific Plan, acquire the property rights necessary to construct or otherwise provide the public improvements contemplated by the Specific Plan.

3.8 Acquisition of Real Property Interests. In any instance where OWNER is required to construct any public improvement on land not owned by OWNER, OWNER shall at its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of such public improvements. If and to the extent this section 3.8 conflicts with Section 66462.5 of the Subdivision Map Act, this section will control.

3.9 Credits and/or Reimbursement for Dedication of Property or Construction of Infrastructure. To the extent OWNER dedicates land, funds, or constructs public facilities that exceed the size or capacity required to serve the Property for the benefit of other properties, or if such dedication or improvements benefit other properties regardless of its size or capacity, CITY shall enter into an agreement to reimburse OWNER to the extent of such benefit as determined by CITY. Such reimbursement may take the form of fee credits and/or benefit assessments, special taxes, or other fees or assessments collected from benefiting properties, as the CITY may determine. Notwithstanding the foregoing, the CITY shall not reimburse the OWNER for costs of interim temporary improvements, nor shall CITY require OWNER to pay for interim temporary improvements installed by others on OWNER's property.

3.10 Water Supply Planning. To the extent the Development Plan includes one or more tentative maps totaling more than 500 dwelling units, and to the extent the Project, or any part thereof, is not exempt under Government Code Section 66473.7(i), each such tentative map shall comply with the provisions of Government Code Section 66473.7.

3.11 Excess Fill Acquisition. The City shall get first right of refusal on any excess fill from project site.

4. PUBLIC BENEFITS.

4.1 Intent. The parties acknowledge and agree that development of the Property will result in substantial public needs that will not be fully met by the Development Plan and further acknowledge and agree that this Agreement confers substantial private benefits on OWNER that should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the private benefits conferred on OWNER by providing more fully for the satisfaction of the public needs resulting from the Project.

4.2 Development Impact Fees.

4.2.1 Amount of Fee. The Development Impact Fees set forth in Exhibit "D" shall be charged to the Project.

4.2.2 Time of Payment. The fees required pursuant to Subsection 4.2.1 shall be paid to CITY prior to the issuance of building permits for each residential unit. No fees shall be payable for building permits issued prior to the Effective Date of this Agreement, but the fees

required pursuant to Subsection 4.2.1 shall be paid prior to the re-issuance or extension of any building permit for a residential unit for which such fees have not previously been paid.

4.2.3 Fee Credits and Reimbursements. OWNER shall be entitled to credit or reimbursement against the fees required pursuant to Subsection 4.2.1 for the dedication of land, the construction of improvements or the payment of fees as specifically set forth in an agreement entered into between CITY and OWNER pursuant to Section 3.9.

4.2.4 Future Development Impact Fees; Increases. The Parties hereby agree that, in addition to the Development Impact Fees included in Exhibit "D", the Project shall be subject to the imposition of any Development Impact Fee that becomes effective after the Effective Date. In addition, the Project shall be subject to any increase, decrease, amendment, or alteration of any Development Impact Fee that becomes effective after the Effective Date.

4.2.5 Prepayment. In no event shall the prepayment of any Development Impact Fees required hereunder establish a vested right on the part of OWNER or any other owner of the Property or any person or entity with an interest therein to develop the Project or the Property following the expiration, cancellation, or termination of the Term of this Agreement. Following the expiration, cancellation, or termination of this Agreement, all Development Impact Fees then in effect shall be applicable to the Project and Property notwithstanding any provision of this Agreement and notwithstanding the prepayment of the Development Impact Fees set forth in Exhibit "D", any increase or amendment of any Development Impact Fee, or any combination thereof. Nothing contained in this Subsection 0 shall be construed as limiting the right of OWNER to a credit against any Development Impact Fees as set forth in Section 4.2.3 hereof.

4.3 Agricultural Conservation Easements. CITY has established specific criteria for agricultural conservation easements, as provided in CITY's Agricultural Mitigation Program. Prior to submittal of the first final map and improvement plan package to CITY, OWNER shall provide to CITY executed agricultural conservation easements as required by the Agricultural Mitigation Program, in recordable form for recording with the Yolo County Recorder. Any such easement shall be dedicated to the Yolo Land Trust or another suitable entity selected by CITY. Under the terms of any such easement, CITY shall have no responsibility for the payment of any portion of the required endowment fee. OWNER is responsible for all escrow costs in association with establishment of easements, including but not limited to title insurance.

4.4 Swainson's Hawk Mitigation. In addition to the requirements of Section 4.3 above, OWNER shall, prior to submittal of the first final map and improvement plan package to CITY, take appropriate actions as required by the adopted Habitat Conservation Plan (HCP) for the purpose of Swainson's Hawk habitat mitigation.

4.5 Dedication of On-Site Easements and Rights of Way. OWNER shall dedicate to CITY all on-site rights of way and easements deemed necessary for public improvements, in CITY's sole discretion, within 15 days of receipt of written demand from CITY.

4.6 Timing of Construction of Off-Site Infrastructure. Approval of any building permits on the Property shall be conditioned upon CITY's determination, in its sole discretion, that sufficient progress is being made on construction of off-site infrastructure serving development of OWNER's Property.

4.7 Assigned Building Unit Allocations. OWNER agrees that CITY shall not approve any final subdivision map unless each lot to be subdivided thereby has a building unit allocation assigned to it pursuant to CITY's building unit allocation ordinance.

4.8 Inclusionary Housing Agreement. Prior to submittal of any final map and improvement plan package to CITY, OWNER and CITY shall enter into an Inclusionary Housing Agreement consistent with the Spring Lake Specific Plan Affordable Housing Plan and this Agreement.

4.9 Affordable Housing Fund and In Lieu Fee. CITY and OWNER agree that OWNER shall pay an affordable housing in-lieu fee to meet the ten percent (10%) single family for-sale affordability requirement as outlined in Exhibit D.

Credits

4.10 Offsite Affordable Housing Fee. The Spring Lake Offsite Affordable Housing fee shall be as required by the Spring Lake Specific Plan and Spring Lake Affordable Housing Plan. The fee is due in full for the units within the final map prior to approval of each final map.

Funds

4.11 Financing Plan Cost Estimates. Notwithstanding any fee amounts listed in Exhibit "D," OWNER acknowledges and agrees that the cost estimates contained in the Spring Lake Specific Plan Financing Plan and Capital Improvement Plan (CIP) are estimates only, and that OWNER shall pay its share of the costs of improvements and amenities identified in the Financing Plan in amounts to be determined by CITY, which may be more or less than the estimates contained in the Financing Plan.

4.12 Infrastructure and Improvements. Prior to receiving a building permit for the Project, OWNER shall have submitted plans for infrastructure and improvements necessary to serve the Project in accordance with CITY standards and received approval of such plans by the City Engineer.

4.13 Right of Way. OWNER shall obtain all necessary rights of way for public improvements prior to final map. Should OWNER be unable to acquire rights of way with a good faith effort based on a MAI appraisal, OWNER may request CITY acquire the necessary offsite right of way. OWNER shall fund all CITY costs and shall deposit Two Hundred Thousand Dollars (\$200,000.00) with the first final map that triggers right of way acquisition. Right of Way acquisition costs for off-site Spring Lake Infrastructure Fee ("SLIF") covered improvements are eligible for SLIF reimbursement. CITY will allow a map to proceed with the \$200,000 deposit.

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OWNER may deposit funds in Fifty Thousand Dollar (\$50,000.00) increments for CITY acquisition; however, a final map will not be approved with less than a \$200,000 deposit.

4.14 Storm Drainage. OWNER understands and acknowledges that, at the time of execution of the Development Agreement and imposition of these conditions, the CITY lacks sufficient storm drain capacity to serve the Project and that City Engineering staff is reviewing multiple options for increasing storm water capacity of the Spring Lake drainage system downstream of the Project. Depending on the option selected, the implementation of one or more of the options currently being studied may result in an increase to the Spring Lake Drainage Fee. If such an increase occurs, Owner agrees to pay its proportional share of the increased Spring Lake Drainage Fee at the time building permits are issued for the Project.

OWNER understands and agrees that it will proceed to build its Project at its own risk and unconditionally releases and discharges CITY and its officers and employees from any and all claims, demands, liabilities, damages, obligations, actions, or causes of action of any kind, known or unknown, past or present, arising out of, relating to, or in connection with the insufficient storm drain capacity ("Claims"). OWNER agrees to refrain from instituting, initiating, maintaining, or participating in any lawsuit, claim, or other proceeding in any jurisdiction or forum relating in any way to the Claims and understands that this release may be pled as a full and complete defense to, and may be used as the basis for an injunction against, any lawsuit, suit, or other proceeding that may be instituted, prosecuted, or attempted in breach of this release. The release in this section is intended to be complete and final and to cover claims, demands, liabilities, damages, actions, and causes of action that are known, but also claims, demands, liabilities, damages, actions, and causes of action that are unknown or that the OWNER does not suspect to exist in their favor that, if known at the time of signing this Agreement, might have affected their actions, and therefore the parties expressly waive the benefit of the provision of section 1542 of the California Civil Code, which provides:

A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor.

OWNER hereby waives and relinquishes all rights and benefits that it has or may have had under Section 1542 of the California Civil Code or the law of any other state, country, or jurisdiction to the same or similar effect to the full extent that they may lawfully waive such rights.

4.15 Further, OWNER understands that a property owner(s) downstream of OWNER's Project may be adversely affected in the event of a large storm and that development of OWNER's Project may exacerbate downstream overflow. If CITY receives, and is held responsible for damages resulting from, a claim or lawsuit from a downstream property owner(s), OWNER agrees to participate in the defense and contribute its proportional share of the damages its Project caused to CITY.

4.18 Interchange Upgrade. OWNER acknowledges that the interim upgrade of the

State Route (“SR”) 113 and Road 25A interchange in accordance with the Spring Lake EIR is a responsibility of Spring Lake developers. OWNER accepts and supports the use of Spring Lake Infrastructure Bond proceeds for the upgrade of the SR 113 and Road 25A interchange. OWNER further accepts and supports that there may be changes to the SLIF and the per unit set aside amount for the payment of Spring Lake Infrastructure Fees.

4.19 Traffic Signal. OWNER shall design and install a traffic signal and associated roadway improvements at Gibson Road and Harry Lorenzo Avenue. Construction of the intersection and signal improvements shall commence prior to or concurrently with the in-tract improvements and be completed prior to certificate of occupancy of the first production (for sale) unit. Work shall include but is not limited to: installation of 8-phase signal, opening the median on Gibson Road, installation of turn pockets, ADA improvement on the north/south side of Gibson Road, landscaping and road restriping as determined by the City, and signal interconnect from the Pioneer/Gibson intersection to the future HLA/Gibson signal. Owner may request and enter into a reimbursement agreement with the City for all improvements except landscaping to be reimbursed from the City impact fee program.

4.20 Hydromodification. OWNER shall have an alternate plan available to construct on site hydromodification structures. On site hydromodification shall only be allowed if the State does not approve the City’s appeal to have this requirement met through the Spring Lake off site detention system. If Owner prepares improvement plans with hydromodification infrastructure prior to a response from the State; City reserves the right to require a revision within 45 days of plan approval to delete hydromodification features (if the state subsequently grants approval to the City appeal).

4.21 Public Noticing. Prior to start of grading, OWNER shall provide notification to all residences on Harry Lorenzo Avenue between East Gibson Road and 500 feet south of Farmers Central Drive of commencement of construction. Notification shall, at a minimum, disclose the future presence of construction traffic and the barrier removal and signal construction at East Gibson Road and Harry Lorenzo Avenue. Notification shall be not less than seven or more than fourteen days in advance of construction. OWNER shall provide proof of notification to the City.

4.16 Meter Fees. Prior to any final map OWNER shall pay AMR (Automated Meter Reading) fees for public meters in accordance with the current fee schedule.

5. FINANCING OF PUBLIC IMPROVEMENTS. OWNER may propose, and if requested by CITY shall cooperate in, the formation of any special assessment district, community facilities district, or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities required as part of the Development Plan. To the extent any such district or other financing entity is formed and sells bonds in order to finance such reimbursements, OWNER may be reimbursed to the extent that OWNER spends funds or dedicates land for the establishment of public facilities. Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring CITY or the City Council to form any such district or to issue and sell bonds.

6. REVIEW FOR COMPLIANCE.

6.1 Periodic Review. CITY shall review this Agreement annually, on or before the anniversary of the Effective Date, in order to ascertain the compliance by OWNER with the terms of the Agreement. OWNER shall submit an Annual Monitoring Report, in a form acceptable to the City Manager, within thirty (30) days after written notice from the City Manager. The Annual Monitoring Report shall be accompanied by an annual review and administration fee sufficient to defray the estimated costs of review and administration of the Agreement during the succeeding year. The amount of the annual review and administration fee shall be set annually by resolution of the City Council.

6.2 Special Review. The City Council may order a special review of compliance with this Agreement at any time. The Community Development Director, or his or her designee, shall conduct such special reviews.

6.3 Procedure.

(a) During either a periodic review or a special review, OWNER shall be required to demonstrate good faith compliance with the terms of the Agreement. The burden of proof on this issue shall be on OWNER.

(b) Upon completion of a periodic review or a special review, the Community Development Director, or his or her designee, shall submit a report to the Planning Commission setting forth the evidence concerning good faith compliance by OWNER with the terms of this Agreement and his or her recommended finding on that issue.

(c) If the Planning Commission finds and determines on the basis of substantial evidence that OWNER has complied in good faith with the terms and conditions of this Agreement, the review shall be concluded.

(d) If the Planning Commission finds and determines on the basis of substantial evidence that OWNER has not complied in good faith with the terms and conditions of this Agreement, the Commission may recommend to the City Council modification or termination of this Agreement. OWNER may appeal a Planning Commission determination pursuant to this Section 6.3(d) pursuant to CITY's rules for consideration of appeals in zoning matters then in effect. Notice of default as provided under Section 7.3 of this Agreement shall be given to OWNER prior to or concurrent with proceedings under Section 6.4 and Section 6.5.

6.4 Proceedings Upon Modification or Termination. If, upon a finding under Section 6.3, CITY determines to proceed with modification or termination of this Agreement, CITY shall give written notice to OWNER of its intention so to do. The notice shall be given at least ten (10) calendar days prior to the scheduled hearing and shall contain:

- (a) The time and place of the hearing;
- (b) A statement as to whether or not CITY proposes to terminate or to modify the Agreement; and,
- (c) Such other information that the CITY considers necessary to inform OWNER of the nature of the proceeding.

6.5 Hearing on Modification or Termination. At the time and place set for the hearing on modification or termination, OWNER shall be given an opportunity to be heard. OWNER shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof on this issue shall be on OWNER. If the City Council finds, based upon substantial evidence, that OWNER has not complied in good faith with the terms or conditions of the Agreement, the City Council may terminate this Agreement or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of the CITY. The decision of the City Council shall be final.

6.6 Certificate of Agreement Compliance. If, at the conclusion of a Periodic or Special Review, OWNER is found to be in compliance with this Agreement, CITY shall, upon request by OWNER, issue a Certificate of Agreement Compliance ("Certificate") to OWNER stating that after the most recent Periodic or Special Review and based upon the information known or made known to the Community Development Director and City Council that: (1) this Agreement remains in effect; and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after a Periodic or Special Review and shall state the anticipated date of commencement of the next Periodic Review. OWNER may record the Certificate with the County Recorder.

Whether or not the Certificate is relied upon by assignees or other transferees or OWNER, CITY shall not be bound by a Certificate if a default existed at the time of the Periodic or Special Review, but was concealed from or otherwise not known to the Community Development Director or City Council.

7. DEFAULT AND REMEDIES.

7.1 Remedies in General. It is acknowledged by the parties that CITY would not have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof. In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that CITY shall not be liable in damages to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue for damages or claim any damages:

- (a) For any breach of this Agreement or for any cause of action that arises out

of this Agreement; or

(b) For the taking, impairment, or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or

(c) Arising out of or connected with any dispute, controversy, or issue regarding the application or interpretation or effect of the provisions of this Agreement.

7.2 Release. Except for non-monetary remedies, OWNER, for itself, its successors and assignees, hereby releases CITY, its officers, agents and employees from any and all claims, demands, actions, or suits of any kind or nature arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth and Fourteenth Amendments to the United States Constitution, or any other law or ordinance which seeks to impose any other liability or damage, whatsoever, upon CITY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby acknowledges that it has read and is familiar with the provisions of California Civil Code Section 1542, which is set forth below:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.

By initialing below, OWNER hereby waives the provisions of Section 1542 in connection with the matters that are the subject of the foregoing waivers and releases.

Owner's Initials

7.3 Termination or Modification of Agreement for Default of OWNER. CITY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as "default"); provided, however, CITY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within sixty (60) days after the effective date of such notice or, in the event that such default cannot be cured within such sixty (60) day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such sixty (60) day period and to diligently proceed to complete such actions and cure such default.

8. LITIGATION.

8.1 General Plan Litigation. CITY has determined that this Agreement is consistent with its General Plan, and that the General Plan meets all requirements of law. OWNER has reviewed the General Plan and concurs with CITY's determination. CITY shall have no liability in damages under this Agreement for any failure of CITY to perform under this Agreement or the inability of OWNER to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, as it may be amended from time to time, is invalid or inadequate or not in compliance with law.

8.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless CITY, its agents, officers and employees from any claim, action or proceeding against CITY, its agents, officers, or employees to attack, set aside, void, or annul the approval of this Agreement, or the approval of any permit granted pursuant to this Agreement. CITY shall promptly notify OWNER of any claim, action, proceeding or determination included within this Section 8.2, and CITY shall cooperate in the defense. CITY may in its discretion participate in the defense of any such claim, action, proceeding or determination.

8.3 Environmental Assurances. OWNER shall indemnify and hold CITY, its officers, agents, and employees free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and OWNER shall defend, at its expense, including attorneys' fees, CITY, its officers, agents and employees in any action based or asserted upon any such alleged act or omission. CITY may in its discretion participate in the defense of any such action.

8.4 Indemnity. In addition to the provisions of sections 8.1, 8.2, and 8.3 above, OWNER shall indemnify and hold CITY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising through the sole active negligence or sole willful misconduct of CITY. OWNER shall defend, at its expense, including attorneys' fees, CITY, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions. CITY may in its discretion participate in the defense of any such legal action.

8.5 Reservation of Rights. With respect to Sections 8.1, 8.2, 8.3, and 8.4 herein, CITY reserves, the right to either (1) approve the attorney(s) that the indemnifying party selects, hires or otherwise engages to defend the indemnified party hereunder, which approval shall not be unreasonably withheld, or (2) conduct its own defense; provided, however, that the indemnifying party shall reimburse the indemnified party forthwith for any and all reasonable expenses incurred for such defense, including attorneys' fees, upon billing and accounting therefor.

8.6 Challenge to Existing Land Use Approvals. By accepting the benefits of this Agreement, OWNER, on behalf of itself and its successors in interest, hereby expressly agrees and covenants not to sue or otherwise challenge any land use approval affecting the Property and in effect as of the Effective Date. Such agreement and covenant includes, without limitation, the covenant against any direct suit by OWNER or its successor in interest, or any participation, encouragement or involvement whatsoever that is adverse to CITY by OWNER or its successor in interest, other than as part of required response to lawful orders of a court or other body of competent jurisdiction. OWNER hereby expressly waives, on behalf of itself and its successors in interest, any claim or challenge to any land use approval affecting the Property and in effect as of the Effective Date. In the event of any breach of the covenant or waiver contained herein, CITY shall, in addition to any other remedies provided for at law or in equity, be entitled to:

- (a) impose and recover (at any time, including after sale to a member of the public or other ultimate user) from the party breaching such covenant or waiver, the full amount of Development Impact Fees that the breaching party would have been required to pay in the absence of this Development Agreement; and
- (b) impose any subsequently adopted land use regulation on those land use approvals for which the breaching party had not, as of the time of such breach, obtained a building permit.

OWNER hereby acknowledges that it has read and is familiar with the provisions of California Civil Code Section 1542, which is set forth below:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.

By initialing below, OWNER hereby waives the provisions of Section 1542 in connection with the matters that are the subject of the foregoing waivers and releases.

Owner's Initials

8.7 Survival. The provisions of this Section 8 shall survive the termination of this Agreement.

9. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit OWNER, in any manner, at OWNER's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. CITY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with OWNER and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. CITY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee, has submitted a request in writing to the CITY in the manner specified herein for giving notices, shall be entitled to receive written notification from CITY of any default by OWNER in the performance of OWNER's obligations under this Agreement.

(c) If CITY timely receives a request from a mortgagee requesting a copy of any notice of default given to OWNER under the terms of this Agreement, CITY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. Notwithstanding any other provision of this Agreement to the contrary, no Mortgagee shall have an obligation or duty under this Agreement to perform any of OWNER's obligations or other affirmative covenants of OWNER hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by OWNER is a condition precedent to the performance of a covenant by CITY, the performance thereof shall continue to be a condition precedent to CITY's performance hereunder, and further provided that any sale, transfer or assignment by any Mortgagee in possession shall be subject to the provisions of Section 2.4 of this Agreement.

10. MISCELLANEOUS PROVISIONS.

10.1 Recordation of Agreement. This Agreement and any amendment or cancellation thereof shall be recorded with the Yolo County Recorder by the Clerk of the City Council within ten (10) days after the CITY enters into the Agreement, in accordance with Section 65868.5 of the Government Code. If the parties to this Agreement or their successors in interest amend or cancel this Agreement, or if the CITY terminates or modifies this Agreement as provided herein for failure of the OWNER to comply in good faith with the terms and conditions of this Agreement, the City Clerk may have notice of such action recorded with the Yolo County Recorder.

10.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements that are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

10.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Section 4 of this Agreement and Exhibit "D" to this Agreement, including the payment of the Development Impact Fees set forth therein, are essential elements of this Agreement and CITY would not have entered into this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

10.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

10.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

10.6 Singular and Plural. As used herein, the singular of any word includes the plural.

10.7 Estoppel Certificate. Any party to this Agreement and any Lender may, at any time, and from time to time, deliver written notice to a party requesting such party to certify in writing that, to the knowledge of the certifying party, (i) the Agreement is in full force and effect and a binding obligation on the parties, (ii) the Agreement has not been amended or modified, either orally or in writing, and if so amended or modified, identifying the amendments or

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modifications, and (iii) as of the date of the estoppel certificate, the requesting party (or any party specified by a Lender) is not in breach in the performance of its obligations under the Agreement, or if in breach to describe therein the nature of any such breach and the steps or actions to be taken by the other party reasonably necessary to cure any such alleged breach. A party receiving a request hereunder shall execute and return such certificate or give a written detailed response explaining why it will not do so within thirty (30) days following the receipt of such request. Each party acknowledges that such an estoppel certificate may be relied upon by third parties acting in good faith. An estoppel certificate provided by City establishing the status of this Agreement shall be in recordable form and may be recorded at the expense of the recording party.

10.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

10.9 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

10.10 No Third Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

10.11 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force), government regulations, court actions (such as restraining orders or injunctions), or other causes beyond the party's control. If any such events shall occur, the Term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the Term of this Agreement shall not be extended under any circumstances for more than five (5) years.

10.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

10.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and (c) is

binding upon each party and each successor in interest (including assignees) during ownership of the Property or any portion thereof.

10.14 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

10.15 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Superior Court of the County of Yolo, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

10.16 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between CITY and OWNER is that of a government entity regulating the development of private property and the owner of such property.

10.17 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

10.18 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by CITY of its power of eminent domain.

10.19 Agent for Service of Process. In the event OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venture resident of the State of California, or it is a foreign corporation, then in any such event, OWNER shall file with the Community Development Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon OWNER. If for any reason service of such process upon such agent is not feasible, then in such event OWNER may be personally served with such process out of this County and such service shall constitute valid

service upon OWNER. OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto.

10.20 Authority to Execute. The person or persons executing this Agreement on behalf of OWNER warrants and represents that he or she/they have the authority to execute this Agreement on behalf of his or her/their corporation, partnership or business entity and warrants and represents that he or she/they has/have the authority to bind OWNER to the performance of its obligations hereunder.

10.21 Obligations Joint and Several. The obligations of OWNER under this Agreement shall be joint and several with respect to the entities which, collectively, comprise OWNER. Further, the obligations of OWNER under this Agreement shall apply with respect to the entire Property, as it may be subdivided, sold, transferred, or otherwise conveyed, and run with the land.

IN WITNESS WHEREOF, the parties hereto have executed this Development Agreement on the last day and year set forth below.

OWNER

**DARKHORSE ESTATES, LLC, a
California limited liability company**

By: _____

Its: _____

Dated: _____

CITY

**CITY OF WOODLAND, a California
municipal corporation**

By: _____

Paul Navazio
City Manager

Dated: _____

ATTEST:

By: _____

Ana Gonzalez
City Clerk

APPROVED AS TO LEGAL FORM:

BEST BEST & KRIEGER LLP

City Attorney

NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

)ss.

COUNTY OF YOLO)

On _____, before me, _____, Notary Public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person whose names is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

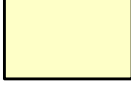
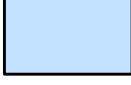
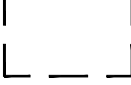
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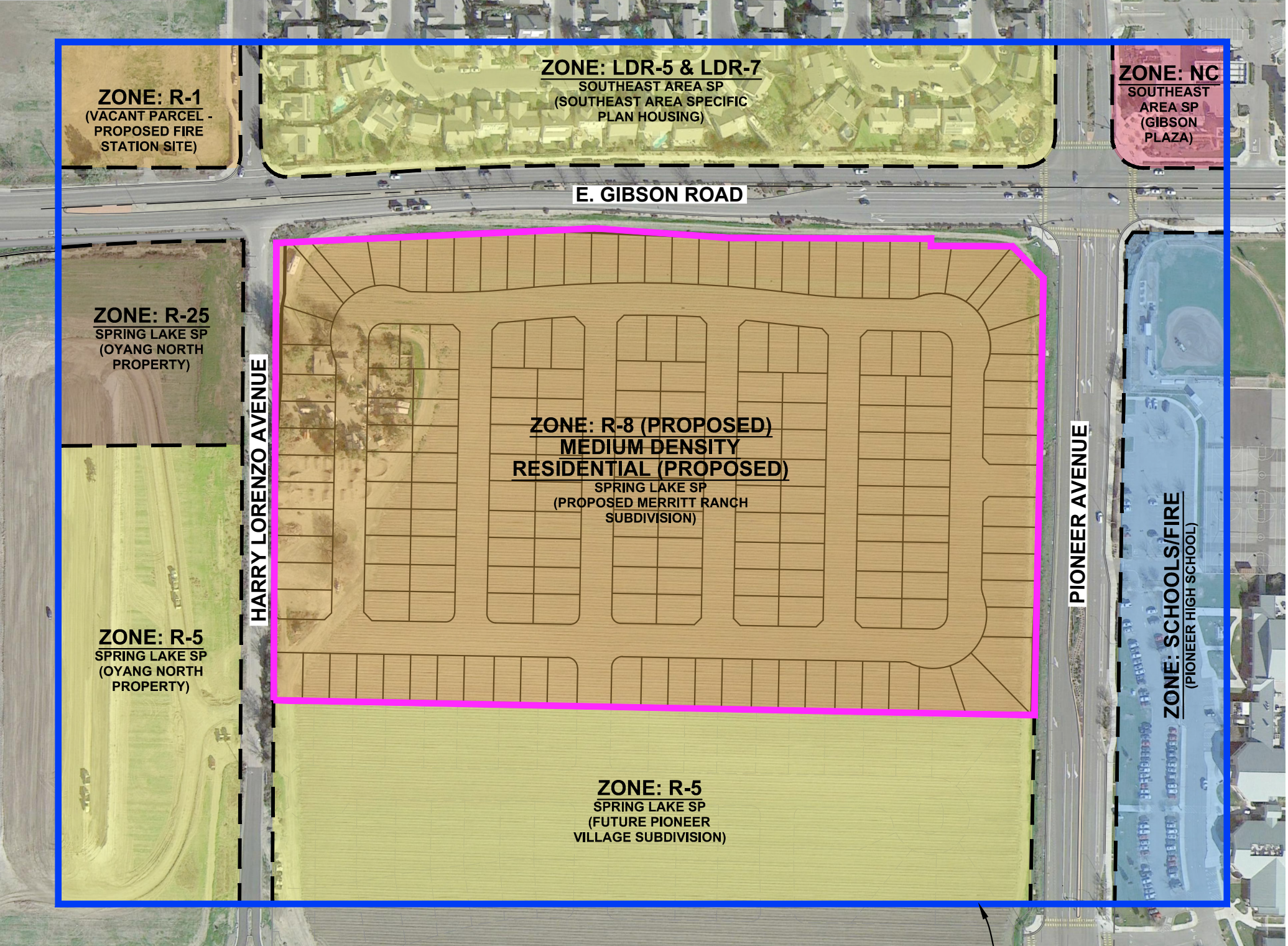
Real property in the City of Woodland, County of Yolo, State of California, described as follows:

PARCEL 1 OF PARCEL MAP NO. 4625 FOR MERRITT FARMS, IN THE CITY OF WOODLAND, COUNTY OF YOLO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED AUGUST 12, 2003 IN [BOOK 2003, PAGES 84, 85 AND 86](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

[APN: 042-580-001-000](#)

LEGEND:

-  HIGH DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  LOW DENSITY RESIDENTIAL
-  COMMUNITY COMMERCIAL
-  PUBLIC/QUASI PUBLIC
-  ZONING BOUNDARIES
-  SUBJECT PROPERTY



NOTES:

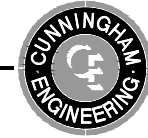
1. SITE AERIAL IMAGERY WAS ACQUIRED FROM GOOGLE EARTH, COPYRIGHT GOOGLE, 2017.
2. CONCEPTS SHOWN ON THIS EXHIBIT ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.

300' LIMIT LINE

0 100 200
SCALE: 1" = 200'

DESIGNED BY: SG
DRAWN BY: LE
CHECKED BY: SG

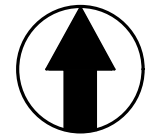
SCALE
1" = 200'



CECWEST.COM
Project Planning ■ Civil Engineering ■ Landscape Architecture
■ Sacramento Office ■ Davis Office
2120 20th Street, Suite Three 2940 Spafford Street, Suite 200
Sacramento, CA 95818 Davis, CA 95618
(916) 455-2026 (530) 758-2026

CITY OF WOODLAND

CONTEXTUAL MAP
MERRITT RANCH



CALIFORNIA

SHEET
1
OF
1
DATE: 11/02/18
JOB NO: 1707.02

EXHIBIT 2-C
PROJECT CONDITIONS OF APPROVAL

GENERAL CONDITIONS

1. Project Approval. The project shall be substantially (as determined by the City) developed as depicted on the maps and exhibits included in the ____ (Month) (Day) ____, 2019 City Council staff report, as approved by City Council, for the Merritt Ranch project as proposed by the applicant Darkhorse Estates LLC, except as modified by these conditions of approval.
2. Development Agreement. The Development Agreement between the City of Woodland and Darkhorse Estates LLC Investors, as approved by City Council on (Month) (Day), 2019, are fully enforceable. Actions, including recordation of necessary documents, as stated in Section 10.1, Assignment, of the applicable Development Agreement.
3. Indemnification. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City of its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for the defense of the matter by the City Attorney.
4. Deed Disclosures. Deed Disclosures that satisfy Development Regulation 2.1 (Disclosures) of the Spring Lake Specific Plan shall be submitted for review and approval by the Community Development Director and City Attorney. These approved disclosures shall be placed on deeds for final lots as specified by the Development Regulation. The deed disclosures for all lots shall include language that addresses Development Regulation 2.35.6 (Landscape Strips along local streets) within Spring Lake.
5. Informing Agencies & Subcontractors. Secure approval and satisfy requirements of all agencies of jurisdiction. The applicant/developer shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibility to comply with all pertinent requirements of the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City in addition to applicable state and federal laws.

6. Construction Impact Management Plan. Prior to issuance of any permit or inception of any construction activity on the site, the developer shall submit a construction impact management plan including a project development schedule and “good neighbor” information for review and approval by the Community Development Department. The plan shall include, but is not limited to public notice requirements for periods of significant impacts (noise/vibration/street closures, tree removal, etc.), special street posting, construction vehicle parking plan, phone listing for community concerns, names of persons who can be contacted to correct problems, hours of construction activity, noise limits, dust control measures, and security fencing and temporary walkways.
7. CC & Rs. Prior to approval of the first final map submit, three (3) copies of the CC&Rs to the Community Development Department for review and approval prior to recordation of the CC&Rs, to include:
 - Recreational vehicle parking in the front yard longer than 24 hours is prohibited.
 - Garage conversion to residential use is prohibited except the temporary use as a model home sales office. When the sales office is vacated, it must be converted back to a garage.
 - Garages shall not be converted for storage use only. Garages shall be kept clear for residential vehicle parking.
 - The color of residential structures shall not be restricted. This provision shall be enforced through mechanisms established in the CC&Rs.
8. Fee Notice. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the applicant fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, the applicant will be legally barred from later challenging such fees, dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding or other

agreement with the applicant which authorizes the City to impose certain fees, and which may waive the applicant's right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

9. Coordination of Plans. The applicant shall be responsible for coordinating all plans to ensure consistency throughout site plan, landscaping plans, and improvement plans, prior to submittal for review.
10. Affordable Housing. The project is subject to the Spring Lake Affordable Housing Plan and Ordinance 6A, the City's Inclusionary Housing Ordinances. Where there is a conflict, the Spring Lake Affordable Housing Plan shall prevail. The Plan requires 10 percent (10%) of single-family units to be affordable to Low-Income households. At 159 number of lots, this tentative map results in a requirement that 16 number of units be identified as affordable units. Prior to the City approving the applicant's first Final Map, the applicant and City shall enter into an Inclusionary Housing Agreement as required by the SLSP Affordable Housing Plan (AHP). This agreement shall be prepared by the City and shall be consistent with all applicable provisions of the SLSP AHP except as otherwise set forth in the project Development Agreement. The In-lieu fee has been determined to be \$64,144 (2019) which results in a total in-lieu fee of \$1,026,304. A proportionate share of the fee shall be paid with each building permit unit in the amount of \$6,454.74 per housing unit. (The in-lieu fee is subject to an annual adjustment based on the Construction Cost Index (CCI).
11. Offsite Affordable Fee. The Off-Site Affordable Housing Fee shall be paid for each single-family market rate unit prior to recordation of the applicant's Final Map.
12. Fair Share Cost. The applicant agrees to fund on a fair share basis, as determined by the City of Woodland nexus study, public facilities, services, and improvements including transit capital and operating costs, design and construction of transit stops, fire station construction and operations (Development Regulations 4.7.3, 4.9.5, 6.22 and 6.23), police operations (Development Regulations 6.30 and 6.31), park development (Development Regulation 5.6), greenbelts/pathways/trails (Development Regulation 5.28), and library services (Development Regulation 6.42 and 6.43) pursuant to Development Regulation 2.7 (Fair Share fees and Financing).
13. Backbone Infrastructure. Prior to occupancy within any subdivision, necessary backbone infrastructure and services to serve the subdivision, as determined by the City of Woodland, must be in place, and adequate fire service must be demonstrated, pursuant to Development Regulation 2.8 (Infrastructure and service availability), 4.4 through 4.7 (roadway improvements), 6.24 and 6.25 (fire station).

14. Funding Public Services. Prior to issuance of a building permit, the funding of public services shall be addressed pursuant to Development Regulations 2.7, 6.23 and 6.37.
15. Building Unit Allocations (BUA) s. With the exception of affordable housing, approval of a final map requires that all lots included in the final map, have a building unit allocation. No final map shall be recorded by the City unless BUAs for that map are assigned with the final map. If BUA's are transferred from another site, or if BUAs are requested to be added, either transaction shall be recorded to the satisfaction of the Community Development Department and in compliance with the BUA Ordinance.

FINANCE DEPARTMENT

16. SL Maintenance Facilities District. Prior to recordation of each final map, with respect to that map, OWNER shall petition the City to be annexed into the boundaries of the Spring Lake Maintenance Community Facilities District. The OWNER agrees to provide any and all information necessary to complete such annexation within 45 days of making this petition.
17. SL Community Facilities District 2004-1. OWNER shall petition the City to be annexed into the boundaries of the Spring Lake Community Facilities District 2004-1 prior to the approval of each map. OWNER agrees to provide any and all information necessary to complete such annexation within 45 days of making this petition.

COMMUNITY DEVELOPMENT

18. Design Review. For all residential uses, final site plans, architectural plans, elevations, sound wall, and landscape plans shall be submitted for review and approval by the Planning Commission to ensure consistency with the Spring Lake Specific Plan and Spring Lake Design Standards. Additional design detail shall be provided on corner lots with emphasis on side elevations, porches and entries (Design Standard 2.7). (All mechanical equipment, whether roof mounted or on the ground, shall be fully screened from view (Development Regulation 2.21 Utility Facilities). All antennas shall be placed in building interiors. Satellite dish antennas are prohibited on roofs. Units shall be energy efficient pursuant to Development Regulation 2.25 (Energy Efficiency). Dwelling unit shall be oriented toward the street pursuant to Development Regulation 2.31 (street loading), Development Regulations 2.35.3 (separated entry walks), 7.5 (Fireplaces), 7.6 (air conditioning), 7.7 (wiring), 7.10 (energy efficiency), 7.16 through 7.18 and 7.20 and 7.21.1 and 7.21.2 relating to energy conservation.)

19. Lotting Considerations. In order to mitigate for the extended block length on all the streets, the homes along each stretch shall be designed so that there is variability provided through careful use of such elements as front setback, mix of one and two-story, and building architectural frontage design with the use elements such as full usable front porch or a separated front patio extension with low walls.
20. Setbacks and Lot Standards. Setbacks and other area requirements for all homes and related structures shall be consistent with the requirements of Table 2.4 (as amended) of the Spring Lake Specific Plan.
21. Architectural Diversity. Emphasis shall be placed on creating architectural diversity within the development as discussed in Sections 2.3, 2.4 and 2.5 of the Spring Lake Design Standards. Creativity and innovation will be encouraged.
22. Energy Efficiency and Climate Action Plan. The land plan for the project has been designed to maximize energy efficiency to the extent possible. All buildings shall be designed to meet, and are recommended to exceed, energy efficiency requirements provided in the Spring Lake Specific Plan, including solar requirements. In addition, the project shall be designed to address strategies identified in the City of Woodland's Climate Action Plan (CAP). The project shall meet a minimum of ten (10) actions identified in the CAP, as amended, and verification of how the requirement will be met shall be provided with the initial building permit submittal.
23. Photovoltaic Panels. In addition each home shall be photovoltaic ready and shall: 1) be pre-wired; 2) have adequate roof strength to support solar panels; 3) roofs to have minimal penetrations in order to accommodate solar panels; 4) a 200 amp main electrical panel; and 5) space provided adjacent to main panel for solar disconnect and associated equipment (inverter). If not provided as a standard feature, photovoltaic systems shall be offered by the builder as an upgrade offered at the time of initial purchase.
24. Electric Vehicle Charging Infrastructure. Each home shall have a dedicated 240-volt, 40-amp circuit for electric vehicle charging station in every garage or as required by the most current California Green Building Standards. Garages shall have adequate ventilation as required for vehicle charging stations. Compliance with this condition shall be clearly indicated on the building permit plans for each single-family home.

25. Trash and Recycling Container Storage. All future development shall meet the requirements for trash and recycling container storage as provided in Design Standard 2.8. Information shall be provided on plans prior to issuance of building permits.

26. Landscape Plan Submittal. Detailed Landscape and Irrigation Plans, shall be designed and prepared by a licensed landscape architect and shall be certified in accordance with City and State water conservation requirements. Landscape plans shall be submitted and approved by the Community Development and Public Works Departments prior to issuance of building permits. Landscape plans shall specify the following:

- Locations, size and quantity of all plant materials.
- A plant legend specifying species type (botanical and common names), container size, maximum growth habit and quantity of all plant materials.
- Location of all pavements, fencing, buildings, accessory structures, parking lot light poles, property lines and other pertinent site plan features.
- Planting and installation details and notes including soil amendments. A soil fertility test shall be prepared prior to approval of plans to determine planting and amendment requirements.
- Existing trees on site shall be identified. Trees planned for removal or relocation shall be marked on the plans, methodology to preserve trees in place provided on plans.
- Any trees for removal and identified as heritage, specimen, or landmark under City code shall be mitigated for per City requirement.
- The Heritage Oak tree located north of Lot 101, shall be preserved in place, unless it cannot be preserved in place due to infrastructure and map requirements and then must be mitigated for per City Tree Preservation Ordinance requirements.
- The Owner shall work with City staff and arborist to preserve to the extent possible tree Nos. #165 & 166 located near lot 101. The Owner's Design Professional(s) shall modify, subject to approval by the City Engineer, the soundwall to accommodate the preservation of these trees to minimize root disturbance through either the modification of lot lines and/or change in materials and/or design. Alternatively, if the Owner requests tree removal, a mitigation will be required through a cash payment to the City's tree fund and/or planting additional trees.
- Details of all irrigation (drip, sprinkler, bubbler) as well as equipment such as backflow controller and water meter devices identified.

- Any additional information and specifications as required by the State's Water Efficient Landscape Ordinance for residential landscapes.
27. Compliance with City and State Water Conservation Ordinance. The project shall comply with City and State Water Conservation Ordinance, as well as water conserving requirements in the Spring Lake Specific Plan and SL Design Standards. This applies to all yard and public landscaping. Plans shall be reviewed for compliance prior to issuance of building permits.
 28. Street Tree Master Plan. Street Tree Master Planting Plan shall be approved prior to the issuance of the first building permit. The plan shall be reviewed for conformance with the SL Design Standards and shall be reviewed and approved by the Community Development Department and the City's Community Services Department – Urban Forestry division. A soils test shall be submitted that will assist in appropriate species selection.
 29. Public Landscaping. Landscaping design, materials, installation and maintenance in roadways, medians, greenbelts, subdivision trails, and other public areas shall be consistent with applicable City requirements. Landscaping shall satisfy and fully implement Development Regulations 2.15.1 and 4.16 (Tree Canopy), 2.22 (Drought – tolerant plantings), 4.17 (Timing of landscaping), 4.17.1 (landscaping at intersections), 4.18 and 4.19 (bikeway and landscaping) and 7.13 (public landscaping).
 30. Utility Design. The location of all utility structures shall be coordinated with and depicted on the landscaping plans. Location and installation of utility structures shall be to the satisfaction of the Community Development Director and City Engineer. Public utility lines, along public street frontages and /or landscaped areas shall be underground type unless otherwise approved by the Community Development Director and City Engineer. The applicant shall ensure consistency with Development Regulation 2.11 (Utilities), 2.13 (connectivity), 2.21 (utility facilities) and 6.17 through 6.19 (general utility requirements).
 31. Light Pole Location. Light poles shall not be located so as to conflict with planting or future growth and shading of trees throughout the site. Review shall be provided prior to issuance of final map.

32. Street and Lot Lighting. Lights along local roads and in public use areas shall be consistent with SL Development Regulation 2.22.2. The project shall install LED streetlights to meet City Standards in effect at the time improvement plans are completed. If no such standard exists at the time of the plan approval, project shall be permitted to install high pressure sodium (HPS) lights per City Standards.
33. Interconnecting Walk and Pathway. Interconnecting pedestrian corridors shall be a minimum of 25 feet wide with 10-foot-wide bike/pedestrian sidewalk. Unpaved area shall be landscaped consistent with Section 6.9 of the SL Design Standards.
34. Residential Fencing. All wood fence footings and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with a transparent or opaque water sealant to prevent water damage and staining. Consideration shall be given to the use of wood with integral stain. All required notes/details shall be provided on plans prior to the issuance of permits. Fencing shall comply with Section 2.9 of the SL Design Standards.
35. Fencing Plan. Prior to issuance of building permits submit a fencing plan for review and approval which identifies the material, location and design of all fencing on the project, including perimeter, good neighbor, greenbelt, interconnecting walkways and paths and accent fencing.
36. Masonry Soundwall. A masonry soundwall shall be constructed along the perimeter of the subdivision, Harry Lorenzo Avenue from the edge of lot 176 north to East Gibson Road and along E. Gibson Road to Pioneer Avenue and south on Pioneer Avenue to the corner of lot 6 and 7. The wall shall match the soundwall constructed Sports Park Drive in Spring Lake south of the project site. Including masonry walls constructed with D-113 (Basalite), the Brick Pilasters with HC Muddox (#890 Old Town Red), and the Cap with a Precast Regal Cap (Color D-225 Basalite). The design, including location, height, materials, and color shall be reviewed for consistency prior to the issuance of the first building permit. Soundwall, landscaping and construction of the public improvements shall occur concurrently with adjacent development.
37. Entry Signs. Per the Spring Lake Specific Plan and the Spring Lake Design Standards, the applicant shall establish a level one entry feature at the intersection of Pioneer Avenue and East Gibson Road. Entryway shall include features such as accent paving, intensive landscape and incorporate public art. In addition, neighborhood entry signs

shall be provided on the south side of “H” Street at Pioneer Avenue, and the south side of “I” Street at Harry Lorenzo Avenue, consistent with SL Design Standard 1.6/1.6.1.

A design specification for these signs shall be prepared for review as part of the landscape plans with public improvements and approval by the Community Development and City Engineer prior to acceptance of the final map.

38. Pedestrian Circulation. Where pedestrian circulation crosses major vehicular points of entry, a change in grade, materials, textures, or colors shall be provided to emphasize the conflict point and improve its visibility and safety, to the satisfaction of the Community Development Director. These improvements shall be identified in the Traffic Calming Plan required prior to approval of final map and improvement plans.
39. Single Story and Model Homes. Developer shall offer at least one single story home plan within the subdivision. Any Model Home complex shall include at least one single story home.
40. Good Faith Effort. The applicant/owner is required to (make a good faith effort to) find a new location for the existing 1920’s arts and crafts single family structure located at 1425 Harry Lorenzo Avenue. The following performance criteria for the proposed relocation effort shall be satisfied. Evidence of this effort shall be required prior to issuance of building permits.
 - a) The applicant/owner before or from the date of approval of the project by the Planning Commission shall within 120 days make a good faith effort satisfactory to the Community Development Department to identify an acceptable site and secure an agreement with the owner of the receiving property for the appropriate relocation of the structure prior to building permit issuance for the new structures.
 - b) The applicant shall advertise the 120 day availability of the structure in two different papers of local circulation.
 - c) The applicant shall obtain an estimate from a licensed demolition contractor to determine the anticipated cost to demolish the existing structure. This amount shall be included as an incentive to offset the cost of relocation of the structure.
 - d) To the extent possible, the new location shall be within Yolo County.
 - e) The exterior character defining features of the structure shall be maintained.
 - f) The applicant shall notify CDD of the public notice advertisement date and the start of the 120 day availability of the structure.

If at the end of the 120-day period, the applicant is unable to find a suitable site on which to relocate the structure, then the applicant may proceed with the structure being salvaged and/or demolished. Compliance with conditions is required to demonstrate a good faith effort.

MITIGATION MEASURES

41. SLSP Mitigation Requirements. The project applicant shall comply with all mitigations required by the TOC EIR Mitigation Monitoring Program including provided as Attachment A to the SLSP, as well as adherence to the Yolo HCP/NCCP, any further analysis provided through additional studies and evaluations required to ensure compliance with mitigations. This includes a pre-construction and/or tree removal survey by a qualified biologist that will include a Raptor and a Ground Nesting Raptor Survey (4.5-3).
42. Yolo HCP/NCCP. The project applicant shall comply with all Avoidance and Minimization Measures (AMM's) outlined by the Yolo Conservancy per the HCP/NCCP's requirements specific to the project location and shall pay all applicable fees.
43. AMM Verification. Complete the Yolo HCP/NCCP Application Form No.3 and provide verification that this form has been submitted to the Yolo Habitat Conservancy 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.
44. Environmental Noise Analysis. The design of the project shall comply with the exterior and interior noise level requirements of the Noise Element of the City of Woodland General Plan
45. Agricultural Conservation Easements. CITY has established specific criteria for agricultural conservation easements, as provided in CITY's Agricultural Mitigation Program. Prior to submittal of the first final map and improvement plan package to CITY, OWNER shall provide to CITY executed agricultural conservation easements as required by the Agricultural Mitigation Program, in recordable form for recording with the Yolo County Recorder. Any such easement shall be dedicated to the Yolo Land Trust or another suitable entity selected by CITY. Under the terms of any such easement, CITY shall have no responsibility for the payment of any portion of the required endowment fee. OWNER is responsible for all escrow costs in association with establishment of easements, including but not limited to title insurance.
46. Conservation Easement Dedication. Mitigation for loss of agricultural land in the form of land set asides shall be fully executed and in place prior to final map approval or commencement of development activity, consistent with Development Regulation 4.3 related to the 1:1 mitigation requirement. Fully executed, meaning signed and recorded with the County.
47. Geotechnical. The design and construction of improvements shall be in accordance with recommendations contained in the Conclusions and Recommendations Section of

the Preliminary Geotechnical Engineering Report (Geocon Consultants, Inc., dated October 2018).

48. Air Quality Directives. Owner shall comply with Air Quality Management District directives as specified in Development Regulation 2.12 for both off-road and on-road low-emissions heavy-duty vehicles and construction equipment during all grading and construction. (SLSP page 7-4, Regulation 7.3).
49. Mosquito Vector Control. Prior to each construction season, each landowner or applicant with a project under construction shall consult with, and implement the recommendations of the Mosquito Vector Control District regarding control of mosquitoes, black gnats, and other vectors.
50. Construction Recycling. Prior to the commencement of construction on any project, the applicant shall ensure that the construction contractor has established construction recycling measures pursuant to the requirements of the Mitigation Monitoring Plan and all other City requirements. (MM 4.13-18)
51. Dust Suppression. Applicant shall comply with all dust suppression requirements during all grading and construction activities (SLSP Regulation 7.4)
52. Off-site Improvements. Off-site improvements must satisfy the requirements of SLSP and SLSP MM including but not limited to Development Regulation 6.13 and Mitigation Measure 4.5-7.
53. Cultural Resources. During grading or any site work, development must comply with Development Regulation 7.22 (MM 4.10-1)
54. CEQA Filing Fees. Within five working days after project approval, the applicant shall pay a mandatory Notice of Determination filing fee of \$50 (or latest fee in effect at time of payment) for County Clerk processing, made payable to Yolo County Clerk and submitted to the Woodland Community Development Department. If the required filing fee is not paid for a project, the project will not be operative, vested, or final and any local permits issued for the project will be invalid (Section 711.4)(3) of the Fish and Game Code.) NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.

DEVELOPMENT ENGINEERING
Roadways

Harry Lorenzo Avenue

55. Project shall construct 10' wide City Standard sidewalk, Spring Lake standard masonry wall, and landscaping between curb and wall along the east side of Harry Lorenzo Avenue.
56. Project shall connect sidewalk at the southeast corner of the intersection of Gibson Road and Harry Lorenzo Avenue.
57. The applicant shall install City Standard ADA compliant curb ramps.
58. Remove unused driveways along the east side of Harry Lorenzo Avenue and replace with City Standard curb and gutter.
59. Applicant shall repair Harry Lorenzo Avenue per City Standards for streets under moratorium.

Gibson Road

60. With first final map, OWNER shall complete Gibson Road landscape and permanent concrete mixed-use path along Gibson Road between Harry Lorenzo Avenue and Pioneer Avenue, and from the Gibson Road/Pioneer Avenue and Gibson Road/Harry Lorenzo Avenue intersections to the southern boundary of project area. Applicant shall complete design in accordance with the SLSP. This work is SLIF reimbursable with \$57,000 to be paid from the City's Development impact fees in accordance with a completed reimbursement Agreement. Owner agrees that the \$57,000 is fixed and any overages are to be borne by the SLIF.
61. OWNER shall design and install a traffic signal and associated roadway improvements at Gibson Road and Harry Lorenzo Avenue. Construction of the intersection and signal improvements shall commence prior to or concurrently with the in-tract improvements and be completed prior to certificate of occupancy of the first production (for sale) unit. Work shall include but is not limited to: installation of 8-phase signal, opening the median on Gibson Road, installation of turn pockets, ADA improvement on the north/south side of Gibson Road, landscaping and road restriping as determined by the City, and signal interconnect from the Pioneer/Gibson intersection to the future HLA/Gibson signal. Owner may request and enter into a reimbursement agreement with the City for all improvements except landscaping to be reimbursed from the City impact fee program.
62. Provide signal interconnect and fiber from the Gibson Road/Pioneer intersection to the northwest corner of Gibson/Bourn.

Pioneer Avenue

63. Project shall construct 10' wide City Standard sidewalk, Spring Lake standard masonry wall, and landscaping between curb and wall along the west side of Pioneer Avenue to southern property line.

Other Transportation Conditions

64. The developer shall submit for approval of the City Engineer and fund a traffic-calming plan to be approved by the City Engineer. Prior to submittal of the first improvement plans for the tentative map area, the OWNER shall submit a comprehensive traffic-calming plan for the tentative map area to the City Engineer for review and approval. Raised, decorative stamped concrete crosswalks, bulb-outs, lighted pedestrian crossings, raised median islands, traffic circle and other improvements may be required as part of the traffic-calming measures, and shall be designed, constructed and funded by the developer

Easements and Right of Way

65. A seven (7) foot public utility easement back of separated sidewalk, adjacent to all public streets within the development shall be dedicated to the City and may be required elsewhere as requested by the utility companies and approved by the City. Exception. Exception on Arterial roads with green belts of 20' or greater.
66. Prior to approval of first set of improvement plans and final map, Applicant shall acquire all rights of way and easements necessary to construct off-site and on-site improvements associated with the tentative map.

Landscaping

67. All public landscape areas shall include a separate point of connection for water laterals with meters and PG&E power service points for automatic controllers.
68. A registered landscape architect shall design landscape and sound wall and privacy wall improvements and improvements shall be per the SLSP and other City Standards, as applicable.
69. Landscaping of public areas is a public improvement. Design and construction of public landscaping areas shall proceed concurrent with adjacent development. Public improvements will not be formally accepted until a 90-day maintenance period on landscaping improvements is completed. This requirement may be waived at time of acceptance of other public improvements with approval of the Parks, Public Works

and Community Development departments, but if waived shall require submittal of a separate security to ensure landscaping completion.

70. Design and install recycled water line in the green strip, under the bike path/sidewalk^[SG1].
71. Prior to landscape submittal OWNER shall submit concepts for approval for the entryway feature, sound walls, monuments, and other entry way features.

Wastewater and Sewer Collection System

72. The property shall be connected to the City of Woodlands sewer system, with a separate sewer lateral required for each parcel, in accordance with City of Woodland standards.
73. The Tentative Map Sewer Plan showing sewer routing, pipe slopes and sizing and locations, are preliminary only and do not constitute approval in any way. Final approval for the Sewer Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.
74. Construction of deep sewer mains shall be connected to laterals by a parallel main and connections at Manholes.
75. Applicant shall obtain a discharge permit from the State Board of Reclamation prior to ground dewatering.
76. Any onsite Septic tanks shall be abandoned to county health department standards, prior to the final map within which boundary it is contained.

Storm Water

77. A comprehensive storm drainage plan shall be prepared by a registered civil engineer for project watershed(s), including the plan area. The plan shall identify specific storm drainage design features to control increased runoff from the project site. The drainage plan shall demonstrate the effectiveness of the proposed storm drainage system to prevent negative impacts to existing downstream facilities and to prevent additional flooding at off-site downstream locations. All necessary calculations and assumptions and design details shall be submitted to the City Engineer for review and approval. The design features proposed by the applicant shall be consistent with the most recent version of the City's Storm Drainage Master Plan criteria and City Standard Specifications and Details. The plan shall incorporate secondary flood routing analysis and shall include final sizing and location of on-site and off-site storm conduit channels, structures and (detention basins if required). The Storm Drainage Plan shall be submitted for approval prior to submittal of the first final map and/or construction drawings for checking. The applicant shall pay the cost associated with all

- improvements required by the plan and an appropriate reimbursement agreement shall be drafted to reimburse the applicant for oversize improvements on a pro rata basis per the Project level Development Agreement.
78. A topographic survey of the entire site and a comprehensive grading plan prepared by a registered civil engineer shall be required for the development. The plan shall include topographic information on adjacent parcels. In addition to grading information, the grading plan shall indicate all existing trees, and trees to be removed as a result of the proposed development, if any. A statement shall appear on the site grading and drainage plan, which shall be signed by a registered civil engineer or land surveyor and shall read, "I hereby state that all improvements have been substantially constructed as presented on these plans". Reference the City of Woodland Engineering Design and Construction Standards for additional requirements.
79. The Tentative Map Grading and Drainage plan showing grading and drainage information including topographic information, drainage routing, pipe slopes and sizing and locations and including topographic information, and overland drainage routing are preliminary only and do not constitute approval in any way. Final approval for the grading and Drainage Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.
80. City standards update to be approved soon will relocate the storm drain pipes out from under the sidewalk. Storm water and sewer pipe locations constructed in the subdivision will have the Storm Drain and Sewer lines 5-7 feet off opposite sides of the road center line. The water line shall be installed between the Storm Drain line and the lip of gutter on the same side of the street. The water line shall not be closer than 3' to the lip of gutter nor 5' from the Storm Drain line (measured to outside of pipes). Final placement will be determined during the design submittals.

Storm Water Quality Control

81. 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.
82. Project shall comply with Storm Water Quality Ordinance, for site specific, general, and treatment control measures.
83. The Developer shall create a storm water phasing plan to be approved by City engineer prior to a grading permit or final map.

84. Prior to first final map the applicant shall enter into a City standard maintenance agreement for the maintenance of onsite BMP's for post construction storm drain Quality control measures.
85. Project shall include low impact development standards to minimize storm drain run off, applicant shall submit a plan to minimize run off to the City for approval. The plan shall include such measures as bioretention basins, porous pavement, dry wells/trench drains, or other approved method as described in section E.12.b.(ii) of the phase II MS4 General permit (CAS000004), and demonstrate that the amount of treated run off is in accordance with the section E.12.f E.12.e.ii.c of the phase II MS4 General permit. Applicant shall enter into an access, maintenance, and reporting agreement for such measures prior to certificate of occupancy. Owner will be required to enter into a maintenance agreement for on site storm water treatment devices.
86. 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.
87. OWNER may reference the City's Post Construction Standards Manual on the web. <http://www.cityofwoodland.org/501/Storm-Water-Quality-Control>
88. Owner shall enter into a Stormwater Treatment Measure Access and Maintenance Agreement prior to final map.
89. Modify Tentative Map to show a location for hydromodification with an option for additional single-family lots if hydromodification is not needed per the City's request to the State.

Water Infrastructure Conditions

90. All materials and installation of the water system shall be at the developer's expense per City of Woodland Standard Specifications and Details.
91. Until such time as actual service connections are approved for the subdivision, the water agency may withhold water service due to a water shortage declared by the water agency.
92. The Tentative Map Water Plan showing water routing, sizing and locations, are preliminary only and do not constitute approval in any way. Final approval for the Water Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval. Applicant shall comply with making changes to water

- system distribution pipe sizes and alignments based on the results of the specific water modeling performed for the project. Applicant shall pay for all required water modeling for identifying water infrastructure needs to serve its development and shall construct offsite water improvements to connect to the City water distribution system.
93. Per City of Woodland Cross Connection Control Program, all types of commercial buildings, landscape irrigation, and fire services are required to maintain an approved backflow prevention assembly, at the developer's expense. Service size and flow-rate for the backflow prevention assembly must be submitted for approval. Location of the backflow prevention assembly shall be per the City of Woodland Standard Specifications and Details. Prior to the installation of any backflow prevention assembly between the public water system and the owner's facility, the owner or contractor shall make application and receive approval from the City Engineer or his designated agent.
94. Per the City of Woodland Cross Connection Control Program, fire protection systems are required to maintain approved backflow prevention, at the developer's expense. Required location, service size and flow-rate for the fire protection system must be submitted. Actual location is subject to the review and approval of the Public Works Department, Fire Department, and Community Development Department.
95. All final plans for fire hydrant systems and private water mains supplying a fire hydrant system shall be submitted to the City of Woodland Fire Department for approval prior to construction of the system. All fire protection systems and appurtenances thereto shall be subject to such periodic tests as required by the City of Woodland Fire Department.
96. Any fire hydrant installed will require, in addition to the blue reflector noted in Standard Drawings, an additional blue reflector and glue kit that is to be supplied to the City of Woodland Fire Department for replacement purposes.

Recycled Water

97. If not already constructed, project shall construct 8-inch Recycled water main down Gibson Road along the full property frontage, between Pioneer Avenue and Harry Lorenzo Avenue.
98. Extend Recycled water mains and services to public landscape areas unless already installed by others. Applicant shall design all public landscape services to the extent possible for future connection to recycled water. Design shall include sleeves as needed to serve public landscape areas without trenching, and all public irrigation

shall be purple (pipes, valves, boxes, etc.) in preparation for future connection to recycled water.

Broadband

99. Owner shall install two three inch conduits for fiber optics with pull ropes along East Gibson Road between Harry Lorenzo Avenue and Pioneer Avenue, then along Pioneer Avenue from East Gibson Road to the southern project limits. Conduit shall start with a pull box at the northwest corner of the intersection of Harry Lorenzo Avenue and Gibson Road and terminate with a pull box at southern project limits. Broadband plans shall be coordinated with the landscape plans for the Civil improvements.

Grading

100. A topographic survey of the entire site and a comprehensive grading and drainage plan prepared by a registered civil engineer, shall be required for the development. The plan shall include topographic information on adjacent parcels. In addition to grading information, the grading plan shall indicate all existing trees, and trees to be removed as a result of the proposed development, if any. A statement shall appear on the site grading and drainage plan, which shall be signed by a registered civil engineer or land surveyor and shall read, "I hereby state that all improvements have been substantially constructed as presented on these plans". Reference the City of Woodland Engineering Design and Construction Standards for additional requirements.
101. The Tentative map Grading and Drainage plan showing grading and drainage information including topographic information, drainage routing, pipe slopes and sizing and locations and excluding topographic information, and overland drainage routing are preliminary only and do not constitute approval in any way. Final approval for the grading and Drainage Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.
102. The differential in elevation between rear and side abutting lot lines shall not exceed twelve inches (12") without construction of concrete or masonry block retaining walls.

Fees

103. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.
104. Prior to approval of improvement plans, the Owner shall pay all fees for plan check and inspection of offsite infrastructure improvements, as approved by City Council and

defined in the City Fee Schedule. If Owner pays a deposit only at improvement plan submittal, the balance shall be paid prior to improvement plan approval by the City Engineer. If contract inspection is necessary for the project Owner shall prefund a liability account and sign an advanced funding agreement.

105. Owner shall pay applicable Development Impact Fees or connection fees in effect at the time of building permit issuance.
106. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the applicant fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, the applicant will be legally barred from later challenging such fees, dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding, or other agreement with the applicant which authorizes the City to impose certain fees, and which may waive the applicant's right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

107. Transit Capital fee: Prior to final map or project approval (for non mapped multifamily) applicant shall pay a \$274 per DUE fee.
108. Transit Operation fee: Prior to final map or project approval (for non mapped multi family) applicant shall pay a \$46 per DUE fee.

General Conditions

109. Prior to final map the applicant shall submit and have approved, a revised tentative map in compliance with these conditions. The revised tentative map is subject to the approval of the City Engineer and Community Development Department.
110. Developer shall document and show evidence that all tentative map conditions are met with submittal of final map
111. Enter into a (Subdivision) Improvement Agreement for the construction of public improvements prior to construction of any improvements, approval of improvement plans, approval of final map, or building permits.

112. Prepare improvement plans for any work within the public right-of-way and submit them to the Public Works department for review and approval. The improvement plan sheets shall include the title block as outlined in the City of Woodland Standard Specifications. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.
113. Submit proposed Street names to fire department for approval with a copy to Public Works prior to improvement plan or final map submittal.
114. The project shall conform to County Health regulations and requirements for the abandonment of any on site septic tanks and water wells. Prior to the approval of any construction permits, grading permits or the improvement plan the existing well shall be abandoned, and prior to abandonment of the well the developer shall provide to the City permission from all recipients that receive water to abandon the well.
115. Conform to any mitigation measures outlined in the Environmental Impact Report (E.I.R.) and traffic study (applicable mitigation requirements still under review by staff).
116. Public improvements in addition to roadway construction shall include water, sewer and storm drain mains, Fire hydrants, street lights, landscaping and railroad crossing improvements.
117. All non single family water services to this site shall include backflow prevention devices and water meters, with meters located within the Public Utilities Easement (P.U.E.) adjacent to the public road, in a location approved by the Public Works Department.
118. Submit an application for reapportionment of assessments with the parcel map or subdivision map.
119. All utility poles that are to be relocated in conjunction with this project shall be identified on the improvement plans, with existing and proposed locations indicated.
120. Prior to recording of the final map, provide evidence of payment for the Habitat Mitigation Fee. This fee is payable to the Yolo County Habitat Conservation JPA, but collected by the City.
121. If improvements are constructed and/or installed by a party or parties other than the Developer, which improvements benefit Developer's property, Developer shall pay a proportionate share of the costs of said improvements, including interest, prior to the issuance of building permit(s) (approval of the final map) to Developer.
122. If conditions for the project require Owner to construct improvements which benefit

- parties other than Owner, and are subject to reimbursement by others as determined by the City Engineer, Owner may request to enter into a reimbursement agreement drafted by the City. City shall endeavor to collect reimbursements from the benefiting party(ies) including requiring payment prior to approval of any entitlements for benefiting party(ies). All reimbursement agreements shall be executed prior to final map approval.
123. If greater than 640 S.F. second units shall pay single family dwelling unit development fees.
 124. Prior to recording of the final map, provide evidence of payment for the Habitat Mitigation Fee. This fee is payable to the Yolo County Habitat Conservation JPA, but collected by the City.
 125. Final map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance
 126. Prior to approval of the final map the applicant shall establish a lighting and landscaping district. Improvements included in the district shall include the storm drain detention pond, all public lighting, landscaping, and traffic signals.
 127. Map shall be forwarded to YCTD and comments are to be incorporated into the final tentative map.
 128. This project is subject to the construction and demolition debris recycling and diversion ordinance; contact Reyna Schenck, Environmental Resource Analyst, at (530) 661-2063 for more information.
 129. Joint trench/utility plans shall be submitted to the City Engineer for review, prior to approval of the final map and improvement plans.
 130. U.S. Post Office mailbox locations shall be shown on the improvement plans subject to approval by the City Engineer and Postmaster.
 131. If conditions for the project require the owner to construct improvements which serve the entire City and are included in the City's Development Impact Fee Program, or other funded program; the applicant may request to enter into a reimbursement agreement drafted by the City. The timing of reimbursements, if any, shall be subject to the City's ability to program the project funding into the adopted Capital Improvement Program. All reimbursement agreements shall be executed prior to final map approval.

BUILDING

132. This project must meet all criteria and mandates for these City Adopted codes or the most current code:

- a. 2016 California Building Code
 - b. 2016 California Plumbing Code
 - c. 2016 California Mechanical Code
 - d. 2016 California Electrical Code
 - e. 2016 Building Energy Efficiency Standards
 - f. 2016 California Green Building Code
 - g. The Code of the City of Woodland
133. Other City and County Agencies (Health, Fire, Public Works, and Planning) may be required to approve the project prior to a building permit be issued.
- a. Recycle plan is required at time of permit issuance along with a \$1000 deposit.
 - b. Prior to **any** demolition work being performed, clearance from Yolo Solano Air Quality Management District is required.
134. 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.
135. All plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state of California.
136. 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.
137. A soils investigation report shall be provided as specified in section 1803.2 of the 2016 CBC.
138. Because this project is located in an area known to contain expansive soils and per Woodland General Plan Policy document, Part II, Policy 8.A.9, **“The City shall require the use of special bending-resistant designs where foundations must be slab-on-grade in areas with expansive soil.”** And per CBC 1808.6, footings or foundations for buildings founded on expansive soils shall be designed in accordance with CBC 1808.6.1 **and for concrete slab-on ground foundations** the design shall be in accord with CBC 1808.6.2 and PTI Standard Requirement for Design of Shallow Post-Tensioned Concrete Foundations on Expansive Soils or WR/CRSI Design of Slab-on-Ground Foundations and the specific recommendations as noted in the geotechnical engineering report. **Please submit plans and calculations stamped and signed by a California register Civil or Structural Engineer or Architect** showing compliance. Woodland General Plan Policy Document, Part II, Policy 8.A.9, CBC 1803.5.3 and CBC 1808.6.

FIRE PREVENTION

139. Minimum turning radius for all fire apparatus access roads shall be minimum of 20' inside, 40' outside.
140. Fire apparatus access roads shall have an unobstructed width of 20 feet or 12 feet for divided roadways
141. Residential fire sprinklers shall be designed and installed per NFPA 13D

142. Fire hydrant fire flow and spacing shall be designed and installed per 2016 CFC

EXHIBIT 2-D

Project Specific Impact Fees

CITY may, in its sole discretion, collect any of the following fees either prior to the issuance of a building permit for the Project or concurrently with the approval of a final subdivision map for the Property. The fees set forth herein do not include fees imposed by other agencies, such as the County of Yolo or Woodland Joint Unified School District.

Development Impact Fees for the following categories and amounts are shown as of January 2019, but actual fee amounts owed by OWNER will be the then-current amounts of such fees at the time they are paid by OWNER. (Fees are subject to annual CCI) (MPFP reimbursement, is triggered at building permit).

Development Impact Fee	SFD (Single Family Dwelling)
General City	\$853
Fire	\$2,889
Library	\$533
Police	\$697
Wastewater	\$6,383
Water Capacity Fee	\$4,699
Parks & Recreational Facilities	\$4,330
Roads	\$8,411
Admin Fee (.75%)	\$216
Total	\$29,011

Other fees include all fees identified in this Agreement or conditions of approval which are linked to final map approval or issuance of a building permit. These fees include, but are not limited to, the following:

- SLIF fees for SFD \$47,826 for the fair share of backbone infrastructure to the Spring Lake Specific Plan area;
- Spring Lake Fire Department Operation and Maintenance Funding Fee of \$771.00 for SFD;
- Public transit capital fee of \$274/DUE for the construction of transit capital improvements
- Public transit operations fee of \$46 for SFD
- Fiscal Deficit mitigation fees of \$1500 for SFD
- The Project's prorated share of the Habitat Monitoring and Farming Education Fees; amount to be determined at final map estimated @\$56 per SFD unit
- General Purpose Fee calculated using \$5,000 per unit payable at final map towards improved Spring Lake bicycle and pedestrian connectivity and other neighborhood enhancement project(s) such as, but not limited to, the HWY 113 Bike/Pedestrian Overcrossing..
- Community Benefit Fee of \$4,000 per added unit based on an assumed lot yield upzone increase from R-5 to R-8, payable at final map. Final determination of cost shall be made at time of payment and shall be based on inflationary cost increases (Construction Cost Index (CCI).
- Spring Lake Offsite Affordable Housing Fee of \$1,100 per SFD, prior to recordation of the applicant's Final Map.

- Fair Share Cost of public facilities, services and improvements as determined by the City of Woodland nexus study.

AFFORDABLE HOUSING IN LIEU FEE:

1. Affordable Requirement. The requirements for single family (R-8 and less) require that 10% of the units be affordable to Low income families, or an in Lieu Fee is paid into a fund for affordable housing projects to meet the ten percent (10% single family for-sale affordability requirement).
2. Affordable Housing Fund and In Lieu Fee. CITY and OWNER agree that OWNER shall pay an affordable housing in-lieu fee to meet the ten percent (10%) single family for-sale affordability requirement. This Project requires eighteen (16) low income single family units to be built. In lieu of constructing the affordable housing units, OWNER agrees to pay an in-lieu fee for 16 required affordable units, based on an assumption of the Project comprising 159 units, payable at building permit issuance . The In-lieu fee has been determined to be SIXTY-FOUR THOUSAND ONE HUNDRED FORTY-FOUR DOLLARS (\$64,144.00) (2019) per unit, which results in a total in-lieu fee of ONE MILLION TWENTY-SIX THOUSAND THREE HUNDRED FOUR DOLLARS (\$1,026,304.00). A proportionate share of the fee shall be paid with each building permit in the amount of SIX THOUSAND FOUR HUNDRED FIFTY FOUR DOLLARS AND SEVENTY FOUR CENTS (\$6,454.74) per housing unit.(The in-lieu fee is subject to an annual adjustment based on the Construction Cost Index (CCI)

CEQA ADDENDUM

TO THE TURN OF THE CENTURY SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT

CERTIFIED AUGUST 15, 2000
(SCH# 1999022069)

FOR THE MERRITT RANCH PROJECT

PREPARED FOR
THE CITY OF WOODLAND



MAY 2019

PREPARED BY



ADDENDUM TO THE TURN OF THE CENTURY SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT FOR THE MERRITT RANCH PROJECT

CEQA Requirements

This document has been prepared as an Addendum to the Turn of the Century Specific Plan Environmental Impact Report (TOCSP EIR) (SCH# 1999022069) in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15164. CEQA Guidelines Section 15164(a) states “The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” Pursuant to Section 15164(e) a brief explanation is provided herein documenting the City’s decision that preparation of a subsequent EIR is not required. Furthermore, a detailed discussion of the criteria set forward in Section 15162 is provided within this document to further substantiate the finding that a subsequent EIR is not required.

The CEQA Guidelines Sections 15164(c) and (d) state that an addendum need not be circulated for public review, but can be included or attached to the Final EIR or adopted negative declaration and the decision-making body shall consider the addendum with the Final EIR or adopted negative declaration prior to making a decision on the project.

Section 15164 was created in response to Public Resources Code Section 21166, which provides that subsequent or supplemental EIR shall not be required unless “substantial changes” in the project or the circumstances under which the project is being undertaken will necessitate, “major revisions” of the EIR, or “new information” which was not known and could have not been known at the time the EIR was certified, becomes available.

The requirements of the CEQA Guidelines are described in more detail in the matrix below.

This addendum demonstrates that the circumstances, impacts, and mitigation measures identified in the TOCSP EIR remain substantively unchanged by the project described herein, and supports the finding that the proposed modification does not raise any new environmental issues unique to the proposed project and does not cause the level of impacts identified in the previous EIR to be exceeded.

Background

The City of Woodland is seeking to appropriately document the changes that have been proposed for the Spring Lake Specific Plan (SLSP) and General Plan for the Merritt Ranch Project (proposed project) as the proposed project relates to the TOCSP EIR. The SLSP, which was originally titled the TOCSP, combines elements of the General Plan and Zoning Ordinance into a single document tailored to the SLSP area and establishes specific development policies, land use designations,

development regulations, and design standards for development of the SLSP area. The TOCSP EIR included the evaluation of buildout of the SLSP, which would consist of 1,097 acres located primarily south of Gibson Road and east of State Route (SR) 113. Buildout of the SLSP as approved would include approximately 4,037 dwelling units on 665 acres, 11 acres of neighborhood commercial uses, over 280 acres of public and quasi-public land uses, 34 acres of parkland, and over 100 acres of major streets and roads.

The SLSP sets forth specific goals, policies and objectives for achieving, to the best extent possible, a balance between the market demand for residential growth and the need for corresponding commercial development, and the ability of the City of Woodland to absorb residential and commercial development over a 15-year planning horizon. The SLSP has been amended multiple times to accommodate specific changes in proposed developments. Examples of such amendments include changes to land use designations and reducing the number of school sites required for the SLSP area.

The TOCSP EIR requires that each development application include project-level and property-specific technical analysis to demonstrate consistency with the performance thresholds in the SLSP and SLSP Mitigation and Monitoring Plan. Consistent with the requirements of the TOCSP EIR, the following studies have been submitted with this CEQA Addendum:

- Arborist Report and Tree Inventory Summary, prepared by Sierra Nevada Arborists, September 25, 2018.
- Due Diligence Memorandum, prepared by Madrone Ecological Consulting, September 26, 2018.
- Cultural Resources Assessment, prepared by Peak & Associates, Inc., October 2018.
- Geotechnical Investigation, prepared by GeoCon, October 2018.
- Phase I Environmental Site Assessment Report. GeoCon, October 2018.
- Environmental Noise Analysis, prepared by Bollard Acoustical Consultants, Inc., September 24, 2018

The technical analysis of the proposed project is largely based on information contained in the foregoing studies, as well as information included in the SLSP and TOCSP EIR.

Project Description

The project site is located south of Gibson Road in between Harry Lorenzo Avenue to the west and Pioneer Avenue to the east. The proposed project includes a General Plan Amendment from Low Density Residential to Medium Density Residential. In addition, the applicant is requesting a SLSP Amendment to change the SLSP land use designation of the site from Single Family Residential R-5 (four to five dwelling units per acre) and R-8 (six to eight dwelling units per acre) to solely Single Family Residential R-8. The proposed project includes a tentative map that subdivides the site into 161 lots, with 2 subdivision trail lots, and a potential maximum of 159 residential lots, which would result in a density of 6.91 dwelling units per acre. Each of the 159 residential lots could be developed with a single-family home; however, as further discussed below, three of the residential lots may instead be used for stormwater control purposes.

As shown in Table 1, the SLSP buildout of the site anticipated 11.33 acres of Single-Family R-5, and 11.74 acres of Single-Family R-8, which would have accommodated a total of 114-148 units

on the project site. In addition, the proposed project would include a minor change in the area designated for public right-of-way (RW)/collector streets within the project site. The proposed project would result in development of a maximum of 159 units within the project site, which would be 11 more units than the maximum allowed unit number under existing land use designations for the project site. As discussed throughout this addendum, the increase of 11 units within the project site would not be expected to lead to a significant increase in any environmental impacts.

Table 1 Merritt Ranch Specific Plan Designation Comparison				
Designation	Existing		Proposed	
	Area (Acres)	# of Units	Area (Acres)	# of Units
R-5	11.33	46-58	0.00	0.00
R-8	11.74	68-90	23.04	159
RW	2.13	N/A	2.16	N/A
Total	25.20	114-148	25.20	159
<i>Source: Merritt Ranch Site Plans City of Woodland. Spring Lake Specific Plan. Adopted December 18, 2001.</i>				

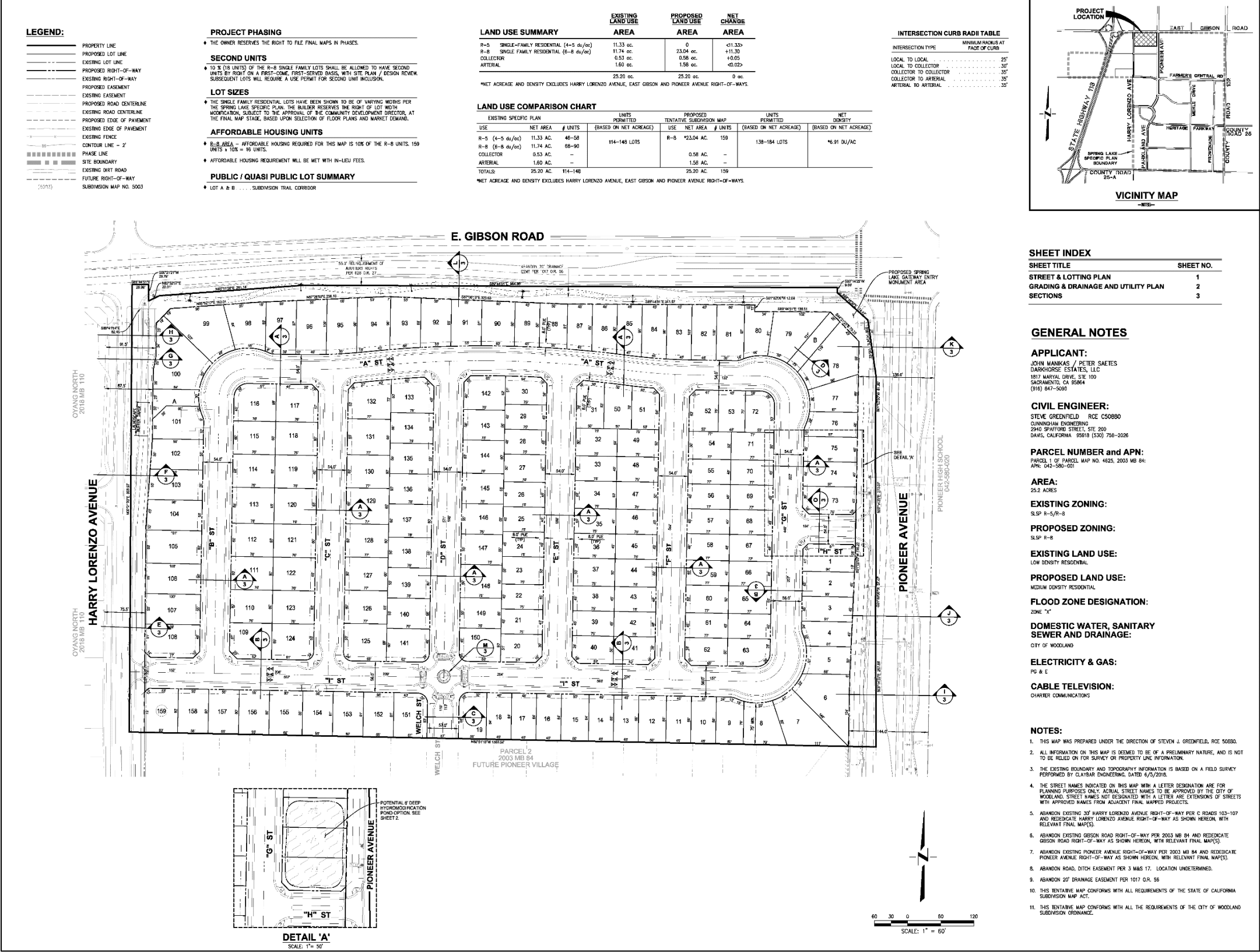
Although the proposed project includes re-designation of a portion of the project site, the proposed project would not include new types of land uses, such as commercial or industrial uses, which could result in more severe impacts than the various residential densities anticipated in the SLSP or analyzed in the TOCSP EIR. Therefore, although the project would slightly change the density of housing anticipated for the project site, the type of land uses would still be in keeping with the land uses anticipated by the SLSP.

The majority of the project site is currently under agricultural production. A single-family residence and associated improvements exist along the western boundary of the project site. Development of the proposed project would include demolition of the existing single-family residence as well as removal of the existing trees and vegetation associated with the residential use.

Site Design

The proposed tentative map includes 159 residential lots and two subdivision trail lots for a total of 161 parcels within the site. Three vehicle access points are proposed, one from Pioneer Avenue, one from Harry Lorenzo Avenue, and the third would provide a connection to the future Pioneer Village development to the south of the project site. The two trail lots, Lots A and B, would provide pedestrian connections between the proposed internal roadway and a proposed sidewalk along the southern side of East Gibson Road. An eight-foot sound wall is proposed along the north, east, and western sides of the project site, to provide sound attenuation for traffic noise along Pioneer Avenue and Harry Lorenzo Avenue (see Figure 1).

Figure 1
Merritt Ranch Tentative Map



Utilities

Water service to the proposed residences would be provided through connections to eight-inch water lines placed throughout the project site. The internal network of eight-inch water lines would connect to an existing 12-inch water main located in Pioneer Avenue, as well as a future water line in Harry Lorenzo Avenue and a future eight-inch water line anticipated for the Pioneer Village development to the south, in Welch Street. Eight-inch sewer lines connecting to proposed residences would direct wastewater to an existing 15-inch sewer main in Pioneer Avenue.

Stormwater runoff from proposed impervious surfaces would be collected by 16, 18, and 24-inch storm drain lines within the project site. The project applicant is exploring two options for the disposition of stormwater following on-site collection. As shown in Figure 1, the proposed project may be designed to include a hydromodification pond in place of the residences on lots 73 through 75. Should the project be implemented with the inclusion of the hydromodification pond, stormwater collected within the project site would be directed to the hydromodification pond, before being discharged to the existing 24-inch storm drain within Pioneer Avenue.

If the project is designed without the hydromodification pond, collected stormwater would be routed directly to the 24-inch storm drain within Pioneer Avenue. Stormwater flowing into the Pioneer Avenue storm drain would eventually outfall to the East Regional Detention Pond, which provides stormwater quality control for the northern portion of the SLSP.

Roadway Improvements

As part of the Development Agreement between the project applicant and the City of Woodland, the project is required to include the removal of an existing median as well as installation of a new traffic signal at the intersection of East Gibson Road, Bourn Drive, and Harry Lorenzo Avenue. The required improvements at the foregoing intersection would provide left turn movement in all directions. The improvements are intended to decrease trip lengths by providing better access to all proposed and existing SLSP development, including the proposed project, located along Harry Lorenzo Avenue.

Project Permitting and Entitlements

The proposed project includes a request for approval of a Tree Plan in accordance with Chapter 20A of the City of Woodland's Municipal Code. An Arborist Report and Tree Inventory Summary has been prepared for the proposed project, which included identification of the location, size, species, and condition of all existing trees on-site.

The proposed project requires consideration for approval of the following discretionary actions by the City:

- General Plan Amendment;
- Spring Lake Specific Plan Amendment;
- Tentative Subdivision Map Approval; and
- Design Review.

Determination

According to the SLSP, and the TOCSP EIR, implementation of the SLSP is anticipated to result in significant impacts in the areas of land use, agricultural resources, hydrology, biological resources, traffic and circulation, air quality, noise, visual resources, cultural resources, affordable housing, public health, public services, and community services. The EIR has concluded that SLSP impacts can likely be fully mitigated except in the following areas:

- Loss of farmland;
- Cumulative loss of farmland;
- Impacts to groundwater;
- Loss of Swainson's Hawk foraging habitat;
- Cumulative impacts to wildlife habitat;
- Project air quality emissions;
- Increased ambient noise;
- Cumulative traffic noise;
- Project nuisance impact from black gnats; and
- Cumulative nuisance impacts from black gnats.

In order to assess whether additional CEQA review is required for the proposed project, an analysis of CEQA Guidelines Section 15162 has been prepared. The matrix below provides verbatim wording from the CEQA Guidelines Section 15162 and a corresponding analysis of the applicability of each section to the proposed project.

In review of the proposed project, staff has concluded that the project does not represent a substantive change in the approval of the SLSP as analyzed under the TOCSP EIR. Similarly, all impacts and standards of significance described in the TOCSP EIR are applicable to the proposed project. Mitigation measures adopted with the TOCSP EIR would likewise apply. None of the significant environmental impacts identified above and in the TOCSP EIR are worsened due to the land use changes which would be part of the proposed project.

As discussed in further depth in the table below, an additional mitigation measure has been incorporated into this document based on results of recent site surveys. The mitigation measure is not unique to the proposed project, but would be implemented to reduce impacts that could otherwise occur under implementation of the land uses previously approved for the site through the SLSP. Furthermore, the additional mitigation measure would be sufficient to fully mitigate potential impacts and, as a result, the proposed project would not result in any new or significantly more severe impacts than would occur under implementation of the SLSP.

It should further be noted that subsequent to the certification of the TOCSP EIR, the Yolo Habitat Conservation Plan (Yolo HCP) was adopted. In light of the adoption of the Yolo HCP and, as further discussed in the table below, the implementation of Yolo HCP standard Avoidance and Minimization Measures (AMMs) would satisfy the requirements of certain mitigation measures that were included in the TOCSP EIR. Such measures are specified in the table below.

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:	In conjunction with the approval of requested entitlements, the proposed project includes a request for certification of an Addendum to the TOCSP EIR. The TOCSP EIR evaluated buildout of the project site with a total of 114-148 residential units. Although, the project includes re-designation of the site for higher densities and would result in the development of a maximum of 159 single-family residential units, the increase of 11 total units would not result in substantial changes or new information requiring a subsequent EIR. The information below summarizes the substantial evidence in support of the City's determination that the preparation of a Subsequent EIR is not required.
(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;	The proposed land use changes to the SLSP would include changes to the residential density of a single parcel within the SLSP area. Proposed changes would include re-designation of the project parcel from R-5 to R-8. The project includes a maximum of 159 total units, which is 11 more units than the maximum allowable unit number per the existing R-5 designation of the site. Thus, the project includes more units than anticipated by the SLSP and previously analyzed in the TOCSP EIR for the project site. The increase in residential density associated with the proposed project could potentially result in impacts to air quality, greenhouse gas (GHG) emissions, biological resources, and cultural resources. In addition, implementation of the proposed project could result in an increased demand for public services such as sewer, schools, water supply, and parks. Such potential impacts are analyzed in the following sections. Air Quality The City of Woodland is located within the Sacramento Valley Air Basin (SVAB) and under the jurisdiction of the Yolo-Solano Air Quality Management District (YSAQMD). To analyze proposed projects within the YSAQMD's jurisdiction, the YSAQMD has adopted emissions thresholds for particulate matter particulate matter 10 microns in diameter (PM₁₀) as well as reactive organic gases (ROG) and nitrogen oxides (NO_x). YSAQMD thresholds have been adopted for both construction and operations of development projects.

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	Considering that the proposed project would include the same land uses and the same project construction area as was previously approved for the project site in the SLSP, construction induced impacts to air quality would remain consistent with what was analyzed in the TOCSP EIR. In addition, buildout of the project site under existing SLSP land use designations would be similarly conditioned to include improvements to the East Gibson Road, Bourn Drive, and Harry Lorenzo Avenue intersection. Such improvements would involve relatively minor construction activity associated with removal of the median, roadway striping, and infrastructure improvements associated with installation of the proposed traffic signal. Thus, construction emissions related to the intersection improvements would not be substantial and would occur with or without approval of the proposed project. While construction-related emissions would likely remain similar, the increased amount of maximum units within the project site would have the potential to slightly increase operational emissions of the proposed project, as compared to the emissions that were anticipated for the project site under the SLSP. To assess the proposed project's potential impacts related to operational air pollutant emissions relative to the impacts of buildout of the site under the previously approved SLSP land use designations, operational emissions were estimated using the California Emissions Estimator Model (CalEEMod) for the proposed project and buildout of the project site under the SLSP designations for the site. CalEEMod is a statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions, including GHG emissions, from land use projects. Where project-specific information is available, such information should be applied in the model. In the case of the proposed project and buildout of the existing SLSP site designations, the site's location in proximity to existing bicycle and pedestrian infrastructure was accounted for, as well as the proximity of the site to existing transit infrastructure. It should be noted that, historically, electricity and natural gas supplies to the City of Woodland have been supplied by PG&E. However, on April 18, 2017, the Woodland CCE Technical Advisory Committee approved the Joint Exercise of Powers Agreement with Yolo County to form the Valley Clean Energy Alliance, now referred to as Valley Clean Energy (VCE). The resolution led to the formation of the VCE Joint Powers Authority. Beginning in June 2018, the VCE began serving the electricity needs of the cities of Woodland and Davis, as well as unincorporated areas of Yolo County. Customers within the participating areas have the

Comparison of 15162 CEQA Requirements and Project

CEQA Requirement (Section 15162)	Relationship to Request																														
	opportunity to continue receiving service from PG&E or to receive energy from VCE. VCE plans to provide energy with a higher renewable content and lower associated GHG emissions than PG&E. While VCE supplies the energy for customers enrolled in the VCE program, VCE electricity is transmitted through PG&E owned and operated distribution and power lines. PG&E will continue to provide natural gas supplies to the City. As such, the project emissions modeling for this Addendum relies on RPS calculations from PG&E to calculate total project emissions. Under the previously approved SLSP land use designations for the project site, a maximum of 148 residences would operate within the project site, while the proposed project would allow a maximum of 159 residences. The operational emissions of the proposed project and buildout of the previously approved SLSP land use designations for the site are presented in comparison to the YSAQMD’s thresholds in Table 2 below. As shown in the table, operational emissions under the proposed project or the previously approved SLSP land use designations for the site would result in operational emissions below the applicable YSAQMD thresholds of significance. <table><tr><th colspan="3">Table 2 Operational Emissions Comparison</th></tr><tr><th>Pollutant</th><th>YSAQMD Thresholds</th><th>Operational Emissions</th></tr><tr><th colspan="3">Previously Approved SLSP Designation</th></tr><tr><td>ROG</td><td>10 tons/yr</td><td>3.12 tons/yr</td></tr><tr><td>NO_x</td><td>10 tons/yr</td><td>3.27 tons/yr</td></tr><tr><td>PM₁₀</td><td>80 lbs/day</td><td>15.35 lbs/day</td></tr><tr><th colspan="3">Operations Under the Proposed Project</th></tr><tr><td>ROG</td><td>10 tons/yr</td><td>3.35 tons/yr</td></tr><tr><td>NO_x</td><td>10 tons/yr</td><td>3.51 tons/yr</td></tr><tr><td>PM₁₀</td><td>80 lbs/day</td><td>16.50 lbs/day</td></tr></table> <i>Source: YSAQMD. CalEEMod, April 2019 (See Appendix)</i> Although the proposed project would result in a slight increase in operational emissions, the increase in emissions would be relatively minor, and operations of the proposed project would remain well below the YSAQMD’s thresholds for operational emissions. Consequently, the proposed project would not create new or significantly more severe environmental impacts	Table 2 Operational Emissions Comparison			Pollutant	YSAQMD Thresholds	Operational Emissions	Previously Approved SLSP Designation			ROG	10 tons/yr	3.12 tons/yr	NO _x	10 tons/yr	3.27 tons/yr	PM ₁₀	80 lbs/day	15.35 lbs/day	Operations Under the Proposed Project			ROG	10 tons/yr	3.35 tons/yr	NO _x	10 tons/yr	3.51 tons/yr	PM ₁₀	80 lbs/day	16.50 lbs/day
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Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	related to Air Quality. As a result, the proposed project would not be considered a substantial change to the SLSP or the TOCSP EIR, and would not create new or significantly more severe environmental impacts. Biological Resources An analysis of potential biological and regulatory constraints was conducted for the Merritt Ranch project site by Madrone Ecological Consulting on September 26, 2018. The analysis included a query of the California Natural Diversity Database (CNDDB), review of aerial photographs, and a September 11, 2018 site survey in order to assess the site's suitability to provide habitat for special-status plant and wildlife species and the presence of any aquatic resources. In addition, an Arborist Report and Tree Inventory Summary was prepared for the project site by Sierra Nevada Arborists on September 25, 2018. The following sections present a discussion of the findings of the analysis performed by Madrone Ecological Consulting for the project site, the proposed project's compliance with the Yolo HCP, and the recommendations of the Arborist Report. <u>Aquatic Resources</u> During the September 11 field survey, aquatic resources were not observed within the project site. Although an area within the project site appears to be a topographic depression, wetland species or any other plant species, with the exception of upland sunflowers, were not observed in the area. In addition, hydric soil indicators or indicators of wetland hydrology were not observed on the dirt clods within the project site. It should be noted that, although the site survey was conducted in late summer after the on-site soils had been heavily disturbed and planted, hydric soils and/or wetland hydrology may have been present prior to disturbance; however, potential aquatic resources were not identified during the project site survey. Consequently, the proposed project would not result in impacts to aquatic resources. <u>Special-Status Species</u> The CNDDB query indicated that the project site may provide high quality foraging habitat for Swainson's hawk and northern harrier, depending on what crop is planted on the project site. Nesting Swainson's hawks have been documented in a tree located just south of the

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	project site. Although few ground squirrel burrows were observed during the site survey, scattered debris throughout the project site could provide suitable burrows for burrowing owls. Thus, the project site represents suitable habitat for burrowing-owl. In addition, the project site represents suitable winter foraging habitat for mountain plover and merlin and the existing structures and trees along the western portion of the site could provide suitable roosting habitat for pallid bat, silver haired bat, and hoary bat. Although the project site provides suitable foraging habitat for mountain plover and merlin, the site is not considered nesting habitat, and implementation of the proposed project, or buildout of the existing SLSP land use designations for the site, would not have the potential to result in impacts to nesting habitat for mountain plover or merlin. Based on the analysis performed by Madrone Ecological Consulting and a CNDDDB query, the project site could contain suitable habitat for the following special-status wildlife species: Swainson's hawk, northern harrier, burrowing owl, mountain plover, merlin, pallid bat, silver-haired bat, and hoary bat. Mitigation Measures 4.5-3 and 4.5-4 from the TOCSP EIR, which requires pre-construction surveys, and avoidance measures, would be sufficient to mitigate any potential impacts to the species. Furthermore, the project site was previously identified for development within the SLSP. The addition of up to 11 more units would not have the potential to substantially increase impacts related to development of the project site, as the entire project was previously anticipated for development under the SLSP. Further information related to special-status plant species is located below, in section (2) of this table. <u>Yolo Habitat Conservation Plan Consistency</u> The project site is located within the Yolo HCP area. Participation with the Yolo HCP consists of the payment of a flat Land Conversion Fee of \$12,952/acre for all undeveloped portions of the property as well as compliance with the AMMs for covered species with the potential to occur within the project site. Yolo HCP covered species with the potential to occur on the project site include the Swainson's hawk, white-tailed kite, and burrowing owl. As such, the proposed project would be required to comply with AMM 16 (minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite) and AMM 18 (Minimize Take and Adverse Effects on Western Burrowing Owl). Compliance with the Yolo HCP would be required should development of the project site occur under existing land use designations or the proposed designation; thus, the requirement that the proposed project comply with the

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	AMMs in the Yolo HCP is not unique to the proposed project and would be equally applicable to development of the site under the existing SLSP land use designations. Compliance with AMM 16 and AMM 18 would be sufficient to satisfy the requirements of Mitigation Measures 4.5-3 and 4.5-4 of the TOCSP EIR. As discussed further in Section (2) of this table, the adoption of the Yolo HCP is considered a new circumstance that occurred subsequent to the certification of the TOCSP EIR. Considering the requirements of the Yolo HCP, and the substantive similarities between AMM 16 and AMM 18, Mitigation Measures 4.5-3 and 4.5-4 are hereby replaced with AMM 16 and AMM 18. Because AMM 16 and AMM 18 fulfill the requirements of Mitigation Measures 4.5-3 and 4.5-4 from the TOCSP EIR, the replacement of the foregoing mitigation measures would not result in any new or significantly more severe impacts as compared to the impacts previously analyzed under the TOCSP EIR for the project site. <u>Conclusion for Biological Resources</u> The proposed project would include development of the project site at a slightly higher density than was previously planned in the SLSP and analyzed in the TOCSP EIR. Nevertheless, because the TOCSP EIR anticipated development of the entire project site, the proposed project would involve development of the same area as previously anticipated, and the slightly higher residential density included in the proposed project would not have the potential to result in increased impacts to biological resources. Considering the fulfillment of mitigation measures in the TOCSP EIR through application of the AMMs included in the Yolo HCP, the proposed project would not be considered a substantial change to the TOCSP EIR, and would not create new or significantly more severe environmental impacts related to Biological Resources. Cultural & Tribal Cultural Resources The project site has been previously surveyed by Holman Associates in 1990. During the 1990 survey of the project site, buildings were identified as existing on the site and the surveyor noted various cultural items dating to the late 19th century. None of the foregoing items or buildings were formally recorded during the 1990 survey. In October 2018, Peak &

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	Associates, Inc. prepared a formal <i>Cultural Resources Assessment</i> for the project site.¹ Peak & Associates performed a records search of the California Historical Resources Information System's (CHRIS) Northwest Information Center (NWIC) to identify any previously recorded cultural resources, and conducted a field survey on September 21, 2018. The field surveyor conducted parallel transects averaging ten meters across the project site for complete, intensive survey coverage. At the time of the survey, the project site was planted in sunflowers; however, because some harvesting had occurred and plowed rows were spaced at regular intervals, good surface visibility was available during the survey. The field survey of the project site identified the existing buildings for further evaluation against the criteria of the California Register of Historical Resources (CRHR). The existing on-site buildings are located adjacent to Harry Lorenzo Avenue and consist of a single-family residential structure, likely construction after 1926, and several associated outbuildings. Per the CRHR criteria A and B, the existing structures are not associated with important events or people in the history of California or Yolo County. The existing single-family residential structure is a two-story Cross Gable subtype airplane bungalow, which is not considered a particularly rare or distinctive type of residential structure. Furthermore, the existing single-family residential structure does not possess any outstanding exterior architectural embellishments, and does not meet the CRHR criteria. Similarly, in the professional opinion of Peak & Associates, Inc., the accessory structures and existing irrigation pump do not qualify as significant resources in terms of architectural merit, or association with important events or people in the history of California, Yolo County, or Woodland. Consequently, the existing structures within the project site do not qualify as historic resources, and demolition of the existing structures during implementation of the proposed project would not result in any new or significantly more severe impacts to historic resources. It should be noted that in June 2018 a cultural record was submitted to the NWIC to identify the project site, and a large area surrounding the site, as "Lorenzo Farm." Lorenzo Farm was assigned a primary number by the NWIC. However, in the professional opinion of Peak & Associates, Inc., the identification of the project area as Lorenzo Farm is erroneous, as the namesake, Harry Lorenzo, primarily resided in Guinda, and the history of ownership of the project site by the Merritt family is clear. The NWIC does not assess submissions for accuracy,

¹ Peak & Associates, Inc. *Cultural Resources Assessment*. October 2018.

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	and Peak & Associates, Inc. do not consider the record for Lorenzo Farm to be supported by sufficient facts or evidence. Thus, the listing of a cultural record encompassing the project site appears to be erroneous, and does not constitute a change in circumstances as discussed in further depth below. The research conducted by Peak & Associates, Inc. indicated that the project site does not contain any unique archaeological or paleontological resources. Although Native Americans inhabited the region, the project site is not located in proximity to a reliable water source or drainage, and the project site is unlikely to have been used as a campsite or village. The project site may have been used for collection of plants or animals, but such activities leave little physical evidence. Intensive use of the project area for agricultural purposes and development of the existing structures would likely have disturbed or destroyed any artifacts existing prior to settlement of the project site. Because the project site was included in the SLSP and the TOCSP EIR, and the proposed project would result in similar anticipated site disturbance through development of the project site as anticipated in the SLSP, any impacts to Cultural Resources resulting from the proposed project would have been included in the TOCSP EIR. In addition, the recent work by Peak & Associates, Inc. has determined that the project site does not contain any accurately recorded historic, cultural, or tribal cultural resources. As a result, the proposed project would not be considered a substantial change to the TOCSP EIR, and would not create new or significantly more severe environmental impacts related to Cultural and Tribal Cultural Resources. Hazards and Hazardous Materials In October 2018, Geocon Consultants, Inc. prepared a Phase I Environmental Site Assessment Report (ESA) for the project site.² The ESA determined that the project site is not likely to have been contaminated by any activities or development occurring in the area surrounding the project site. Although the use of fertilizers and pesticides on the project site is not considered to pose a substantial hazard for the majority of the site, fertilizers and pesticides may have been mixed or stored on portions of the site, particularly in proximity to the existing residential structures and accessory buildings. Mixing or storing fertilizers and pesticides

² Geocon Consultants, Inc. *Phase I Environmental Site Assessment Report*. October 2018.

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	within the project site could result in elevated concentrations of such chemicals. Therefore, Geocon Consultants, Inc. recommended further investigation of the soil in the area where chemicals may have been mixed or stored. While further investigation may be needed, the proposed project was previously approved for development under the SLSP, and development of the site for residential uses was analyzed within the TOCSP EIR. Per Mitigation Measure 4.12-1 of the TOCSP EIR, a Phase II ESA must be prepared for sites where contamination is suspected, and, if needed, measures must be implemented to manage or remediate risks posed by identified soil contamination. Development of the project site, whether at the residential densities approved in the SLSP or under the currently proposed project would be subject to the requirements of Mitigation Measure 4.12-1, which would ensure that development of the project site would not result in impacts related to hazardous chemicals. As a result, the proposed project would not be considered a substantial change to the TOCSP EIR, and would not create new or significantly more severe environmental impacts related to Hazards and Hazardous Materials. Water, Sewer, and Drainage The SLSP, identifies the need for at least three new wells to be constructed to meet buildout demand of the entire SLSP project area. The project site would be served by connections to the existing 12-inch water main located in Pioneer Avenue, as well as a future water line in Harry Lorenzo Avenue and a future eight-inch water line anticipated for the Pioneer Village development to the south, in Welch Street. Development of the project site with up to 148 single-family residential units, and the resultant increase in water demand, was included as part of the total SLSP demand and such demand was analyzed in the TOCSP EIR. The proposed project would include the development of a maximum of 11 additional units within the project site, beyond the maximum of 148 units anticipated by the TOCSP EIR. Since adoption of the SLSP and the analysis prepared for the TOCSP EIR, requirements for the incorporation of water efficient designs in new development have increased in California. All development in California is now required to adhere to the requirements of California's Model Water Efficient Landscape Ordinance (MWELo) as well as the water efficiency requirements in the California Green Building Code (CalGreen). The requirements of the MWELo and CalGreen would ensure that all proposed residences and all

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	landscaping within the project site are designed to minimize water consumption to the extent feasible. Consequently, while the proposed project would result in the development of more units within the project site than was previously approved under the SLSP, operation of each individual unit would result in water consumption at a lower rate than what was anticipated under the TOCSP EIR. The CalEEMod emissions estimations prepared for the proposed project included an estimation of water consumption under the existing SLSP land use designations as well as the water consumption that would occur under the proposed project. Based on the CalEEMod outputs, the proposed project would result in an estimated maximum increase in annual water consumption of 3.59 acre-feet per year. As noted in the City's 2015 Urban Water Management Plan, the City is anticipated to experience significant water surpluses even during multiple dry years, with surpluses between 1,773 acre-feet per year and 5,588 acre-feet per year.³ Thus, the increase in anticipated water use of 3.59 acre-feet per year would be well within the anticipated annual surpluses of the City's water supply and could be accommodated without the need for new water entitlements. Accordingly, water consumption within the project site would be minimized to the extent feasible, and could be served by the City's existing and anticipated water supply without the need for the development of additional water supply infrastructure beyond what was analyzed in the TOCSP EIR. As a result, the proposed project would not be considered a substantial change to the SLSP or the TOCSP EIR, and would not create new or significantly more severe environmental impacts related to water supplies. Sewer collection for the project site is planned to include eight-inch sewer lines throughout the proposed internal street network. The eight-inch sewer lines would direct wastewater to a single connection point with the existing 15-inch sewer main in Pioneer Avenue. The SLSP anticipated buildout of the project site with a maximum of 148 single-family residences and the TOCSP EIR determined that implementation of Mitigation Measure 4.13-9, which requires applicants to demonstrate that WWTP treatment capacity is adequate to serve the flows generated by new development covered by the tentative map prior to approval of each tentative map, would ensure that wastewater treatment capacity is adequate. The proposed project would be required to implement all mitigation measures from the TOCSP EIR and the increase of a maximum of 11 units associated with the proposed project would not exceed the capacity

³ City of Woodland. 2015 Urban Water Management Plan. June 2016.

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	of the existing sewer infrastructure. The proposed project is not anticipated to require upsizing of any sewer pipes or sewer treatment facilities beyond those anticipated in the SLSP and TOCSP EIR, and would not create new or significantly more severe environmental impacts. Furthermore, Section 13.12.060 of the City's Municipal Code requires that all plans for the proposed wastewater system be submitted for review and approval by the City Engineer. Under the City's Municipal Code, the City Engineer can prescribe terms and conditions based on the submitted plans to ensure that proposed infrastructure is adequately sized to serve project demand. Stormwater runoff from proposed impervious surfaces would be collected by 16, 18, and 24-inch storm drain lines within the project site. As discussed previously, collected stormwater would either be discharged directly to the 24-inch storm drain within Pioneer Avenue, or stormwater would be directed to a hydromodification pond prior to discharge to the 24-inch storm drain within Pioneer Avenue. Following discharge to the existing 24-inch storm drain within Pioneer Avenue, stormwater would eventually outfall to the East Regional Detention Pond, which provides stormwater quality control for the northern portion of the SLSP. The proposed project involves development within the SLSP area with similar residential land uses as analyzed in the TOCSP EIR. Therefore, the proposed project would include development of impervious surfaces over a similar area as approved in the SLSP, which would result in amounts of runoff equal to what was anticipated by the TOCSP EIR. The proposed project will connect to the existing Spring Lake drainage infrastructure and pay their fair share of fees for the installation of the Spring Lake storm drainage system, consistent with Section 4.4-1 of the TOCSP EIR. Because the proposed project would generate similar amounts of runoff as anticipated by the TOCSP EIR, the proposed project would not be expected create new or significantly more severe environmental impacts related to drainage. Schools As noted above, the project would introduce a maximum of 159 residential units to the project area. The 159 new residential units would introduce new students into the area. Public facility needs, including schools, were addressed in the SLSP through the designation of land for elementary schools, one middle school and one high school. School facilities needs were estimated using buildout projections for the entire project area, which included a maximum of 148 residences at the project site. Based on the student generation rates used in the TOCSP

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	EIR, the addition of 11 additional residences would result in approximately eight to nine new K-12 students. The addition of eight to nine new students to the surrounding K-12 school districts would not be considered a substantial increase in student enrollment and the anticipated additional students would not require the construction of physical alteration of existing school facilities. As a result, the proposed project would not be considered a substantial change to the SLSP or the TOCSP EIR, and would not create new or significantly more severe environmental impacts. Parks The SLSP included public parks as an integral component of the plan. Parks were provided on a ratio of 5 acres per 1,000 population, and were meant to be the focus of the communities. The proposed project would include 11 additional housing units beyond the maximum allowable number of units included in the SLSP, which would increase the demand for parks beyond what was previously anticipated for development of the project site. Per Chapter 16.48, Dedication of Park Land and Facilities, of the City's Municipal Code, the addition of a maximum of 11 units would result in 33 new residents, which would require the dedication of 0.495 acres of additional parkland. The City of Woodland allows for developers to pay in-lieu fees instead of providing on-site parkland. Consequently, the proposed project would be required to pay in-lieu fees to ensure that adequate parkland is provided to accommodate the increased demand resulting from the additional residents at the project site. Given the payment of park development fees, the proposed project would not result in any new or significantly more severe impacts to public parks or recreational facilities. Traffic The TOCSP EIR included an analysis of the potential traffic impacts resulting from the SLSP. The TOCSP EIR's analysis used level of service (LOS) standards to assess the significance of potential impacts. LOS allows for studied intersections to be graded on how efficiently traffic moves through the intersection, primarily during the busiest times of day known as the Peak Hours. Because the TOCSP EIR relied on LOS standards, the proposed project would result in an impact if the project degraded the LOS of nearby intersections in a new or significantly more severe way than anticipated in the TOCSP EIR.

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	To determine whether the proposed project would result in new or significantly more severe impacts related to traffic, the Institute of Traffic Engineers (ITE) <i>Trip Generation Handbook – 9th Edition</i> was used to estimate the trip generation associated with buildout of the project site under the existing SLSP land use designations and the proposed project. As shown in Table 3, the proposed project would result in an increase in daily and peak hour trips. However, assuming that the proposed project would include 159 total residential units, the proposed project would only increase total daily trips by 115 trips and peak hour trips would increase by a total of 11 trips. <table><tr><th colspan="3">Table 3 Traffic Generation Comparison</th></tr><tr><th></th><th>Average Daily Trips</th><th>Total Peak Hour Trips</th></tr><tr><td>Existing SLSP</td><td>1,409</td><td>259</td></tr><tr><td>Proposed</td><td>1,514</td><td>278</td></tr><tr><td>Difference</td><td>+115</td><td>+11</td></tr></table> <i>Source: Institute of Traffic Engineers. Trip Generation Handbook – 9th Edition. 2012.</i> As previously discussed, traffic impacts in the TOCSP EIR are based off of LOS standards. The LOS of an intersection is determined using peak hour traffic counts; therefore, although the proposed project would result in an increase in average daily trips and peak hour trips, because peak hour trips would only increase by 11 total trips, the proposed project would not result in any new or significantly more severe impacts to LOS as compared to development of the project site under the existing SLSP land use designations. Per the Development Agreement between the City and the project applicant, the proposed project would include improvements to the East Gibson Road, Bourn Drive, and Harry Lorenzo Avenue intersection. The improvements include removal of the existing median, installation of a traffic signal, and associated improvements related to restriping and provision of pedestrian cross walks. Such improvements would allow for left-turn movements at the intersection, which is currently restricted to right turn only movement patterns. The improvements to the specified intersection are a City initiated condition, and would be applicable to buildout of the project site under the existing SLSP land use designations or the proposed land use designations. Therefore, such improvements are not unique to the proposed project. Furthermore, the City of Woodland has analyzed the potential for improvements to	Table 3 Traffic Generation Comparison				Average Daily Trips	Total Peak Hour Trips	Existing SLSP	1,409	259	Proposed	1,514	278	Difference	+115	+11
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	the East Gibson Road, Bourn Drive, and Harry Lorenzo Avenue intersection to result in impacts related to vehicle, transit, and pedestrian circulation, and the City has determined that the proposed improvements would reduce vehicle travel trip lengths, while encouraging pedestrian and transit use in the area.⁴ Considering the applicability of such requirements to buildout of the existing SLSP land use designations or the proposed project and the analysis of the changes conducted by the City, the proposed improvements to the East Gibson Road, Bourn Drive, and Harry Lorenzo Avenue intersection would not be considered a substantial change to the proposed project. Consequently, the proposed project would not be considered a substantial change to the SLSP or the TOCSP EIR, and would not create new or significantly more severe environmental impacts relating to traffic. Noise A project specific Environmental Noise Analysis was prepared by Bollard Acoustical Consultants, Inc. on September 24, 2018. The Environmental Noise Analysis performed noise calibration and monitoring at locations in the project site adjacent to Gibson Road in the northern portion of the project site and adjacent to Pioneer Avenue, in the eastern portion of the project site. Additionally, noise related impacts to developments along transportation corridors, such as Gibson Road and Pioneer Avenue were considered in the SLSP, and the TOCSP EIR. Although the SLSP discouraged walled neighborhoods, the plan did acknowledge the necessity of noise walls or barriers near areas subject to transportation noise from certain roadways, including Gibson Road and Pioneer Avenue. The SLSP provided for an eight-foot wall or wall/berm combination with general design guidelines in Development Regulation 2.32. The Environmental Noise Analysis confirmed the need for a noise barrier along Harry Lorenzo Avenue, Gibson Road, and Pioneer Avenue. The proposed sound wall would be a minimum of six-feet tall near Harry Lorenzo Avenue, and is recommended to be six feet tall along Pioneer Avenue, with transitions to seven- and eight-foot walls in proximity to Gibson Road. With the construction of a noise barrier, the Environmental Noise Analysis concluded that the project would comply with the City of Woodland exterior and interior noise

⁴ Meyer, Brent, PE, SE, TE, City Engineer, City of Woodland, Community Development Department. Personal communication [email] with Megan Meier, Associate Planner, City of Woodland, Community Development Department.

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	level standards. Because the SLSP identifies the need for sound walls in certain areas of the City, the proposed project would not be considered a substantial change to the SLSP or the TOCSP EIR, and would not create new or significantly more severe environmental impacts related to noise. Remaining CEQA Sections In addition to the impacts discussed above, the TOCSP EIR also included analyses of impacts related to Land Use and Planning; Agricultural Resources; Visual Resources and Aesthetics; and Population, Employment and Housing; Hydrology, Drainage, and Water Quality; Public Health and Safety; and Geology and Soils. Due to the proposed project's similarity to what was anticipated for the project site by the SLSP, and the TOCSP EIR, impacts related to the listed resources are not considered to be substantially different from what was previously analyzed for development of the project site and the proposed project would not create any new or significantly more severe environmental impacts in any such resource areas. Conclusion The proposed project would develop the project site for residential uses, similar to what was anticipated by the SLSP, and analyzed in the TOCSP EIR. However, the proposed project includes a request to re-designate the project site to R-8, which would allow for the development of up to 11 additional units within the project site. The general similarity of land uses and site acreage would ensure that any potential impacts created by the proposed project are less than or equal to the impacts identified in the TOCSP EIR. Therefore, the proposed project does not include any changes which would create new or significantly more severe impacts than what was anticipated by the SLSP and analyzed in the TOCSP EIR. As a result, major revisions to the TOCSP EIR would not be necessary.
(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial	In regard to the SLSP, because the proposed land uses are of a similar residential nature to the existing SLSP, and significant changes to the SLSP have not occurred, the land use related circumstances under which the project is undertaken has not changed substantially, and would not require major revisions to the TOCSP EIR. Indeed, the most substantial change which has occurred in the project area is the continuing development activity associated with implementation of the SLSP. However, no changes have occurred on the proposed project site since the adoption of the SLSP and TOCSP EIR.

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increase in the severity of previously identified significant effects; or	As noted in the discussion of Biological Resources in Section (1) of this table, since the certification of the TOCSP EIR, the Yolo HCP, which the City of Woodland participates in, has been adopted and gone into effect. The Yolo HCP provides programmatic protection for special-status species within Yolo County, including within the City of Woodland's planning area. With regard to the project site, the Yolo HCP provides for mitigation of habitat conversion from agricultural uses to residential uses, as well as protection of individual Swainson's hawk and burrowing owls. The TOCSP EIR included consideration of habitat loss and potential impacts to special-status species, and required development within the SLSP area to comply with mitigation measures designed to reduce such impacts to less-than-significant levels. The Yolo HCP accomplishes mitigation of potential impacts to special-status species and habitat through the payment of fees and the implementation of AMMs. Implementation of Yolo HCP AMM 16 and AMM 18 would fulfill the requirements of the applicable TOCSP EIR mitigation measures related to biological resources. Thus, considering the above, Mitigation Measures 4.5-3 and 4.5-4 have been replaced with Yolo HCP AMM 16 and AMM 18. The foregoing replacement would not result in any new or significantly more severe impacts as AMM 16 and AMM 18 would effectively implement Mitigation Measures 4.5-3 and 4.5-4, which would be sufficient to ensure that impacts to biological resources remain less than significant. Thus, new circumstances which would create new environmental impacts have not arisen. Furthermore, as described above, the proposed changes would not create new or significant environmental effects beyond those analyzed in the TOCSP EIR.
(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:	All previously identified impacts in the TOCSP EIR would occur with implementation of the proposed project. As noted previously, the SLSP and the TOCSP EIR require that each development application include project-level and property-specific technical analysis to demonstrate consistency with the performance thresholds in the SLSP and SLSP Mitigation and Monitoring Plan. The following studies have been submitted with this CEQA Addendum: • Arborist Report and Tree Inventory Summary; • Cultural Resources Assessment; • Geotechnical Investigation; • Phase I Environmental Site Assessment Report; and • Environmental Noise Analysis.

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	The studies above do not contain any new information of substantial importance, which could have affected the determination of impacts in the TOCSP EIR. In addition to the above studies, Madrone Ecological Consulting prepared a Due Diligence Memo on September 26, 2018. The due diligence memo noted the potential presence of several special-status species that were not previously analyzed in the TOCSP EIR. Therefore, potential impacts to biological resources are further discussed in the following section. Biological Resources At the time of publication of the TOCSP EIR, pallid bats, silver-haired bats, and hoary bats were not identified as special-status species that could potentially be impacted by implementation of the SLSP. However, Madrone Ecological Consulting concluded that the foregoing species could occur on-site; thus, development of the project site could result in impacts to such species. Potential impacts would occur whether the proposed project was developed under the existing SLSP land use designations for the site or under the proposed project. Nevertheless, because the TOCSP EIR did not identify the foregoing species specifically as being potentially impacted by development of the project site, the potential presence of such species represents new information under which the project is being implemented. Although the presence of pallid bats, silver-haired bats, and hoary bats represents new information, mitigation is available to avoid or reduce potential impacts to less-than-significant levels. Accordingly, Mitigation Measure BIO-1 is implemented through this addendum to ensure that development of the project site does not result in impacts to special-status bat species. It should be noted that the presence of special-status bat species and the potential for development of the proposed project to result in impacts to special-status bats is not unique to the proposed project or made more severe by any components of the project. In fact, development of the project site under the existing SLSP land use designations would have an identical potential to result in impacts to special-status bat species. Consequently, changes included in the proposed project do not have the potential to result in new or significantly more severe impacts than would occur with development under the existing SLSP land use designations. Although impacts to special-status bat species could occur with development of the site under the existing or proposed land use designations, because Mitigation Measure BIO-1 would be capable of reducing potential impacts to a less-than-significant level,

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	development of the project site would not result in any new impacts that would be unique to the proposed project. <i>BIO-1 Before ground disturbance is initiated, a qualified biologist shall conduct a habitat assessment survey to determine whether the removal of trees greater than 10 inches in diameter at breast height (DBH) or any on-site structures support bat roosts. Trees and on-site structures shall be surveyed within 14 days before the onset of construction. Surveys shall consist of daytime pedestrian surveys looking for potential roosting habitat such as branch and bole hollows, exfoliating bark and other crevices and cavities, and may include an evening emergence survey with acoustic equipment to note the presence or absence of bats. The emergence survey is necessary to survey for foliage-roosting bat species (hoary bat). The special-status bat species potentially occurring on the site should be identifiable using acoustic equipment.</i> <i>If bats are not acoustically detected and potential roosting habitat is not identified, then further study and mitigation is not required. If evidence of bat use is detected, the biologist shall determine the approximate number and species of bats using the roost, and roost type (i.e., individual or maternity roost). A 100-foot buffer shall be created around the roost and project-related activities shall not occur within the buffer until after one of the steps below is performed:</i> <i>• A qualified biologist has determined that the roost is no longer in use.</i> <i>• A qualified biologist determines that bat exclusion is feasible and confirms that all bats have been excluded from the daytime roost. Bat exclusion shall not occur between April 1 and September 15 (depending on type of roost and location), which coincides with the maternity season in California.</i> <i>• Trees or structures that potentially support active roosts have been removed. However, if bat roosts are detected on the project site, trees shall not be removed from April 1 to September 15 in order to avoid the maternity season. Subject to monitoring by a qualified biologist, trees that potentially support active roosts may be removed outside of the</i>

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	<i>maternity season using procedures that create noise and cause vibration, which are designed to cause bats to leave potential roosts.</i> <i>Results of the habitat assessment survey shall be submitted to the City of Woodland Community Development Department for review.</i> Greenhouse Gas (GHG) Emissions GHG emissions were not directly addressed in the SLSP, or the TOCSP EIR. However, potential impacts related to GHG emissions do not constitute “new information” as defined by CEQA, as GHG emissions were known as potential environmental issues before 1999.⁵ Since adoption of the TOCSP EIR, the City has adopted a Climate Action Plan (CAP).⁶ The City’s CAP is intended to ensure that continued development and operations within the City adhere to the existing State regulations related to climate change and greenhouse gas emissions reductions. A project may be deemed in compliance with the CAP would not result in impacts related to GHG emissions. Development of the project site for residential uses was planned for in the SLSP, and would have been considered in the growth estimates prepared for the City’s CAP. The overall area of disturbance anticipated for buildout of the project site by the SLSP would not be modified by the proposed project. Therefore, construction related GHG emissions would be consistent with emissions induced by the SLSP. Furthermore, the proposed increase in residential densities would be relatively modest, resulting in a maximum of only 11 more units on the project site than was previously anticipated. Although the proposed project would result in development of the site at a greater density than previously anticipated, residential development at higher densities is generally supported by CAP Strategy Transportation and Land Use (T/LU) 2. Furthermore, the proposed project would comply with the City’s standard complete streets requirements and would include pedestrian and bicycle infrastructure and connections to facilitate alternative transportation. The project site is located less than 0.10 mile from an existing transit stop. The inclusion of greater residential densities and alternative

⁵ As explained in a series of cases, most recently in *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal. App. 4th 1301. Also see, *Citizens of Responsible Equitable Development v. City of San Diego* (2011) 196 Cal.App.4th 515.

⁶ City of Woodland. *Final 2035 Climate Action Plan*. May 2017.

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	transportation infrastructure within the project site, as well as the proximity of the site to existing transit infrastructure would support the use of alternative transportation, which would comply with T/LU-1, 3, and 5. Furthermore, the requirement of the Development Agreement that the proposed project include improvement of the East Gibson Road, Bourn Drive, and Harry Lorenzo Avenue intersection, would increase pedestrian connectivity within the project area, provide for improved transit access to the western portion of Spring Lake, and reduce vehicle trip lengths,⁷ all of which would reduce GHG emissions related to vehicle use. Since the SLSP was approved, a number of regulations with the purpose of, or with an underlying goal of, reducing GHG emissions, such as the California Green Building Standards Code (CALGreen Code) and the California Building Energy Efficiency Standards Code have been enacted. The result of the foregoing building standards is that residential buildings constructed under current standards are significantly more energy efficient than those built under previous standards, including those in place at the time that the SLSP was adopted. The proposed project would be required to comply with all currently applicable regulations associated with GHG emissions, including the CALGreen Code and California Building Energy Efficiency Standards Code. Considering the above, buildout of the project site was previously considered by the CAP, and although the proposed project would include slightly higher residential densities than was approved in the SLSP, the CAP encourages higher density residential developments, especially where such development may result in reduced vehicle use. Additionally, the proposed project would be developed in compliance with the existing CALGreen Code and California Building Energy Efficiency Standards Code; compliance with the foregoing building codes would ensure that the proposed residences would be energy efficient. As a result, new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time that the previous EIR was certified is not currently known, and the proposed project would result in no new or more severe impacts than previously analyzed in the TOCSP EIR.

⁷ Meyer, Brent, PE, SE, TE, City Engineer, City of Woodland, Community Development Department. Personal communication [email] with Megan Meier, Associate Planner, City of Woodland, Community Development Department.

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;	See response under (1) and (2) above. Mitigation Measure BIO-1 has been included in this addendum to ensure that significant impacts to special-status bat species not previously analyzed in the TOCSP EIR would not occur. Thus, new significant effects would not occur.
(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;	See response under (1) above. Significant effects will not be more severe than identified in the TOCSP EIR.
(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or	The status of mitigation measures in the SLSP, and the TOCSP EIR would not change as a result of the proposed land uses changes. Madrone Ecological Consulting identified the potential of special status species, specifically Swainson's hawks, white-tailed kites, northern harriers, and burrowing owls, to use the site as foraging and nesting habitat. Impacts to raptors was considered in the TOCSP EIR, and determined to be potentially significant. Because special-status raptor species have the potential to use the site as foraging and nesting habitat Mitigation Measures 4.5-3 and 4.5-4 would be brought forward and applied to the current project to reduce any potential impacts to a less than significant level. As discussed earlier in this document, relevant sections of Mitigation Measure 4.12-1 have been applied through preliminary site testing. The results of the Phase I ESA indicated that a Phase II ESA should be prepared, and soil remediation conducted in compliance with Mitigation Measure 4.12-1. Any further portions of the mitigation measure including but not limited to identifying contingency measures in the event previously unidentified hazards are encountered during site development, and obtaining any necessary agency approvals prior to implementing any identified measures in a risk management plan would be brought forward and applied to the proposed project. Considering that all relevant mitigation measures would be applied to the proposed project, and no new mitigation measures are now feasible that would substantially reduce any previously identified significant impacts, the proposed project would not be considered a substantial change to the previously approved TOCSP EIR.
(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project	With the exception of Mitigation Measures 4.5-3 and 4.5-4, mitigation measures analyzed in the TOCSP EIR would remain unchanged, and would substantially reduce significant effects on the environment. As discussed above, Mitigation Measures 4.5-3 and 4.5-4 have been updated due to the recent adoption of the Yolo HCP. Although Mitigation Measures 4.5-3 and 4.5-4 have been updated, the updated mitigation measures are substantively similar to the mitigation measures that were originally included in the TOCSP EIR, and the updated mitigation measures would continue to reduce identified impacts to less-than-significant

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
proponents decline to adopt the mitigation measure or alternative.	levels. Furthermore, the project applicant will be required to implement Mitigation Measure BIO-1 within this Addendum, which would ensure that development of the project site would not result in impacts to special-status bat species. The update to Mitigation Measures 4.5-3 and 4.5-4, as well as the implementation of Mitigation Measure BIO-1, would likely be required for development of the project site under existing SLSP land use designations, and would not be unique to implementation of the proposed project. Considering the above, all impacts will remain at similar levels of significance as identified in the TOCSP EIR.
(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.	The City of Woodland, as the lead agency, determined the project would not result in substantial changes or circumstances after adoption of the TOCSP EIR that would require the preparation of a subsequent EIR. As a result, the City of Woodland, as the lead agency, has determined that an Addendum to the TOCSP EIR is the appropriate documentation prepared for the project.
(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.	The SLSP was approved December 18, 2001. As discussed previously in this document the proposed project would not require a major revision of the previous EIR due to new or substantially more severe impacts. Additionally, changes in circumstances which would cause substantially more severe or new significant impacts have not occurred and new information which would change the severity of previously identified impacts is not known. As such, a new EIR would not be required.

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
(d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.	A subsequent EIR or Negative Declaration is not required and therefore, an additional public review period pursuant to CEQA Guidelines sections 15087 and 15072 would not be necessary.

Appendix

Air Quality Modeling Results

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

Merritt Ranch (as proposed)
Yolo/Solano AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	159.00	Dwelling Unit	25.20	286,200.00	455

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	6.8	Precipitation Freq (Days)	55
Climate Zone	3			Operational Year	2022
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	281.31	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Based on PG&E RPS Calculator

Land Use - Lot Acreage per applicant provided information

Construction Phase - Construction Not Modeled

Off-road Equipment - Construction not modeled

Trips and VMT - Construction no modeled

Grading - Applicant Provided Information (Parkside 3 Project)

Road Dust - *

Energy Use -

Mobile Land Use Mitigation -

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	51.62	25.20
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	641.35	281.31
tblRoadDust	RoadPercentPave	94	100

2.0 Emissions Summary

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

2.1 Overall Construction**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
		Highest		

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.8837	0.0427	3.5617	5.1100e-003		0.3524	0.3524		0.3524	0.3524	36.3913	1.9285	38.3198	0.0796	1.7400e-003	40.8292
Energy	0.0224	0.1916	0.0815	1.2200e-003		0.0155	0.0155		0.0155	0.0155	0.0000	399.5798	399.5798	0.0226	7.8600e-003	402.4859
Mobile	0.4671	3.4614	4.9256	0.0209	1.4879	0.0176	1.5055	0.4006	0.0166	0.4171	0.0000	1,933.1701	1,933.1701	0.0973	0.0000	1,935.6020
Waste						0.0000	0.0000		0.0000	0.0000	36.0208	0.0000	36.0208	2.1288	0.0000	89.2399
Water						0.0000	0.0000		0.0000	0.0000	3.2866	10.0694	13.3560	0.3386	8.1900e-003	24.2603
Total	3.3732	3.6957	8.5688	0.0273	1.4879	0.3855	1.8734	0.4006	0.3845	0.7850	75.6987	2,344.7477	2,420.4464	2.6668	0.0178	2,492.4172

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

2.2 Overall Operational**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.8837	0.0427	3.5617	5.1100e-003		0.3524	0.3524		0.3524	0.3524	36.3913	1.9285	38.3198	0.0796	1.7400e-003	40.8292
Energy	0.0224	0.1916	0.0815	1.2200e-003		0.0155	0.0155		0.0155	0.0155	0.0000	399.5798	399.5798	0.0226	7.8600e-003	402.4859
Mobile	0.4448	3.2788	4.4908	0.0187	1.3123	0.0158	1.3282	0.3533	0.0149	0.3682	0.0000	1,731.3541	1,731.3541	0.0913	0.0000	1,733.6354
Waste						0.0000	0.0000		0.0000	0.0000	36.0208	0.0000	36.0208	2.1288	0.0000	89.2399
Water						0.0000	0.0000		0.0000	0.0000	3.2866	10.0694	13.3560	0.3386	8.1900e-003	24.2603
Total	3.3510	3.5131	8.1340	0.0251	1.3123	0.3837	1.6961	0.3533	0.3828	0.7361	75.6987	2,142.9318	2,218.6305	2.6608	0.0178	2,290.4506

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.66	4.94	5.07	8.04	11.80	0.47	9.47	11.80	0.44	6.24	0.00	8.61	8.34	0.23	0.00	8.10

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	4/1/2020	4/28/2020	5	20	

Acres of Grading (Site Preparation Phase): 0

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

Acres of Grading (Grading Phase): 0**Acres of Paving: 0****Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)****OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	0	0.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	0	0.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	0	0.00	0.00	0.00	10.00	7.00	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

3.2 Site Preparation - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

3.2 Site Preparation - 2020**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.0 Operational Detail - Mobile

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

4.1 Mitigation Measures Mobile

Increase Transit Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.4448	3.2788	4.4908	0.0187	1.3123	0.0158	1.3282	0.3533	0.0149	0.3682	0.0000	1,731.354 1	1,731.354 1	0.0913	0.0000	1,733.635 4
Unmitigated	0.4671	3.4614	4.9256	0.0209	1.4879	0.0176	1.5055	0.4006	0.0166	0.4171	0.0000	1,933.170 1	1,933.170 1	0.0973	0.0000	1,935.602 0

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	1,513.68	1,575.69	1370.58	3,941,887	3,476,744
Total	1,513.68	1,575.69	1,370.58	3,941,887	3,476,744

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Single Family Housing	10.00	5.00	7.00	46.00	13.00	41.00	86	11	3

4.4 Fleet Mix

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.523474	0.037926	0.194068	0.114815	0.021291	0.005457	0.036110	0.054974	0.001332	0.002002	0.006933	0.000689	0.000929

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	177.7415	177.7415	0.0183	3.7900e-003	179.3293
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	177.7415	177.7415	0.0183	3.7900e-003	179.3293
NaturalGas Mitigated	0.0224	0.1916	0.0815	1.2200e-003		0.0155	0.0155		0.0155	0.0155	0.0000	221.8383	221.8383	4.2500e-003	4.0700e-003	223.1566
NaturalGas Unmitigated	0.0224	0.1916	0.0815	1.2200e-003		0.0155	0.0155		0.0155	0.0155	0.0000	221.8383	221.8383	4.2500e-003	4.0700e-003	223.1566

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Single Family Housing	4.15709e+006	0.0224	0.1916	0.0815	1.2200e-003		0.0155	0.0155		0.0155	0.0155	0.0000	221.8383	221.8383	4.2500e-003	4.0700e-003	223.1566
Total		0.0224	0.1916	0.0815	1.2200e-003		0.0155	0.0155		0.0155	0.0155	0.0000	221.8383	221.8383	4.2500e-003	4.0700e-003	223.1566

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Single Family Housing	4.15709e+006	0.0224	0.1916	0.0815	1.2200e-003		0.0155	0.0155		0.0155	0.0155	0.0000	221.8383	221.8383	4.2500e-003	4.0700e-003	223.1566
Total		0.0224	0.1916	0.0815	1.2200e-003		0.0155	0.0155		0.0155	0.0155	0.0000	221.8383	221.8383	4.2500e-003	4.0700e-003	223.1566

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	1.39296e+006	177.7415	0.0183	3.7900e-003	179.3293
Total		177.7415	0.0183	3.7900e-003	179.3293

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	1.39296e+006	177.7415	0.0183	3.7900e-003	179.3293
Total		177.7415	0.0183	3.7900e-003	179.3293

6.0 Area Detail**6.1 Mitigation Measures Area**

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	2.8837	0.0427	3.5617	5.1100e-003		0.3524	0.3524		0.3524	0.3524	36.3913	1.9285	38.3198	0.0796	1.7400e-003	40.8292
Unmitigated	2.8837	0.0427	3.5617	5.1100e-003		0.3524	0.3524		0.3524	0.3524	36.3913	1.9285	38.3198	0.0796	1.7400e-003	40.8292

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1791					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.1178					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.5512	0.0291	2.3798	5.0500e-003		0.3459	0.3459		0.3459	0.3459	36.3913	0.0000	36.3913	0.0777	1.7400e-003	38.8542
Landscaping	0.0357	0.0136	1.1819	6.0000e-005		6.5300e-003	6.5300e-003		6.5300e-003	6.5300e-003	0.0000	1.9285	1.9285	1.8600e-003	0.0000	1.9750
Total	2.8837	0.0427	3.5616	5.1100e-003		0.3524	0.3524		0.3524	0.3524	36.3913	1.9285	38.3198	0.0796	1.7400e-003	40.8292

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1791					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.1178					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.5512	0.0291	2.3798	5.0500e-003		0.3459	0.3459		0.3459	0.3459	36.3913	0.0000	36.3913	0.0777	1.7400e-003	38.8542
Landscaping	0.0357	0.0136	1.1819	6.0000e-005		6.5300e-003	6.5300e-003		6.5300e-003	6.5300e-003	0.0000	1.9285	1.9285	1.8600e-003	0.0000	1.9750
Total	2.8837	0.0427	3.5616	5.1100e-003		0.3524	0.3524		0.3524	0.3524	36.3913	1.9285	38.3198	0.0796	1.7400e-003	40.8292

7.0 Water Detail**7.1 Mitigation Measures Water**

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	13.3560	0.3386	8.1900e-003	24.2603
Unmitigated	13.3560	0.3386	8.1900e-003	24.2603

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	10.3595 / 6.53098	13.3560	0.3386	8.1900e-003	24.2603
Total		13.3560	0.3386	8.1900e-003	24.2603

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	10.3595 / 6.53098	13.3560	0.3386	8.1900e-003	24.2603
Total		13.3560	0.3386	8.1900e-003	24.2603

8.0 Waste Detail**8.1 Mitigation Measures Waste****Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	36.0208	2.1288	0.0000	89.2399
Unmitigated	36.0208	2.1288	0.0000	89.2399

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	177.45	36.0208	2.1288	0.0000	89.2399
Total		36.0208	2.1288	0.0000	89.2399

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	177.45	36.0208	2.1288	0.0000	89.2399
Total		36.0208	2.1288	0.0000	89.2399

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Annual

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Summer

Merritt Ranch (as proposed)
Yolo/Solano AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	159.00	Dwelling Unit	25.20	286,200.00	455

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	6.8	Precipitation Freq (Days)	55
Climate Zone	3			Operational Year	2022
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	281.31	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Based on PG&E RPS Calculator

Land Use - Lot Acreage per applicant provided information

Construction Phase - Construction Not Modeled

Off-road Equipment - Construction not modeled

Trips and VMT - Construction no modeled

Grading - Applicant Provided Information (Parkside 3 Project)

Road Dust - *

Energy Use -

Mobile Land Use Mitigation -

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Summer

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	51.62	25.20
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	641.35	281.31
tblRoadDust	RoadPercentPave	94	100

2.0 Emissions Summary

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Summer

2.1 Overall Construction (Maximum Daily Emission)**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Summer

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	45.3363	0.8607	71.1753	0.1238		8.5087	8.5087		8.5087	8.5087	978.4038	23.6198	1,002.0237	2.1126	0.0469	1,068.8101
Energy	0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797
Mobile	3.2246	19.4508	30.7812	0.1284	8.8587	0.1008	8.9595	2.3781	0.0948	2.4728		13,060.0891	13,060.0891	0.6155		13,075.4753
Total	48.6837	21.3610	102.4031	0.2588	8.8587	8.6944	17.5531	2.3781	8.6883	11.0664	978.4038	14,423.6262	15,402.0300	2.7537	0.0715	15,492.1650

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	45.3363	0.8607	71.1753	0.1238		8.5087	8.5087		8.5087	8.5087	978.4038	23.6198	1,002.0237	2.1126	0.0469	1,068.8101
Energy	0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797
Mobile	3.0926	18.4716	27.8418	0.1149	7.8134	0.0904	7.9038	2.0975	0.0850	2.1824		11,694.6473	11,694.6473	0.5751		11,709.0242
Total	48.5518	20.3819	99.4638	0.2454	7.8134	8.6840	16.4974	2.0975	8.6785	10.7760	978.4038	13,058.1844	14,036.5882	2.7133	0.0715	14,125.7140

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.27	4.58	2.87	5.20	11.80	0.12	6.01	11.80	0.11	2.62	0.00	9.47	8.87	1.47	0.00	8.82

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	4/1/2020	4/28/2020	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	0	0.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	0	0.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	0	0.00	0.00	0.00	10.00	7.00	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Summer

3.2 Site Preparation - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Summer

3.2 Site Preparation - 2020**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

4.0 Operational Detail - Mobile

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Summer

4.1 Mitigation Measures Mobile

Increase Transit Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.0926	18.4716	27.8418	0.1149	7.8134	0.0904	7.9038	2.0975	0.0850	2.1824		11,694.6473	11,694.6473	0.5751		11,709.0242
Unmitigated	3.2246	19.4508	30.7812	0.1284	8.8587	0.1008	8.9595	2.3781	0.0948	2.4728		13,060.0891	13,060.0891	0.6155		13,075.4753

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	1,513.68	1,575.69	1370.58	3,941,887	3,476,744
Total	1,513.68	1,575.69	1,370.58	3,941,887	3,476,744

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Single Family Housing	10.00	5.00	7.00	46.00	13.00	41.00	86	11	3

4.4 Fleet Mix

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Summer

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.523474	0.037926	0.194068	0.114815	0.021291	0.005457	0.036110	0.054974	0.001332	0.002002	0.006933	0.000689	0.000929

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797
NaturalGas Unmitigated	0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Summer

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Single Family Housing	11389.3	0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797
Total		0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Single Family Housing	11.3893	0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797
Total		0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797

6.0 Area Detail**6.1 Mitigation Measures Area**

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	45.3363	0.8607	71.1753	0.1238		8.5087	8.5087		8.5087	8.5087	978.4038	23.6198	1,002.0237	2.1126	0.0469	1,068.8101
Unmitigated	45.3363	0.8607	71.1753	0.1238		8.5087	8.5087		8.5087	8.5087	978.4038	23.6198	1,002.0237	2.1126	0.0469	1,068.8101

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.9813					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.1247					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	37.8337	0.7092	58.0435	0.1231		8.4362	8.4362		8.4362	8.4362	978.4038	0.0000	978.4038	2.0898	0.0469	1,044.6205
Landscaping	0.3966	0.1515	13.1318	6.9000e-004		0.0726	0.0726		0.0726	0.0726		23.6198	23.6198	0.0228		24.1895
Total	45.3363	0.8607	71.1753	0.1238		8.5087	8.5087		8.5087	8.5087	978.4038	23.6198	1,002.0237	2.1126	0.0469	1,068.8101

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Summer

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.9813					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.1247					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	37.8337	0.7092	58.0435	0.1231		8.4362	8.4362		8.4362	8.4362	978.4038	0.0000	978.4038	2.0898	0.0469	1,044.6205
Landscaping	0.3966	0.1515	13.1318	6.9000e-004		0.0726	0.0726		0.0726	0.0726		23.6198	23.6198	0.0228		24.1895
Total	45.3363	0.8607	71.1753	0.1238		8.5087	8.5087		8.5087	8.5087	978.4038	23.6198	1,002.0237	2.1126	0.0469	1,068.8101

7.0 Water Detail**7.1 Mitigation Measures Water****8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Summer

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Winter

Merritt Ranch (as proposed)
Yolo/Solano AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	159.00	Dwelling Unit	25.20	286,200.00	455

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	6.8	Precipitation Freq (Days)	55
Climate Zone	3			Operational Year	2022
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	281.31	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Based on PG&E RPS Calculator

Land Use - Lot Acreage per applicant provided information

Construction Phase - Construction Not Modeled

Off-road Equipment - Construction not modeled

Trips and VMT - Construction no modeled

Grading - Applicant Provided Information (Parkside 3 Project)

Road Dust - *

Energy Use -

Mobile Land Use Mitigation -

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Winter

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	51.62	25.20
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	641.35	281.31
tblRoadDust	RoadPercentPave	94	100

2.0 Emissions Summary

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Winter

2.1 Overall Construction (Maximum Daily Emission)**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Winter

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	45.3363	0.8607	71.1753	0.1238		8.5087	8.5087		8.5087	8.5087	978.4038	23.6198	1,002.0237	2.1126	0.0469	1,068.8101
Energy	0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797
Mobile	2.6037	20.2052	30.0158	0.1180	8.8587	0.1029	8.9616	2.3781	0.0968	2.4748		12,021.8144	12,021.8144	0.6443		12,037.9209
Total	48.0629	22.1154	101.6378	0.2485	8.8587	8.6965	17.5552	2.3781	8.6903	11.0684	978.4038	13,385.3515	14,363.7553	2.7825	0.0715	14,454.6106

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	45.3363	0.8607	71.1753	0.1238		8.5087	8.5087		8.5087	8.5087	978.4038	23.6198	1,002.0237	2.1126	0.0469	1,068.8101
Energy	0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797
Mobile	2.4740	19.1071	27.5263	0.1056	7.8134	0.0925	7.9059	2.0975	0.0870	2.1844		10,758.9703	10,758.9703	0.6061		10,774.1234
Total	47.9332	21.0174	99.1483	0.2361	7.8134	8.6861	16.4994	2.0975	8.6805	10.7780	978.4038	12,122.5074	13,100.9112	2.7444	0.0715	13,190.8131

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.27	4.96	2.45	5.00	11.80	0.12	6.01	11.80	0.11	2.62	0.00	9.43	8.79	1.37	0.00	8.74

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	4/1/2020	4/28/2020	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	0	0.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	0	0.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	0	0.00	0.00	0.00	10.00	7.00	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Winter

3.2 Site Preparation - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Winter

3.2 Site Preparation - 2020**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

4.0 Operational Detail - Mobile

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Winter

4.1 Mitigation Measures Mobile

Increase Transit Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.4740	19.1071	27.5263	0.1056	7.8134	0.0925	7.9059	2.0975	0.0870	2.1844		10,758.9703	10,758.9703	0.6061		10,774.1234
Unmitigated	2.6037	20.2052	30.0158	0.1180	8.8587	0.1029	8.9616	2.3781	0.0968	2.4748		12,021.8144	12,021.8144	0.6443		12,037.9209

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	1,513.68	1,575.69	1370.58	3,941,887	3,476,744
Total	1,513.68	1,575.69	1,370.58	3,941,887	3,476,744

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Single Family Housing	10.00	5.00	7.00	46.00	13.00	41.00	86	11	3

4.4 Fleet Mix

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Winter

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.523474	0.037926	0.194068	0.114815	0.021291	0.005457	0.036110	0.054974	0.001332	0.002002	0.006933	0.000689	0.000929

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797
NaturalGas Unmitigated	0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Winter

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Single Family Housing	11389.3	0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797
Total		0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Single Family Housing	11.3893	0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797
Total		0.1228	1.0496	0.4466	6.7000e-003		0.0849	0.0849		0.0849	0.0849		1,339.9172	1,339.9172	0.0257	0.0246	1,347.8797

6.0 Area Detail**6.1 Mitigation Measures Area**

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	45.3363	0.8607	71.1753	0.1238		8.5087	8.5087		8.5087	8.5087	978.4038	23.6198	1,002.0237	2.1126	0.0469	1,068.8101
Unmitigated	45.3363	0.8607	71.1753	0.1238		8.5087	8.5087		8.5087	8.5087	978.4038	23.6198	1,002.0237	2.1126	0.0469	1,068.8101

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.9813					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.1247					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	37.8337	0.7092	58.0435	0.1231		8.4362	8.4362		8.4362	8.4362	978.4038	0.0000	978.4038	2.0898	0.0469	1,044.6205
Landscaping	0.3966	0.1515	13.1318	6.9000e-004		0.0726	0.0726		0.0726	0.0726		23.6198	23.6198	0.0228		24.1895
Total	45.3363	0.8607	71.1753	0.1238		8.5087	8.5087		8.5087	8.5087	978.4038	23.6198	1,002.0237	2.1126	0.0469	1,068.8101

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Winter

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.9813					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.1247					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	37.8337	0.7092	58.0435	0.1231		8.4362	8.4362		8.4362	8.4362	978.4038	0.0000	978.4038	2.0898	0.0469	1,044.6205
Landscaping	0.3966	0.1515	13.1318	6.9000e-004		0.0726	0.0726		0.0726	0.0726		23.6198	23.6198	0.0228		24.1895
Total	45.3363	0.8607	71.1753	0.1238		8.5087	8.5087		8.5087	8.5087	978.4038	23.6198	1,002.0237	2.1126	0.0469	1,068.8101

7.0 Water Detail**7.1 Mitigation Measures Water****8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Merritt Ranch (as proposed) - Yolo/Solano AQMD Air District, Winter

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Merritt Ranch (as proposed)
Yolo/Solano AQMD Air District, Mitigation Report

Construction Mitigation Summary

Phase	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Site Preparation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

OFFROAD Equipment Mitigation

Equipment Type	Fuel Type	Tier	Number Mitigated	Total Number of Equipment	DPF	Oxidation Catalyst
Rubber Tired Dozers	Diesel	No Change	0	0	No Change	0.00
Tractors/Loaders/Backhoes	Diesel	No Change	0	0	No Change	0.00

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Unmitigated tons/yr							Unmitigated mt/yr					
Rubber Tired Dozers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Tractors/Loaders/Backhoes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated tons/yr							Mitigated mt/yr					
Rubber Tired Dozers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Tractors/Loaders/Backhoes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Rubber Tired Dozers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Tractors/Loaders/Backhoes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000

Fugitive Dust Mitigation

Yes/No	Mitigation Measure	Mitigation Input	Mitigation Input	Mitigation Input
No	Soil Stabilizer for unpaved Roads	PM10 Reduction	PM2.5 Reduction	
No	Replace Ground Cover of Area Disturbed	PM10 Reduction	PM2.5 Reduction	
No	Water Exposed Area	PM10 Reduction	PM2.5 Reduction	Frequency (per day)
No	Unpaved Road Mitigation	Moisture Content %	Vehicle Speed (mph)	0.00
No	Clean Paved Road	% PM Reduction	0.00	

Phase	Source	Unmitigated		Mitigated		Percent Reduction	
		PM10	PM2.5	PM10	PM2.5	PM10	PM2.5
Site Preparation	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Site Preparation	Roads	0.00	0.00	0.00	0.00	0.00	0.00

Operational Percent Reduction Summary

Category	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	4.76	5.28	8.83	10.47	10.27	10.26	0.00	10.44	10.44	6.20	0.00	10.43
Natural Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water Indoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water Outdoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Operational Mobile Mitigation

Project Setting: Suburban Center

Mitigation	Category	Measure	% Reduction	Input Value 1	Input Value 2	Input Value 3
No	Land Use	Increase Density	0.00		0.00	
No	Land Use	Increase Diversity	-0.01	0.13		
No	Land Use	Improve Walkability Design	0.00	0.00		
No	Land Use	Improve Destination Accessibility	0.00	0.00		
Yes	Land Use	Increase Transit Accessibility	0.22	0.08		
No	Land Use	Integrate Below Market Rate Housing	0.00	0.00		
	Land Use	Land Use SubTotal	0.10			

Yes	Neighborhood Enhancements	Improve Pedestrian Network	2.00	Project Site and Connecting Off-Site		
No	Neighborhood Enhancements	Provide Traffic Calming Measures				
No	Neighborhood Enhancements	Implement NEV Network	0.00			
	Neighborhood Enhancements	Neighborhood Enhancements Subtotal	0.02			
No	Parking Policy Pricing	Limit Parking Supply	0.00	0.00		
No	Parking Policy Pricing	Unbundle Parking Costs	0.00	0.00		
No	Parking Policy Pricing	On-street Market Pricing	0.00	0.00		
	Parking Policy Pricing	Parking Policy Pricing Subtotal	0.00			
No	Transit Improvements	Provide BRT System	0.00	0.00		
No	Transit Improvements	Expand Transit Network	0.00	0.00		
No	Transit Improvements	Increase Transit Frequency	0.00		0.00	
	Transit Improvements	Transit Improvements Subtotal	0.00			
		Land Use and Site Enhancement Subtotal	0.12			
No	Commute	Implement Trip Reduction Program				
No	Commute	Transit Subsidy				
No	Commute	Implement Employee Parking "Cash Out"	4.50			
No	Commute	Workplace Parking Charge		0.00		
No	Commute	Encourage Telecommuting and Alternative Work Schedules	0.00			
No	Commute	Market Commute Trip Reduction Option	0.00			
No	Commute	Employee Vanpool/Shuttle	0.00		2.00	
No	Commute	Provide Ride Sharing Program	10.00			
	Commute	Commute Subtotal	0.00			

No	School Trip	Implement School Bus Program	0.00		
		Total VMT Reduction	0.12		

Area Mitigation

Measure Implemented	Mitigation Measure	Input Value
No	Only Natural Gas Hearth	
No	No Hearth	
No	Use Low VOC Cleaning Supplies	
No	Use Low VOC Paint (Residential Interior)	100.00
No	Use Low VOC Paint (Residential Exterior)	100.00
No	Use Low VOC Paint (Non-residential Interior)	150.00
No	Use Low VOC Paint (Non-residential Exterior)	150.00
No	Use Low VOC Paint (Parking)	150.00
No	% Electric Lawnmower	
No	% Electric Leafblower	
No	% Electric Chainsaw	

Energy Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
No	Exceed Title 24		
No	Install High Efficiency Lighting		
No	On-site Renewable		

Appliance Type	Land Use Subtype	% Improvement
ClothWasher		30.00
DishWasher		15.00
Fan		50.00
Refrigerator		15.00

Water Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
No	Apply Water Conservation on Strategy		
No	Use Reclaimed Water		
No	Use Grey Water		
No	Install low-flow bathroom faucet	32.00	
No	Install low-flow Kitchen faucet	18.00	
No	Install low-flow Toilet	20.00	
No	Install low-flow Shower	20.00	
No	Turf Reduction		
No	Use Water Efficient Irrigation Systems	6.10	
No	Water Efficient Landscape		

Solid Waste Mitigation

Mitigation Measures	Input Value
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Institute Recycling and Composting Services Percent Reduction in Waste Disposed	
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SLSP**Yolo/Solano AQMD Air District, Annual****1.0 Project Characteristics****1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	148.00	Dwelling Unit	25.20	266,400.00	423

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	6.8	Precipitation Freq (Days)	55
Climate Zone	3			Operational Year	2022
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	281.31	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Based on PG&E RPS Calculator

Land Use - Lot Acreage per applicant provided information

Construction Phase - Construction Not Modeled

Off-road Equipment - Construction not modeled

Trips and VMT - Construction no modeled

Grading - Applicant Provided Information (Parkside 3 Project)

Road Dust - *

Energy Use -

Mobile Land Use Mitigation -

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Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	1.00
tblConstructionPhase	PhaseEndDate	5/17/2019	4/22/2019
tblLandUse	LotAcreage	48.05	25.20
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	641.35	281.31
tblRoadDust	RoadPercentPave	94	100

2.0 Emissions Summary

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2.1 Overall Construction**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.6841	0.0397	3.3144	4.7500e-003		0.3279	0.3279		0.3279	0.3279	33.8542	1.7951	35.6493	0.0740	1.6200e-003	37.9828
Energy	0.0209	0.1783	0.0759	1.1400e-003		0.0144	0.0144		0.0144	0.0144	0.0000	371.9359	371.9359	0.0210	7.3100e-003	374.6410
Mobile	0.4347	3.2219	4.5849	0.0195	1.3850	0.0164	1.4014	0.3728	0.0154	0.3883	0.0000	1,799.4287	1,799.4287	0.0906	0.0000	1,801.6924
Waste						0.0000	0.0000		0.0000	0.0000	33.4874	0.0000	33.4874	1.9791	0.0000	82.9637
Water						0.0000	0.0000		0.0000	0.0000	3.0592	9.3728	12.4320	0.3152	7.6200e-003	22.5819
Total	3.1397	3.4400	7.9751	0.0254	1.3850	0.3587	1.7437	0.3728	0.3577	0.7306	70.4009	2,182.5325	2,252.9334	2.4798	0.0166	2,319.8618

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2.2 Overall Operational**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.6841	0.0397	3.3144	4.7500e-003		0.3279	0.3279		0.3279	0.3279	33.8542	1.7951	35.6493	0.0740	1.6200e-003	37.9828
Energy	0.0209	0.1783	0.0759	1.1400e-003		0.0144	0.0144		0.0144	0.0144	0.0000	371.9359	371.9359	0.0210	7.3100e-003	374.6410
Mobile	0.4140	3.0520	4.1801	0.0174	1.2215	0.0147	1.2363	0.3288	0.0138	0.3427	0.0000	1,611.5749	1,611.5749	0.0849	0.0000	1,613.6983
Waste						0.0000	0.0000		0.0000	0.0000	33.4874	0.0000	33.4874	1.9791	0.0000	82.9637
Water						0.0000	0.0000		0.0000	0.0000	3.0592	9.3728	12.4320	0.3152	7.6200e-003	22.5819
Total	3.1190	3.2700	7.5703	0.0233	1.2215	0.3570	1.5786	0.3288	0.3562	0.6850	70.4009	1,994.6787	2,065.0795	2.4742	0.0166	2,131.8677

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.66	4.94	5.08	8.00	11.80	0.47	9.47	11.80	0.44	6.24	0.00	8.61	8.34	0.23	0.00	8.10

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	4/22/2019	4/22/2019	5	1	

Acres of Grading (Site Preparation Phase): 0

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Acres of Grading (Grading Phase): 0**Acres of Paving: 0****Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)****OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	0	0.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	0	0.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	0	0.00	0.00	0.00	10.00	7.00	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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3.2 Site Preparation - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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3.2 Site Preparation - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.0 Operational Detail - Mobile

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4.1 Mitigation Measures Mobile

Increase Transit Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.4140	3.0520	4.1801	0.0174	1.2215	0.0147	1.2363	0.3288	0.0138	0.3427	0.0000	1,611.5749	1,611.5749	0.0849	0.0000	1,613.6983
Unmitigated	0.4347	3.2219	4.5849	0.0195	1.3850	0.0164	1.4014	0.3728	0.0154	0.3883	0.0000	1,799.4287	1,799.4287	0.0906	0.0000	1,801.6924

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	1,408.96	1,466.68	1275.76	3,669,178	3,236,215
Total	1,408.96	1,466.68	1,275.76	3,669,178	3,236,215

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Single Family Housing	10.00	5.00	7.00	46.00	13.00	41.00	86	11	3

4.4 Fleet Mix

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Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.523474	0.037926	0.194068	0.114815	0.021291	0.005457	0.036110	0.054974	0.001332	0.002002	0.006933	0.000689	0.000929

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	165.4449	165.4449	0.0171	3.5300e-003	166.9229
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	165.4449	165.4449	0.0171	3.5300e-003	166.9229
NaturalGas Mitigated	0.0209	0.1783	0.0759	1.1400e-003		0.0144	0.0144		0.0144	0.0144	0.0000	206.4910	206.4910	3.9600e-003	3.7900e-003	207.7181
NaturalGas Unmitigated	0.0209	0.1783	0.0759	1.1400e-003		0.0144	0.0144		0.0144	0.0144	0.0000	206.4910	206.4910	3.9600e-003	3.7900e-003	207.7181

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5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Single Family Housing	3.8695e+006	0.0209	0.1783	0.0759	1.1400e-003		0.0144	0.0144		0.0144	0.0144	0.0000	206.4910	206.4910	3.9600e-003	3.7900e-003	207.7181
Total		0.0209	0.1783	0.0759	1.1400e-003		0.0144	0.0144		0.0144	0.0144	0.0000	206.4910	206.4910	3.9600e-003	3.7900e-003	207.7181

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Single Family Housing	3.8695e+006	0.0209	0.1783	0.0759	1.1400e-003		0.0144	0.0144		0.0144	0.0144	0.0000	206.4910	206.4910	3.9600e-003	3.7900e-003	207.7181
Total		0.0209	0.1783	0.0759	1.1400e-003		0.0144	0.0144		0.0144	0.0144	0.0000	206.4910	206.4910	3.9600e-003	3.7900e-003	207.7181

SLSP - Yolo/Solano AQMD Air District, Annual

5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	1.29659e+006	165.4449	0.0171	3.5300e-003	166.9229
Total		165.4449	0.0171	3.5300e-003	166.9229

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	1.29659e+006	165.4449	0.0171	3.5300e-003	166.9229
Total		165.4449	0.0171	3.5300e-003	166.9229

6.0 Area Detail**6.1 Mitigation Measures Area**

SLSP - Yolo/Solano AQMD Air District, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	2.6841	0.0397	3.3144	4.7500e-003		0.3279	0.3279		0.3279	0.3279	33.8542	1.7951	35.6493	0.0740	1.6200e-003	37.9828
Unmitigated	2.6841	0.0397	3.3144	4.7500e-003		0.3279	0.3279		0.3279	0.3279	33.8542	1.7951	35.6493	0.0740	1.6200e-003	37.9828

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1667					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.0404					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.4438	0.0271	2.2143	4.6900e-003		0.3218	0.3218		0.3218	0.3218	33.8542	0.0000	33.8542	0.0723	1.6200e-003	36.1445
Landscaping	0.0332	0.0127	1.1001	6.0000e-005		6.0800e-003	6.0800e-003		6.0800e-003	6.0800e-003	0.0000	1.7951	1.7951	1.7300e-003	0.0000	1.8384
Total	2.6841	0.0397	3.3144	4.7500e-003		0.3279	0.3279		0.3279	0.3279	33.8542	1.7951	35.6493	0.0740	1.6200e-003	37.9828

SLSP - Yolo/Solano AQMD Air District, Annual

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1667					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.0404					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.4438	0.0271	2.2143	4.6900e-003		0.3218	0.3218		0.3218	0.3218	33.8542	0.0000	33.8542	0.0723	1.6200e-003	36.1445
Landscaping	0.0332	0.0127	1.1001	6.0000e-005		6.0800e-003	6.0800e-003		6.0800e-003	6.0800e-003	0.0000	1.7951	1.7951	1.7300e-003	0.0000	1.8384
Total	2.6841	0.0397	3.3144	4.7500e-003		0.3279	0.3279		0.3279	0.3279	33.8542	1.7951	35.6493	0.0740	1.6200e-003	37.9828

7.0 Water Detail**7.1 Mitigation Measures Water**

SLSP - Yolo/Solano AQMD Air District, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	12.4320	0.3152	7.6200e-003	22.5819
Unmitigated	12.4320	0.3152	7.6200e-003	22.5819

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	9.6428 / 6.07915	12.4320	0.3152	7.6200e-003	22.5819
Total		12.4320	0.3152	7.6200e-003	22.5819

SLSP - Yolo/Solano AQMD Air District, Annual

7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	9.6428 / 6.07915	12.4320	0.3152	7.6200e-003	22.5819
Total		12.4320	0.3152	7.6200e-003	22.5819

8.0 Waste Detail**8.1 Mitigation Measures Waste****Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	33.4874	1.9791	0.0000	82.9637
Unmitigated	33.4874	1.9791	0.0000	82.9637

SLSP - Yolo/Solano AQMD Air District, Annual

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	164.97	33.4874	1.9791	0.0000	82.9637
Total		33.4874	1.9791	0.0000	82.9637

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	164.97	33.4874	1.9791	0.0000	82.9637
Total		33.4874	1.9791	0.0000	82.9637

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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SLSP - Yolo/Solano AQMD Air District, Annual

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

SLSP - Yolo/Solano AQMD Air District, Summer

SLSP**Yolo/Solano AQMD Air District, Summer****1.0 Project Characteristics****1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	148.00	Dwelling Unit	25.20	266,400.00	423

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	6.8	Precipitation Freq (Days)	55
Climate Zone	3			Operational Year	2022
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	281.31	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Based on PG&E RPS Calculator

Land Use - Lot Acreage per applicant provided information

Construction Phase - Construction Not Modeled

Off-road Equipment - Construction not modeled

Trips and VMT - Construction no modeled

Grading - Applicant Provided Information (Parkside 3 Project)

Road Dust - *

Energy Use -

Mobile Land Use Mitigation -

SLSP - Yolo/Solano AQMD Air District, Summer

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	1.00
tblConstructionPhase	PhaseEndDate	5/17/2019	4/22/2019
tblLandUse	LotAcreage	48.05	25.20
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	641.35	281.31
tblRoadDust	RoadPercentPave	94	100

2.0 Emissions Summary

SLSP - Yolo/Solano AQMD Air District, Summer

2.1 Overall Construction (Maximum Daily Emission)**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

SLSP - Yolo/Solano AQMD Air District, Summer

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	42.1974	0.8008	66.2295	0.1152		7.9165	7.9165		7.9165	7.9165	910.1928	21.9858	932.1785	1.9640	0.0436	994.2834
Energy	0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301
Mobile	3.0015	18.1051	28.6517	0.1195	8.2458	0.0939	8.3397	2.2136	0.0882	2.3017		12,156.5609	12,156.5609	0.5729		12,170.8827
Total	45.3133	19.8829	95.2969	0.2409	8.2458	8.0894	16.3352	2.2136	8.0837	10.2973	910.1928	13,425.7652	14,335.9580	2.5608	0.0665	14,419.7962

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	42.1974	0.8008	66.2295	0.1152		7.9165	7.9165		7.9165	7.9165	910.1928	21.9858	932.1785	1.9640	0.0436	994.2834
Energy	0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301
Mobile	2.8787	17.1937	25.9157	0.1070	7.2728	0.0842	7.3570	1.9524	0.0791	2.0314		10,885.5837	10,885.5837	0.5353		10,898.9660
Total	45.1904	18.9714	92.5609	0.2283	7.2728	8.0797	15.3525	1.9524	8.0746	10.0270	910.1928	12,154.7880	13,064.9808	2.5232	0.0665	13,147.8795

SLSP - Yolo/Solano AQMD Air District, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.27	4.58	2.87	5.20	11.80	0.12	6.02	11.80	0.11	2.62	0.00	9.47	8.87	1.47	0.00	8.82

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	4/22/2019	4/22/2019	5	1	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	0	0.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	0	0.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	0	0.00	0.00	0.00	10.00	7.00	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

SLSP - Yolo/Solano AQMD Air District, Summer

3.2 Site Preparation - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

SLSP - Yolo/Solano AQMD Air District, Summer

3.2 Site Preparation - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

4.0 Operational Detail - Mobile

SLSP - Yolo/Solano AQMD Air District, Summer

4.1 Mitigation Measures Mobile

Increase Transit Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.8787	17.1937	25.9157	0.1070	7.2728	0.0842	7.3570	1.9524	0.0791	2.0314		10,885.5837	10,885.5837	0.5353		10,898.9660
Unmitigated	3.0015	18.1051	28.6517	0.1195	8.2458	0.0939	8.3397	2.2136	0.0882	2.3017		12,156.5609	12,156.5609	0.5729		12,170.8827

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	1,408.96	1,466.68	1275.76	3,669,178	3,236,215
Total	1,408.96	1,466.68	1,275.76	3,669,178	3,236,215

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Single Family Housing	10.00	5.00	7.00	46.00	13.00	41.00	86	11	3

4.4 Fleet Mix

SLSP - Yolo/Solano AQMD Air District, Summer

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.523474	0.037926	0.194068	0.114815	0.021291	0.005457	0.036110	0.054974	0.001332	0.002002	0.006933	0.000689	0.000929

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301
NaturalGas Unmitigated	0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301

SLSP - Yolo/Solano AQMD Air District, Summer

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Single Family Housing	10601.4	0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301
Total		0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Single Family Housing	10.6014	0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301
Total		0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301

6.0 Area Detail**6.1 Mitigation Measures Area**

SLSP - Yolo/Solano AQMD Air District, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	42.1974	0.8008	66.2295	0.1152		7.9165	7.9165		7.9165	7.9165	910.1928	21.9858	932.1785	1.9640	0.0436	994.2834
Unmitigated	42.1974	0.8008	66.2295	0.1152		7.9165	7.9165		7.9165	7.9165	910.1928	21.9858	932.1785	1.9640	0.0436	994.2834

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.9134					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.7010					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	35.2139	0.6598	54.0062	0.1145		7.8490	7.8490		7.8490	7.8490	910.1928	0.0000	910.1928	1.9428	0.0436	971.7674
Landscaping	0.3692	0.1410	12.2233	6.4000e-004		0.0675	0.0675		0.0675	0.0675		21.9858	21.9858	0.0212		22.5160
Total	42.1974	0.8008	66.2295	0.1151		7.9165	7.9165		7.9165	7.9165	910.1928	21.9858	932.1785	1.9640	0.0436	994.2834

SLSP - Yolo/Solano AQMD Air District, Summer

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.9134					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.7010					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	35.2139	0.6598	54.0062	0.1145		7.8490	7.8490		7.8490	7.8490	910.1928	0.0000	910.1928	1.9428	0.0436	971.7674
Landscaping	0.3692	0.1410	12.2233	6.4000e-004		0.0675	0.0675		0.0675	0.0675		21.9858	21.9858	0.0212		22.5160
Total	42.1974	0.8008	66.2295	0.1151		7.9165	7.9165		7.9165	7.9165	910.1928	21.9858	932.1785	1.9640	0.0436	994.2834

7.0 Water Detail**7.1 Mitigation Measures Water****8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

SLSP - Yolo/Solano AQMD Air District, Summer

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

SLSP - Yolo/Solano AQMD Air District, Winter

SLSP**Yolo/Solano AQMD Air District, Winter****1.0 Project Characteristics****1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	148.00	Dwelling Unit	25.20	266,400.00	423

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	6.8	Precipitation Freq (Days)	55
Climate Zone	3			Operational Year	2022
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	281.31	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Based on PG&E RPS Calculator

Land Use - Lot Acreage per applicant provided information

Construction Phase - Construction Not Modeled

Off-road Equipment - Construction not modeled

Trips and VMT - Construction no modeled

Grading - Applicant Provided Information (Parkside 3 Project)

Road Dust - *

Energy Use -

Mobile Land Use Mitigation -

SLSP - Yolo/Solano AQMD Air District, Winter

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	1.00
tblConstructionPhase	PhaseEndDate	5/17/2019	4/22/2019
tblLandUse	LotAcreage	48.05	25.20
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	641.35	281.31
tblRoadDust	RoadPercentPave	94	100

2.0 Emissions Summary

SLSP - Yolo/Solano AQMD Air District, Winter

2.1 Overall Construction (Maximum Daily Emission)**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

SLSP - Yolo/Solano AQMD Air District, Winter

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	42.1974	0.8008	66.2295	0.1152		7.9165	7.9165		7.9165	7.9165	910.1928	21.9858	932.1785	1.9640	0.0436	994.2834
Energy	0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301
Mobile	2.4236	18.8073	27.9393	0.1099	8.2458	0.0958	8.3416	2.2136	0.0901	2.3036		11,190.1166	11,190.1166	0.5997		11,205.1087
Total	44.7354	20.5851	94.5845	0.2313	8.2458	8.0913	16.3371	2.2136	8.0856	10.2991	910.1928	12,459.3209	13,369.5137	2.5876	0.0665	13,454.0222

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	42.1974	0.8008	66.2295	0.1152		7.9165	7.9165		7.9165	7.9165	910.1928	21.9858	932.1785	1.9640	0.0436	994.2834
Energy	0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301
Mobile	2.3029	17.7853	25.6220	0.0983	7.2728	0.0861	7.3589	1.9524	0.0810	2.0333		10,014.6390	10,014.6390	0.5642		10,028.7438
Total	44.6146	19.5630	92.2673	0.2197	7.2728	8.0816	15.3544	1.9524	8.0765	10.0288	910.1928	11,283.8433	12,194.0361	2.5521	0.0665	12,277.6573

SLSP - Yolo/Solano AQMD Air District, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.27	4.97	2.45	5.00	11.80	0.12	6.02	11.80	0.11	2.62	0.00	9.43	8.79	1.37	0.00	8.74

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	4/22/2019	4/22/2019	5	1	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	0	0.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	0	0.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	0	0.00	0.00	0.00	10.00	7.00	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

SLSP - Yolo/Solano AQMD Air District, Winter

3.2 Site Preparation - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

SLSP - Yolo/Solano AQMD Air District, Winter

3.2 Site Preparation - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

4.0 Operational Detail - Mobile

SLSP - Yolo/Solano AQMD Air District, Winter

4.1 Mitigation Measures Mobile

Increase Transit Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.3029	17.7853	25.6220	0.0983	7.2728	0.0861	7.3589	1.9524	0.0810	2.0333		10,014.63 90	10,014.63 90	0.5642		10,028.74 38
Unmitigated	2.4236	18.8073	27.9393	0.1099	8.2458	0.0958	8.3416	2.2136	0.0901	2.3036		11,190.11 66	11,190.11 66	0.5997		11,205.108 7

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	1,408.96	1,466.68	1275.76	3,669,178	3,236,215
Total	1,408.96	1,466.68	1,275.76	3,669,178	3,236,215

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Single Family Housing	10.00	5.00	7.00	46.00	13.00	41.00	86	11	3

4.4 Fleet Mix

SLSP - Yolo/Solano AQMD Air District, Winter

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.523474	0.037926	0.194068	0.114815	0.021291	0.005457	0.036110	0.054974	0.001332	0.002002	0.006933	0.000689	0.000929

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301
NaturalGas Unmitigated	0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301

SLSP - Yolo/Solano AQMD Air District, Winter

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Single Family Housing	10601.4	0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301
Total		0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Single Family Housing	10.6014	0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301
Total		0.1143	0.9770	0.4157	6.2400e-003		0.0790	0.0790		0.0790	0.0790		1,247.2185	1,247.2185	0.0239	0.0229	1,254.6301

6.0 Area Detail**6.1 Mitigation Measures Area**

SLSP - Yolo/Solano AQMD Air District, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	42.1974	0.8008	66.2295	0.1152		7.9165	7.9165		7.9165	7.9165	910.1928	21.9858	932.1785	1.9640	0.0436	994.2834
Unmitigated	42.1974	0.8008	66.2295	0.1152		7.9165	7.9165		7.9165	7.9165	910.1928	21.9858	932.1785	1.9640	0.0436	994.2834

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.9134					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.7010					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	35.2139	0.6598	54.0062	0.1145		7.8490	7.8490		7.8490	7.8490	910.1928	0.0000	910.1928	1.9428	0.0436	971.7674
Landscaping	0.3692	0.1410	12.2233	6.4000e-004		0.0675	0.0675		0.0675	0.0675		21.9858	21.9858	0.0212		22.5160
Total	42.1974	0.8008	66.2295	0.1151		7.9165	7.9165		7.9165	7.9165	910.1928	21.9858	932.1785	1.9640	0.0436	994.2834

SLSP - Yolo/Solano AQMD Air District, Winter

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.9134					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.7010					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	35.2139	0.6598	54.0062	0.1145		7.8490	7.8490		7.8490	7.8490	910.1928	0.0000	910.1928	1.9428	0.0436	971.7674
Landscaping	0.3692	0.1410	12.2233	6.4000e-004		0.0675	0.0675		0.0675	0.0675		21.9858	21.9858	0.0212		22.5160
Total	42.1974	0.8008	66.2295	0.1151		7.9165	7.9165		7.9165	7.9165	910.1928	21.9858	932.1785	1.9640	0.0436	994.2834

7.0 Water Detail**7.1 Mitigation Measures Water****8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

SLSP - Yolo/Solano AQMD Air District, Winter

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

SLSP**Yolo/Solano AQMD Air District, Mitigation Report****Construction Mitigation Summary**

Phase	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Site Preparation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

OFFROAD Equipment Mitigation

Equipment Type	Fuel Type	Tier	Number Mitigated	Total Number of Equipment	DPF	Oxidation Catalyst
Rubber Tired Dozers	Diesel	No Change	0	0	No Change	0.00
Tractors/Loaders/Backhoes	Diesel	No Change	0	0	No Change	0.00

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Unmitigated tons/yr							Unmitigated mt/yr					
Rubber Tired Dozers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Tractors/Loaders/Backhoes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated tons/yr							Mitigated mt/yr					
Rubber Tired Dozers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Tractors/Loaders/Backhoes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Rubber Tired Dozers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Tractors/Loaders/Backhoes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000

Fugitive Dust Mitigation

Yes/No	Mitigation Measure	Mitigation Input	Mitigation Input	Mitigation Input
No	Soil Stabilizer for unpaved Roads	PM10 Reduction	PM2.5 Reduction	
No	Replace Ground Cover of Area Disturbed	PM10 Reduction	PM2.5 Reduction	
No	Water Exposed Area	PM10 Reduction	PM2.5 Reduction	Frequency (per day)
No	Unpaved Road Mitigation	Moisture Content %	Vehicle Speed (mph)	0.00
No	Clean Paved Road	% PM Reduction	0.00	

Phase	Source	Unmitigated		Mitigated		Percent Reduction	
		PM10	PM2.5	PM10	PM2.5	PM10	PM2.5
Site Preparation	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Site Preparation	Roads	0.00	0.00	0.00	0.00	0.00	0.00

Operational Percent Reduction Summary

Category	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	4.76	5.28	8.83	10.43	10.24	10.25	0.00	10.44	10.44	6.20	0.00	10.43
Natural Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water Indoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water Outdoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Operational Mobile Mitigation

Project Setting: Suburban Center

Mitigation	Category	Measure	% Reduction	Input Value 1	Input Value 2	Input Value 3
No	Land Use	Increase Density	0.00		0.00	
No	Land Use	Increase Diversity	-0.01	0.13		
No	Land Use	Improve Walkability Design	0.00	0.00		
No	Land Use	Improve Destination Accessibility	0.00	0.00		
Yes	Land Use	Increase Transit Accessibility	0.22	0.08		
No	Land Use	Integrate Below Market Rate Housing	0.00	0.00		
	Land Use	Land Use SubTotal	0.10			

Yes	Neighborhood Enhancements	Improve Pedestrian Network	2.00	Project Site and Connecting Off-Site		
No	Neighborhood Enhancements	Provide Traffic Calming Measures				
No	Neighborhood Enhancements	Implement NEV Network	0.00			
	Neighborhood Enhancements	Neighborhood Enhancements Subtotal	0.02			
No	Parking Policy Pricing	Limit Parking Supply	0.00	0.00		
No	Parking Policy Pricing	Unbundle Parking Costs	0.00	0.00		
No	Parking Policy Pricing	On-street Market Pricing	0.00	0.00		
	Parking Policy Pricing	Parking Policy Pricing Subtotal	0.00			
No	Transit Improvements	Provide BRT System	0.00	0.00		
No	Transit Improvements	Expand Transit Network	0.00	0.00		
No	Transit Improvements	Increase Transit Frequency	0.00		0.00	
	Transit Improvements	Transit Improvements Subtotal	0.00			
		Land Use and Site Enhancement Subtotal	0.12			
No	Commute	Implement Trip Reduction Program				
No	Commute	Transit Subsidy				
No	Commute	Implement Employee Parking "Cash Out"	4.50			
No	Commute	Workplace Parking Charge		0.00		
No	Commute	Encourage Telecommuting and Alternative Work Schedules	0.00			
No	Commute	Market Commute Trip Reduction Option	0.00			
No	Commute	Employee Vanpool/Shuttle	0.00		2.00	
No	Commute	Provide Ride Sharing Program	10.00			
	Commute	Commute Subtotal	0.00			

No	School Trip	Implement School Bus Program	0.00		
		Total VMT Reduction	0.12		

Area Mitigation

Measure Implemented	Mitigation Measure	Input Value
No	Only Natural Gas Hearth	
No	No Hearth	
No	Use Low VOC Cleaning Supplies	
No	Use Low VOC Paint (Residential Interior)	100.00
No	Use Low VOC Paint (Residential Exterior)	100.00
No	Use Low VOC Paint (Non-residential Interior)	150.00
No	Use Low VOC Paint (Non-residential Exterior)	150.00
No	Use Low VOC Paint (Parking)	150.00
No	% Electric Lawnmower	
No	% Electric Leafblower	
No	% Electric Chainsaw	

Energy Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
No	Exceed Title 24		
No	Install High Efficiency Lighting		
No	On-site Renewable		

Appliance Type	Land Use Subtype	% Improvement
ClothWasher		30.00
DishWasher		15.00
Fan		50.00
Refrigerator		15.00

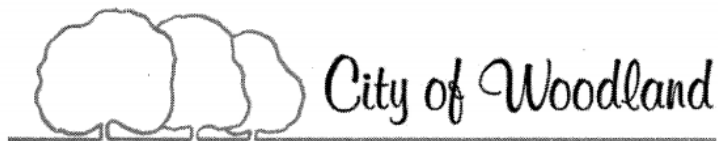
Water Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
No	Apply Water Conservation on Strategy		
No	Use Reclaimed Water		
No	Use Grey Water		
No	Install low-flow bathroom faucet	32.00	
No	Install low-flow Kitchen faucet	18.00	
No	Install low-flow Toilet	20.00	
No	Install low-flow Shower	20.00	
No	Turf Reduction		
No	Use Water Efficient Irrigation Systems	6.10	
No	Water Efficient Landscape		

Solid Waste Mitigation

Mitigation Measures	Input Value
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Institute Recycling and Composting Services Percent Reduction in Waste Disposed	
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**Community Development Department**

300 First St, Woodland CA 95695

Phone (530) 661-5820 Fax (530) 406-0832

www.cityofwoodland.org

General Application Form**1. OWNER/APPLICANT****Property Owner:** The Scott A. Van Tassel 2017 Revocable Trust, etc. c/o: Darkhorse Estates, LLC**Mailing Address:**

1817 Maryal Drive, Suite 100

City State Zip Code:

Sacramento, CA 95864

Phone Number:

(916) 847-5090

E-mail Address:

john@manikasproperties.com & peter@manikasproperties.com

Project Applicant:

Darkhorse Estates LLC c/o: Cunningham Engineering

Mailing Address:

2940 Spafford St. Suite 200

City State Zip Code:

Davis, CA 95618

Phone Number:

(530) 758-2026 x122

E-mail Address:

Steve@cecwest.com

2. PROJECT DESCRIPTION**Project Name:**

Merritt Ranch

Total Acres or Square Feet:

23.6 acres

General Plan Land Use Designation:

Low Density Residential

Existing Zoning:

Spring Lake Specific Plan R-5/R-8

Site Address or Location:

1425 Harry Lorenzo Avenue

Assessor's Parcel Number(s):

042-580-001-000

Is Project in Flood Zone? ☐ Yes ☒ No**Requested Entitlement/Permit Type:**

General Plan Amendment, Specific Plan Amendment, & Tentative Map

PROJECT NARRATIVE/JUSTIFICATION STATEMENT: On a separate sheet, please provide a written description of the project being proposed for development including justification. It must include a description of the project and detailed scope of work including how the project will address potential negative effects on the community. A Design Concept Narrative is also required for Site Plan and Design Review entitlement requests.

3. AUTHORITY TO FILE APPLICATION**Check one:** ☐ Property Owner ☐ Power of Attorney* ☒ Contract to Purchase* ☐ Other*

*Attach Evidence of Authority/Letter of Agency (see attached template)

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

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

Applicant

Date

Applicant

Date

Legal Owner

Date

Legal Owner

Date

Merritt Ranch

Project Narrative

Prepared 02-November-2018

The Merritt Ranch property is a proposed new single family residential subdivision located south of Gibson Road in between Harry Lorenzo Avenue & Pioneer Avenue within the Spring Lake Specific Plan (SLSP) area in the City of Woodland. The subject site is currently used primarily for agricultural purposes and is largely undeveloped. There is an existing single-family home on the subject site located at the northwest portion. The applicant wishes to increase the density for the site identified in the SLSP, which triggers the need for a General Plan Amendment and an amendment to the Spring Lake Specific Plan.

Requested Entitlements

The requested entitlements include:

- General Plan Amendment to revise the land use from low density residential to medium density residential
- Specific Plan Amendment to revise the designation from single family residential R-5/R-8 to single family residential R-8
- Tentative Subdivision Map

History

The subject site is currently developed with farmland and a single-family home. According to a recently prepared Cultural Resources Assessment by Peak & Associates, Inc. dated October 2018, the existing home is believed to have been constructed in the late 1920's and was used for agricultural purposes from the 1870s or before up to the present day with a crop of sunflowers currently on the property.

Physical Features

The approximately 23.6-acre (gross) property is bordered by E Gibson Road to the north, Pioneer Avenue to the east, Harry Lorenzo Avenue to the west, and the proposed subdivision, Pioneer Village to the south. The site is west of Pioneer High School and roughly a quarter mile east of Highway 113. The existing project site is primarily pervious with some impervious areas, mainly in the northwest portion of the site where the existing home is located.

Proposed Development

Site Design

The layout of the proposed subdivision includes 176 residential lots and 2 subdivision trail lots, bringing the total to 178 parcels. There will be three vehicle ingress/egress points for the site, one off of Pioneer Avenue, one off of Harry Lorenzo Avenue, and one connecting to the Pioneer Village development to the south. The two subdivision trails provide two additional pedestrian/bicycle points of ingress/egress at the northwest and northeast corners of the property, connecting to Gibson Road. Each lot will be designed for a single-family residential homes.

As recommended in the Noise Analysis prepared Bollard Acoustical Consultants, the proposed development will include soundwalls along the project's perimeter that is 8 feet tall in height along the Gibson Road frontage and steps down gradually to 7 feet and ultimately to 6 feet along Pioneer and Harry Lorenzo Avenues.

Utility Design

Water: Points of connection for water will be from the existing 12-inch water main located in Pioneer Avenue; the future 12-inch water line in Harry Lorenzo Avenue; and the future 8-inch water line in Welch Street connecting to the Pioneer Village development to the south.

Sanitary Sewer: The project site will connect to the existing 15-inch sewer main in Pioneer Avenue.

Storm drainage: The project site will connect to the existing 24-inch storm drain in Pioneer Avenue.

Stormwater Quality: Runoff from the project site will be directed to the East Regional Detention Pond which provides stormwater quality improvement for the northern portion of the SLSP.

Affordable Housing Plan

The in-lieu fee option is intended to be utilized to satisfy the affordable housing requirement.

Environmental Review

The impacts of the proposed project are anticipated to be based on the previously approved Environmental Impact Report prepared as part of the Spring Lake Specific Plan as well as analysis based on other studies which are currently in progress (geotechnical engineering report, noise memo, cultural resources assessment, biological survey, arborist report and phase I environmental site assessment).

Justification

The purpose of the proposed project is to allow for the reuse of the site and is justified for the following reasons:

- The site is consistent with the zoning for residential use in the SLSP.
- Ideal site for providing increased housing opportunities, located near three existing bus stops, adjacent to Pioneer High School and Woodland Community College, and other public services and thereby reduction in vehicle miles traveled.
- The applicant is proposing to increase the allowed density for the site, thus creating the opportunity for increase in inventory for future home buyers. The smaller lots also lend themselves to a smaller product geared toward entry level homebuyers.
- Conforms to the existing uses surrounding the site with a well-integrated community.
- Helps complete the installation of planned infrastructure within the SLSP.

PROJECT INFORMATION SUMMARY SHEET

Merritt Ranch Tentative Subdivision Map #5160, Spring Lake Specific Plan Area (PLNG 18-00092): The project, request by Darkhorse Estates, LLC, is for the approval of a new Tentative Subdivision Map (TSM #5160 for 159, R-8, single family lots, located on 23.6 acres of the Merritt Ranch project site located south of East Gibson Road between Harry Lorenzo and Pioneer Avenue, within the Spring Lake Specific Plan Area. The project is also requesting a rezone of a portion of the project from R-5 to R-8 that requires a Specific Plan Amendment to the original Spring Lake Turn of the Century EIR. Additionally, the project has an associated Development Agreement.

Location: The subject property is located south of Gibson Road between Pioneer Avenue and Harry Lorenzo Avenue in Woodland. The property extends south roughly 764 ft along Harry Lorenzo Avenue.

Applicant/Owner: Darkhorse Estates LLC c/o: Cunningham Engineering

Environmental Report: The proposed project is consistent with the Spring Lake Specific Plan Environmental Impact Report (SCH #99022069, Turn of the Century EIR) certified on August 15, 2000 (see Attachment 3, CEQA Addendum, prepared April 2019).

APN: 042-580-001

Project Planner: Megan Meier, Associate Planner

Staff Recommendation: Planning Commission Recommend to City Council, Conditional Approval

Report For: Planning Commission Public Hearing – May 16, 2019

General Plan Designation: Low Density Residential

Existing Land Uses & Zoning:

Direction	Land Use	Zoning
North	Residential	R-1
South	Vacant Undeveloped	R-5
East	School	Public/Quasi Public
West	Residential (in production)	R-8 & R-25

Flood Zone: X – Area Outside the 2% Annual Chance Flood Event, FIRM Community Panel Number – 060426-0445H Revised May 16, 2012

Street Access: Pioneer and Harry Lorenzo Avenue

Applicable Laws, Codes & Ordinances:

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

- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance

- California Environmental Quality Act (CEQA)
- Woodland 2035 Climate Action Plan (CAP)
- Spring Lake Specific Plan (SLSP)
- SLSP Mitigation Monitoring Plan (MMP)
- SLSP Affordable Housing Plan

WOODLAND ORCHARDS LLC
Spring Lake Specific Plan Project Site
Van Tassel Property
City of Woodland, California
TREE INVENTORY SUMMARY

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT						NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR		
150	Valley Oak	<i>(Quercus lobata)</i>		16	24	Fair	Fair	Fair	Fair	Poor to fair	Fair	Suppressed on the east side due to adjacent tree. Above average amount of deadwood. Abundant wasp galls throughout.	Prune deadwood.
151	Valley Oak	<i>(Quercus lobata)</i>		19	21	Fair	Fair	Fair	Fair	Poor to fair	Fair	Branches at 12' above grade. Excessive amount of deadwood. Suppressed on the northwest side due to the previous tree.	Prune deadwood.
152	Valley Oak	<i>(Quercus lobata)</i>		19	26	Fair	Fair	Poor to fair	Fair	Poor	Poor to fair	Tree damaged about 10' above grade and continued to grow. Trunk bends severely south at 12' above grade and then branches again a few feet after bend. Another branch is grafted to the previous tree.	Recommend removal due to nature and extent of noted defects.
153	Valley Oak	<i>(Quercus lobata)</i>		16	22	Fair	Fair	Fair	Fair	Fair	Fair	Branches at 8' above grade into weakly attached codominant stems with included bark. Suppressed to the north due to the adjacent tree. Above average amount of deadwood.	Prune deadwood.
154	Valley Oak	<i>(Quercus lobata)</i>	7,8	15	19	Fair	Fair	Poor to fair	Fair	Poor to fair	Fair	AKA Tree 344 Branches at 1' above grade into weakly attached codominant stems with included bark. Out of balance to the east. Leans slightly east/northeast. Above average amount of deadwood.	None at this time.
155	Valley Oak	<i>(Quercus lobata)</i>		17	26	Fair	Fair	Poor to fair	Poor to fair	Poor to fair	Poor to fair	AKA Tree 340 Branches at 15' above grade. Sparce foliage throughout canopy. Above average amount of deadwood.	Prune deadwood.
156	Valley Oak	<i>(Quercus lobata)</i>		23	27	Fair	Fair	Poor to fair	Poor to fair	Poor to fair	Poor to fair	AKA Tree 196 Tree is drought stressed. Branches at 12' above grade into weakly attached codominant stems with included bark. Above average amount of deadwood.	Prune deadwood.
157	Olive	<i>(Olea europaea)</i>		18	22	Obsured	Obscured (lower trunk) Poor (upper trunk)	Poor to fair	Fair	Poor to fair	Fair	Root crown obscured by sprout growth. Branches at 9' above grade. Out of balance to the west.	Recommend removal due to nature and extent of noted defects.

WOODLAND ORCHARDS LLC
Spring Lake Specific Plan Project Site
Van Tassel Property
City of Woodland, California
TREE INVENTORY SUMMARY

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT						NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR		
158	Olive	<i>(Olea europaea)</i>	9,10,10	29	15	Poor	Poor	Poor to fair	Fair	Poor to fair	Fair	Branches at 2' above grade. Covered by ivy on the east side. Pruning wound, southwest side, 5' above grade with subsequent resprouting.	Remove ivy.
159	Olive	<i>(Olea europaea)</i>		19	14	Obsured	Poor to fair	Fair	Fair	Poor to fair	Fair	Measured at 2' above grade. Root crown obscured by sprouting. Branches at 3' above grade. Out of balance to the west. Limb loss, south side, 8' above grade with minor decay.	None at this time.
160	Olive	<i>(Olea europaea)</i>	12,15	27	29	Obsured	Poor	Poor	Fair	Poor	Fair	Measured at 2' above grade. Root crown obscured by debris. Branches at 3' above grade. Callusing wounds 5' above grade on all stems with minor decay.	Recommend removal due to nature and extent of noted defects.
161	Black Walnut	<i>(Juglans nigra)</i>		38	15	Poor	Poor	Poor	Poor	Poor	Poor	Measured at 2' above grade. Branches at 4' above grade. Tree is 95% dead.	Recommend removal due to nature and extent of noted defects.
162	Locust	<i>(Robinia)</i>		37	21	Fair	Poor to fair	Poor to fair	Fair	Poor	Fair	AKA Tree 357 Failure 18' above grade with respouting. Out of balance to the west. Multiple limb failures throughout the tree with moderate decay.	Recommend removal due to nature and extent of noted defects.
163	Mulberry	<i>(Morus)</i>		20	24	Fair	Fair	Fair	Fair	Fair	Fair	AKA Tree 358 Exposed roots, north, south and east sides, to 2' away from the trunk. Primary branching 7' above grade.	None at this time.
164	Mulberry	<i>(Morus)</i>		15	22	Fair	Fair	Fair	Fair	Poor to fair	Fair	AKA Tree 359 Seam with oozing sap on lower trunk, west side. Primary branching at 8' above grade with weakly attached codominant stems with included bark. Out of balance to the south. Suppressed on the north side by adjacent tree.	None at this time.
165	Deodar Cedar	<i>(Cedrus deodara)</i>		31	30	Fair	Fair	Fair	Fair	Fair	Fair	Exposed roots, north and southwest sides, to 3' away from the trunk. Branching at 17' above grade. Leans slightly south. Suppressed on the north side due to the adjacent Valley Oak tree.	None at this time.

WOODLAND ORCHARDS LLC
Spring Lake Specific Plan Project Site
Van Tassel Property
City of Woodland, California
TREE INVENTORY SUMMARY

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT						NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR		
166	Valley Oak	<i>(Quercus lobata)</i>		32	43	Fair	Fair	Fair	Fair	Poor to fair	Fair	AKA Tree 360 Branches at 12' above grade with weakly attached codominant stems with included bark. Moderate lean to the northwest. Out of balance to the northwest. Suppressed by the adjacent tree to the southeast. Above average amount of deadwood.	Prune deadwood.
167	Valley Oak	<i>(Quercus lobata)</i>		42	42	Fair	Fair	Fair	Fair	Poor	Fair	Leans severely from grade to the east. Branches at 10' above grade. Excessive amount of deadwood. Out of balance to the north.	<i>Perform aerial inspection, perform decay inspection, and provide further recommendations.</i>
168	Mulberry	<i>(Morus)</i>		25	24	Poor to fair	Poor to fair	Fair	Fair	Poor to fair	Fair	Exposed roots on the root crown. Adventitious routs, south side, to 2' away from the tree, with decay. Exposed roots, east side, to 3' away from the tree. Exposed roots, northeast side, to 2' away from the tree with decay. Previously topped pruning wounds, northwest, west and south sides, 7' above grade with subsequent resprouting. Minor decay in the pruning wounds.	None at this time.
169	Coast Redwood	<i>(Sequoia sempervirens)</i>		24	10	Fair	Fair	Fair	Fair	Fair	Fair	Branching at 8' above grade.	None at this time.

TOTAL INVENTORIED TREES = 20 trees (482 aggregate diameter inches)
TOTAL RECOMMENDED REMOVALS = 5 trees (139 aggregate diameter inches)
PRECAUTIONARY TREES HIGHLIGHTED FOR REFERENCE



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: May 16, 2019
ITEM #: I.3.
SUBJECT: City of Woodland 2018/29-2021/22 Capital Improvement Program

Recommendation for Action: Staff recommends that the Planning Commission 1.) Review the proposed City of Woodland Capital Improvement Program (CIP) for 2019/20 - 2022/23 and 2.) Make a finding that the proposed CIP for 2019/20 - 2022-23 is in conformity with the General Plan

Staff Contact:

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

Report in Brief:

The projects contained in the Capital Improvement Program (CIP) have been reviewed and discussed with the City Manager to prioritize and program in alignment with projected revenues. Prior to City Council approval, California Government Code 65401 requires that the Planning Commission (in the case of a municipality) first determine that the proposed CIP is in conformity with the General Plan. A CIP project list for FY2020 with General Plan analysis is included as Attachment 1. All new projects that have not been reviewed by the Planning Commission previously are shown in bold. A list of all the CIP projects contained in the 5-year CIP and their total project funding is included in Attachment 2.

The City Council will receive the proposed CIP on June 4, 2019 along with the Planning Commission conformity determination.

Background:

The City of Woodland adopts a five-year CIP that represents a balanced spending plan. The CIP is evaluated and updated annually to ensure that project cost and scope are current and that projected revenues can support the proposed projects. Projects that utilize Measure E or Measure F, the City's ½ cent supplemental sales tax, must first be included in an approved Measure E/F Spending Plan (most recent version adopted by Council on April 16, 2019).

Discussion:

The Community Development Department staff has reviewed these projects and is of the opinion that they are in conformity with the General Plan.

Conclusion:

Staff recommends that the Planning Commission 1.) Review the proposed City of Woodland Capital Improvement Program (CIP) for 2019/20 - 2022/23 and 2.) Make a finding that the proposed CIP for 2019/20 - 2022-23 is in conformity with the General Plan.

Prepared By: Lynn Johnson, Senior Management Analyst

Reviewed By: Cindy Norris, Principal Planner

Attachments:

1. CIP Project List with General Plan Analysis
2. List of CIP Projects

CITY OF WOODLAND
CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEAR 2019/20 to 2022/23)

Project No.	Category	Project Title	General Plan Policy Analysis
			Policy 4.B.1 Public Service Standards. <u>Ensure adequate funding through the Capital Improvement Program and General Fund revenues to build and maintain necessary public infrastructure</u>
Fire			
1	Fire Protection Services	Fire Station #3 Relocation	GP Policy 5.B.1. – Response Time and Service Standards - Strive to maintain a high level of fire protection service to the community by achieving response times as outlined in Policy.
General			
2	Land Use, Community Design & Historic Preservation	Zoning Ordinance & CEQA	GP Goal 2.A – Growth & Change – Support sustainable growth through orderly, well planned development that provides for economic growth, strong social ties, protection of the environment, an enhanced quality of life, and preservation of Woodland’s community character and agricultural heritage.
3	Growth & Change	MPFP Update	GP Policy 2.A.9 – Major Projects Financing Plan - Plan for and fund infrastructure improvements needed to support new growth projected in the General Plan by using the Major Projects Financing Plan.
4	Healthy Community	Permanent Supportive Housing	GP Goal 6.A – Health Equity – Promote health equity in Woodland, including the promotion of equal access to health facilities, goods, services, and economic and educational opportunities; helping to ensure overall well-being for residents of all ages, abilities, and incomes; and fairly treating all members of the public in the process of creating a healthy Woodland.
Library			
5	Community Facilities & Services	Library Material Collection	GP Policy 6.D.3. – Library Facilities and Programming - Provide library facilities and programs that align with the community’s learning needs, abilities and demographics, and changes in technology, such as through facility design, services and service delivery methods, and partnerships with educational and learning institutions.
Park Facilities			
6	Park System	Clark Field	GP Goal 5.C. – Park System - Establish and maintain a complete system of public parks and community and recreational facilities that provides opportunities for both passive and active recreation and is well suited to the needs of Woodland residents, employees, and visitors.
7	Park System	Rick Gonzales, Sr. Park - N3	GP Policy 5.C.5. – Proximity of Parks to Housing - Strive to provide accessible public park, greenbelt, and/or recreational open space within one-quarter mile of all housing, especially

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			in neighborhoods with higher density housing. Require new development in Specific Plan areas to meet this standard in site planning, and pursue opportunities to establish new parkland in proximity to under served infill areas, as feasible.
8	Park System	Spring Lake Park - N1	GP Policy 5.C.5. – Proximity of Parks to Housing - Strive to provide accessible public park, greenbelt, and/or recreational open space within one-quarter mile of all housing, especially in neighborhoods with higher density housing. Require new development in Specific Plan areas to meet this standard in site planning, and pursue opportunities to establish new parkland in proximity to underserved infill areas, as feasible.
9	Park System	Regional Park Site	GP Policy 5.C.14 – Public/Private partnerships - Encourage the establishment or joint development of commercial or private recreation facilities within the Woodland area. GP Policy 7.B.7 – Woodland Regional Park – Protect and maintain Woodland Regional Park as an important wildlife preserve and habitat for special-status plants and allow for public access that is compatible with and promotes public education of the site's habitat value.
10	Park System	Southeast Area Pool Project	GP Goal 5.C. – Park System -Establish and maintain a complete system of public parks and community and recreational facilities that provides opportunities for both passive and active recreation and is well suited to the needs of Woodland residents, employees, and visitors.
11	Park System	Woodland Sports Park Turf Replacement	GP Policy 5.C.11. – Park Development Funding - Identify appropriate funding mechanisms to adequately fund the development of new parks and recreational facilities; the renovation of existing parks and recreational facilities; and the ongoing preservation, maintenance, and repair of the city's existing open space, parks and recreational resources and facilities.
12	Park System	Charles Brooks Pool Bleacher Project	GP Policy 5.C.18 – Special Facilities – Support special use facilities that foster a variety of sports and recreational activities within the city including baseball, soccer, tennis, swimming, boxing, and others.
13	Park System	Spring Lake Park N1, Phase 2	GP Policy 5.C.5. – Proximity of Parks to Housing - Strive to provide accessible public park, greenbelt, and/or recreational open space within one-quarter mile of all housing, especially in neighborhoods with higher density housing. Require new development in Specific Plan areas to meet this standard in site planning, and pursue opportunities to establish new parkland in proximity to underserved infill areas, as feasible.
Storm Drainage			
14	Storm Drainage Facilities	Storz Pond Maintenance	GP Policy 5.I.7. – Storm Water Detention Facilities - Use stormwater detention facilities to mitigate drainage impacts and reduce storm drainage system costs. To the extent practical, design stormwater detention facilities for multiple purposes, including recreational use in dry conditions and/or stormwater quality improvement.
	Flood	FloodSAFE Yolo/Cache	GP Goal 8.B – Protect the lives and property of the citizens of Woodland from hazards and

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15	Hazards & Protection	Creek Feasibility Study	manage floodplains for their open space and natural resource values. GP Policy 8.B.7 – Require that new flood management projects or development within areas subject to flooding ensure that floodwaters will not be diverted into adjacent property to increase flood hazards on properties located elsewhere unless secured through a flood easement or fee title buyout.\ GP Goal 4.C - Recognize the important roles that land uses and development play in the City's economic success and fiscal health. Consider economic benefits and cost and long-term community needs in land use decisions, and reserve sites for designated uses. GP Policy 4.C.11 - Comprehensive Flood Solution - Continue to work with Army corps of Engineers and responsible State and regional agencies to identify and implement a comprehensive flood solution to reduce risk of flooding in Woodland, especially in the northeastern industrial quadrant and eastern portion of the city.
16	Storm Drainage Facilities	Stormwater Quality Design Manual Update & Hydromodification Exemption Efforts	GP Policy 5.I.4 – Low Impact Development – Require new development and redevelopment projects to incorporate site design and low impact development runoff requirements, in accordance with the Municipal Code to reduce runoff rates, filter out pollutants, and facilitate groundwater infiltration.
17	Storm Drainage Facilities	East Main Pumps Station Storm Main Repairs	GP Goal 5.I Stormwater Management – Maintain the City's storm drainage system and promote best management practices to protect from flooding, enhance water quality, prevent infrastructure deterioration, and comply with State and federal laws.
18	Storm Drainage Facilities	Storm Drainage Outfall Channel Outlet Structure	GP Goal 5.I Stormwater Management – Maintain the City's storm drainage system and promote best management practices to protect from flooding, enhance water quality, prevent infrastructure deterioration, and comply with State and federal laws.
Sewer			
19	Wastewater	Annual Sewer Repair & Replacement	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
20	Wastewater	Preliminary Odor Abatement	GP Policy 5.H.11. – Hazards and Nuisances - Investigate hazards and nuisance potential associated with operations at the City's wastewater treatment plant, including odor nuisances, and identify and implement any buffering requirements or operational changes at the plant that may be necessary.
21	Wastewater	Treatment Plant Exp - Biosolids	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
22	Wastewater	Water Pollution Asset Replacement	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or

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			enhancement of damaged or antiquated facilities.
23	Wastewater	Replace Orangeburg Pipe	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
24	Wastewater	Large Diameter Wastewater Pipeline Repair, Replacement & Lining	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
25	Wastewater	Main Street Sanitary Sewer and Storm Repairs	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
26	Wastewater	South Pond Pump Station Rehabilitation Project	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
27	Wastewater	WPCF Slide Gate Replacement	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
28	Wastewater	WPCF Pond #8 Biosolids	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
29	Wastewater	2020 Water and Sewer Replacement Project	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
Transportation & Circulation			
30	Trans+Circ	Traffic Engineering Services	Goal 3.B - Complete Streets – Provide complete streets that accommodate driving, walking, bicycling, and public transit and that are designed to enable safe, attractive, comfortable access and travel for users of all ages and abilities.
31	Trans+Circ	I-5/SR113 Freeway to Freeway Connectors Ph 2	GP Policy 3.A.13 – SR 113/I-5 Interchange – Pursue funding to construct the connection of SR 113 to I-5 to reduce the use of local streets for this connection and continue to ensure the necessary right-of-way is secured for the selected route.
32	Trans+Circ	Kentucky Ave Widening	GP Policy 2.I.8 – Kentucky Avenue – Enhance Kentucky Avenue as a Complete Streets corridor with new opportunities for mixed-use and residential development, while maintaining its important role as an agricultural and industrial corridor. Support agriculture-related industrial businesses to locate on Kentucky Avenue, as appropriate.
33	Trans+Circ	Measure E Road Maintenance Planning	GP Policy 3.D.2. – Street and Sidewalk Maintenance - Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.
34	Trans+Circ	Annual O&M Support	GP Policy 3.D.2. – Street and Sidewalk Maintenance - Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.

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35	Trans+Circ	I-5/CR 102 Interchange Landscaping	GP Policy 2.A.8 – Gateways and Corridors – Transform the city’s main corridors to become lively, mixed use places that connect the city’s neighborhoods. Create distinctive, thriving gateway centers at I-5 and SR 113 that serve as inviting entrances to the city while maximizing the economic potential of these assets.
36	Trans+Circ	East Main Street Improvement Project	GP Policy 3.F.2 – Bikeway Network – Promote the development of a comprehensive system of recreational and commuter bicycle routes that provide safe and convenient connections between the city’s: major employment and housing areas; existing and planned bikeways; and schools, parks, retail shopping, and residential neighborhoods.
37	Trans + Circ	Install traffic signal at Freeway Drive & E. Main Street	GP Policy 3.B.3 – Connectivity and Balance – Preserve and continue to develop a comprehensive, integrated, and connected network of streets that balance walking and bicycling with transit, automobiles, and trucks.
38	Trans + Circ	Install Traffic Signal at Kentucky/Cottonwood	GP Policy 3.B.3 – Connectivity and Balance – Preserve and continue to develop a comprehensive, integrated, and connected network of streets that balance walking and bicycling with transit, automobiles, and trucks.
39	Trans+Circ	West Woodland Safe Routes to School	GP Policy 3.B.4. – Retrofit - Strive to retrofit existing streets into more complete streets, prioritizing improvements on roadways providing access to services, schools, parks, civic uses, as well as in the downtown and along mixed use corridors. Consider all modes and users in decisions made affecting retrofit projects and strive to remove existing barriers to safe and connected travel. Policy 5.E.3. - Implement Complete Street and Safe Routes to Schools strategies to enable safer access and enhanced connectivity for all users and modes of transportation.
40	Trans+Circ	ADA Transition Plan	GP Policy 6.B.2 – Accessibility – Remove barriers and improve multimodal mobility through the city for all community members by supporting neighborhoods and major destinations, including parks, civic facilities, school campuses, other educational institutions, employment centers, shopping destinations, parks and recreation areas.
41	Trans+Circ	West Main Street Bicycle/Pedestrian Mobility & Safety Improvements	GP Policy 3.B.4. – Retrofit - Strive to retrofit existing streets into more complete streets, prioritizing improvements on roadways providing access to services, schools, parks, civic uses, as well as in the downtown and along mixed use corridors. Consider all modes and users in decisions made affecting retrofit projects and strive to remove existing barriers to safe and connected travel.
42	Trans+Circ	2017 Corridor Safety Study Project	GP Policy 3.A.12 – Transportation Evaluation – Evaluate projects for potential impacts to traffic operations, traffic safety, transit service, bicycle facilities, and pedestrian facilities for the purpose of assessing the timing and phasing of traffic improvements.
43	Trans+Circ	Sports Park Drive Pedestrian Overcrossing	GP Policy 3.E.3 – Off-Street Pedestrian Paths - Continue to develop off-street pedestrian paths for access to schools, recreation facilities, and neighborhood services in existing and future neighborhoods in the city.
44	Trans+Circ	Woodland Parkway Safe Routes to School & Connectivity Study	GP Policy 5.E.3 – Connectivity to Schools – Implement Complete Street and Safe Routes to Schools strategies to enable safer access and enhanced connectivity for all users and modes of transportation.

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45	Trans+Circ	2018 Road Maintenance Project	GP Policy 3.D.2. – Street and Sidewalk Maintenance - Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.
46	Trans+Circ	2020 Road Rehabilitation (Matmor & Gum Ave)	GP Policy 3.D.2. – Street and Sidewalk Maintenance - Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.
47	Trans+Circ	Traffic Calming Program	GP Policy 3.D.3 – Traffic Calming - Implement traffic-calming design and devices, as funding allows, in existing and new residential areas where appropriate to reduce vehicle speeds and preserve neighborhood livability.
48	Trans+Circ	2019 ADA Improvements	GP Policy 3.B.8 – Accessibility - Endeavor to ensure that all streets are safe and accessible to people with disabilities and others with limited mobility.
49	Trans+Circ	Gibson Road Bicycle/Pedestrian Mobility Project	GP Policy 3.B.4. – Retrofit - Strive to retrofit existing streets into more complete streets, prioritizing improvements on roadways providing access to services, schools, parks, civic uses, as well as in the downtown and along mixed use corridors. Consider all modes and users in decisions made affecting retrofit projects and strive to remove existing barriers to safe and connected travel.
50	Trans+Circ	2020 Road Maintenance	GP Policy 3.D.2. – Street and Sidewalk Maintenance - Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.
51	Trans+Circ	W. Gibson Road/Harry Lorenzo Ave/Bourn Drive Traffic Signal	GP Policy 3.B.3 – Connectivity and Balance – Preserve and continue to develop a comprehensive, integrated, and connected network of streets that balance walking and bicycling with transit, automobiles, and trucks.
52	Trans+Circ	SR 113/CR 25A Interchange Modifications	GP Policy 3.A.10 – Overcome Barriers and Remove Gaps – Eliminate barriers and gaps in the existing roadway, bikeway, and pedestrian networks.
53	Trans+Circ	Gibson Road Rehabilitation – West St to CR 98	GP Policy 3.B.4. – Retrofit - Strive to retrofit existing streets into more complete streets, prioritizing improvements on roadways providing access to services, schools, parks, civic uses, as well as in the downtown and along mixed use corridors. Consider all modes and users in decisions made affecting retrofit projects and strive to remove existing barriers to safe and connected travel.
54	Trans+Circ	Planning Analysis Studies	GP Policy 3.B.3. – Connectivity and Balance - Preserve and continue to develop a comprehensive, integrated, and connected network of streets that balance walking and bicycling with transit, automobiles, and trucks.
Water			
55	Potable Water	Groundwater Monitoring Wells	GP Goal 5.G – Safe Reliable, and Sufficient Potable Water – Maintain a safe, reliable, and sufficient potable water supply and delivery system that meets the needs of the city.
56	Potable Water	Water Source Security System	GP Goal 5.G – Safe Reliable, and Sufficient Potable Water – Maintain a safe, reliable, and sufficient potable water supply and delivery system that meets the needs of the city.
		Water System Leak	GP Policy 5.G.7 – Maintenance and Repairs - Evaluate existing water production and

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57	Potable Water	Detection, Maintenance & Repairs	distribution systems on an ongoing basis and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities, including wells and storage tanks.
58	Potable Water	Water Master Plan Update	GP Policy 5.G.4 – Water Management Plans – Maintain and every five years update the Urban Water Management Plan and the Groundwater Management Plan. Develop and maintain the Groundwater Sustainability Plan in conjunction with the Yolo Sustainable Groundwater Management Plan. Use available and “state of the practice” tools, such as computerized flow modeling to determine system capacity, as necessary to forecast demand on water production and distribution systems by urban development, and to determine appropriate facility needs.
59	Potable Water	ASR Testing and Modeling	GP Policy 5.G.1 – Potable Water Supply and Cost Recovery – Provide potable water to the existing Woodland community. Ensure that potable water capacity (including surface water treatment capacity and Aquifer Storage and Recovery well capacity) is available to serve planned urban development within the planning area consistent with the General Plan. Accommodate increase in water demand from the existing community with the capital costs and benefits allocated equitably and fairly between existing users and new users, as authorized by law. Remain in compliance with existing and new water quality regulations.
60	Potable Water	New ASR Well Construction	GP Policy 5.G.1 – Potable Water Supply and Cost Recovery – Provide potable water to the existing Woodland community. Ensure that potable water capacity (including surface water treatment capacity and Aquifer Storage and Recovery well capacity) is available to serve planned urban development within the planning area consistent with the General Plan. Accommodate increase in water demand from the existing community with the capital costs and benefits allocated equitably and fairly between existing users and new users, as authorized by law. Remain in compliance with existing and new water quality regulations.
61	Potable Water	Chromium 6 Investigations	GP Goal 5.G – Safe Reliable, and Sufficient Potable Water – Maintain a safe, reliable, and sufficient potable water supply and delivery system that meets the needs of the city.
62	Potable Water	ASR Wells #31	GP Policy 5.G.1 – Potable Water Supply and Cost Recovery – Provide potable water to the existing Woodland community. Ensure that potable water capacity (including surface water treatment capacity and Aquifer Storage and Recovery well capacity) is available to serve planned urban development within the planning area consistent with the General Plan. Accommodate increase in water demand from the existing community with the capital costs and benefits allocated equitably and fairly between existing users and new users, as authorized by law. Remain in compliance with existing and new water quality regulations.
63	Potable Water	Recycled Water Master Plan	GP Policy 5.G.5 – Recycled Water – Expand the recycled water system as feasible and in accordance with a Recycled Water System Master Plan, which should provide an evaluation of potential recycled water uses, facilities planning, distribution service areas, recommended recycled water system, financial modeling, implementation strategies, and the feasibility of forming a recycled water utility.
64	Potable	West Street Water Main	GP Policy 5.G.7 – Maintenance and Repairs - Evaluate existing water production and

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	Water	Upgrade	distribution systems on an ongoing basis and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities, including wells and storage tanks.
65	Potable Water	2018 Water Main Replacement Project	GP Policy 5.G.7 – Maintenance and Repairs - Evaluate existing water production and distribution systems on an ongoing basis and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities, including wells and storage tanks.
66	Potable Water	2019 Water Main Replacement Project	GP Policy 5.G.7 – Maintenance and Repairs - Evaluate existing water production and distribution systems on an ongoing basis and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities, including wells and storage tanks.
67	Potable Water	Dog Gone Alley Coordination	GP Policy 5.G.7 – Maintenance and Repairs – Evaluate existing water production and distribution systems on an ongoing basis and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities, including wells and storage tanks.
Spring Lake			
68	Spring Lake	Spring Lake East Regional Pond Landscaping	GP Policy 5.I.7 – Stormwater Detention Facilities – Use stormwater detention facilities to mitigate drainage impacts and reduce storm drainage system costs. To the extent practical, design stormwater detention facilities for multiple purposes, including recreational use in dry conditions and/or stormwater quality improvement.
69	Spring Lake	South Urban Growth Area Drainage Study	GP Policy 5.I.4 – Low Impact Development – Require new development and redevelopment projects to incorporate site design and low impact development runoff requirements, in accordance with the Municipal Code to reduce runoff rates, filter out pollutants, and facilitate groundwater infiltration.
70	Spring Lake	Monuments & Bus Shelters	GP Policy 3.K.4 – Transit Infrastructure – Require new development to pay a fair share of capital improvements related to transit.
71	Spring Lake	Pioneer Avenue High School Entrance to Farmer's Central Road	GP Policy 3.B.10 – School Safety – Partner with schools to ensure a high level of vehicle, bicycle, and pedestrian safety adjacent to school facilities.
72	Spring Lake	Galvin Way Storm Drain	GP Policy 5.I.1 – Storm Drainage System and Cost Recovery – Maintain and improve the storm drainage system for the existing Woodland community. Ensure that increased storm drainage system capacity is available to serve planned urban development within the Planning Area consistent with this General Plan. Accommodate increase in flows and loadings from the existing community with the capital costs and benefits allocated equitably and fairly between existing users and new users, as authorized by law.
73	Spring Lake	North Regional Pond & Pump Station	GP Policy 5.I.7 – Stormwater Detention Facilities – Use stormwater detention facilities to mitigate drainage impacts and reduce storm drainage system costs. To the extent practical, design stormwater detention facilities for multiple purposes, including recreational use in dry conditions and/or stormwater quality improvement.

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74	Spring Lake	Harry Lorenzo Ave between Farmers Central and Parkland	GP Policy 3.B.5 – New Developments -Require new developments to provide interconnected street networks with walkable blocks that allow and encourage active multimodal transportation.
75	Spring Lake	Gibson Landscape – Pioneer to SR 113	GP Policy 3.B.5 – New Developments -Require new developments to provide interconnected street networks with walkable blocks that allow and encourage active multimodal transportation.
76	Spring Lake	Parkland Drive between Pioneer Ave and Harry Lorenzo Ave	GP Policy 3.B.5 – New Developments - Require new developments to provide interconnected street networks with walkable blocks that allow and encourage active multimodal transportation.
77	Spring Lake	CR 25A (Meikle to Promenade)	GP Policy 3.B.5 – New Developments - Require new developments to provide interconnected street networks with walkable blocks that allow and encourage active multimodal transportation.
78	Spring Lake	Heritage Parkway Pedestrian Crossing	GP Policy 3.E.3 – Off-Street Pedestrian Paths -Continue to develop off-street pedestrian paths for access to schools, recreation facilities, and neighborhood services in existing and future neighborhoods in the city.
79	Spring Lake	Spring Lake Central Park	GP Policy 5.C.5. – Proximity of Parks to Housing - Strive to provide accessible public park, greenbelt, and/or recreational open space within one-quarter mile of all housing, especially in neighborhoods with higher density housing. Require new development in Specific Plan areas to meet this standard in site planning, and pursue opportunities to establish new parkland in proximity to underserved infill areas, as feasible.
80	Spring Lake	Spring Lake 2019 CIP Update	GP Policy 3.K.1 – Fee Assessments - Assess fees through the Major Projects Financing Plan (MPFP), on new development, sufficient to cover the fair share portion of that development's impacts on all modes of the transportation system. Exceptions may be made when new development generates significant public benefits and alternative sources of funding for the improvements can be obtained to offset foregone revenues.
81	Spring Lake	Gibson Road Interchange Modification	GP Policy 3.A.10. – Overcome Barriers and Remove Gaps - Eliminate barriers and gaps in the existing roadway, bikeway, and pedestrian networks by doing the following: Prioritize the...redesign of the Gibson Road/SR 113 overpass to provide safer and more convenient connectivity between the west and east areas of town.
82	Spring Lake	South Area Flowage Easement	GP Policy 5.I.7. – Stormwater Detention Facilities - Use stormwater detention facilities to mitigate drainage impacts and reduce storm drainage system costs. To the extent practical, design stormwater detention facilities for multiple purposes, including recreational use in dry conditions and/or stormwater quality improvement.

Category	Project #	Project Name	Total Project Funding
Fire	16-10	Fire Station #3 Relocation	\$ 1,164,000
General	07-07	Zoning Ordinance & CEQA	\$ 100,000
General	08-57	MPFP Annual Update	\$ 105,000
General	19-22	Permanent Supportive Housing	\$ 679,972
Library	94-45	Library Material Collection	\$ 425,000
Park Facilities	13-03	Clark Field	\$ 75,000
Park Facilities	15-05	Rick Gonzales, Sr. Park-N3	\$ 6,078,450
Park Facilities	15-07	Camarena Ball Field - Grant Match	\$ 50,000
Park Facilities	17-10	Spring Lake Park - N1	\$ 3,253,000
Park Facilities	18-04	Park/Recreation Facility Planning	\$ 65,000
Park Facilities	19-17	Regional Park Site	\$ 716,500
Park Facilities	19-18	Southeast Area Pool Project	\$ 265,000
Park Facilities	19-19	Woodland Sports Park Turf Replacement	\$ 2,750,000
Park Facilities	19-23	Charles Brooks Pool Bleacher Project	\$ 40,000
Park Facilities	20-03	Spring Lake Park N1, Phase 2	\$ 776,535
Sewer	08-21	Annual Sewer Repair and Replacement	\$ 9,664,180
Sewer	08-22	Preliminary Odor Abatement	\$ 404,500
Sewer	08-35	New Calibrated City Sewer Model	\$ 220,000
Sewer	10-11	Treatment Plant Exp-Biosolids	\$ 6,529,000
Sewer	14-02	Water Pollution Asset Replacement Project	\$ 4,852,119
Sewer	14-03	Replacement of Orangeberg Sewer Laterals	\$ 2,035,000
Sewer	14-07	Sewer Collection System Wastewater Treatment Master Plan	\$ 591,500
Sewer	14-15	Large Diameter Wastewater Pipeline Repair, Replacement, & Lining	\$ 4,341,000
Sewer	17-23	Main Street Sanitary Sewer and Storm Repairs	\$ 100,000
Sewer	18-07	South Pond Pump Station Rehabilitation Project	\$ 740,000
Sewer	19-20	WPCF Slide Gate Replacement	\$ 300,000
Sewer	19-24	WPCF Pond #8 Biosolids	\$ 660,000
Sewer	20-07	2020 Water and Sewer Replacement Project	\$ 400,000
SLIF Infrastructure	06-12	Spring Lake East Regional Pond Landscaping	\$ 484,000
SLIF Infrastructure	11-13	South Urban Growth Area Drainage Study (formerly N. Gibson Ponds)	\$ 600,000
SLIF Infrastructure	14-04	Monuments and Bus Shelters	\$ 25,000
SLIF Infrastructure	14-16	Pioneer Avenue High School Entrance to Farmer's Central Rd	\$ 2,300,000
SLIF Infrastructure	17-01	Galvin Way Storm Drain	\$ 88,000
SLIF Infrastructure	17-21	North Regional Pond and Pump Station Project	\$ 9,000,000
SLIF Infrastructure	18-01	Harry Lorenzo Avenue between Farmers Central and Parkland	\$ 516,000
SLIF Infrastructure	19-01	GIBSON LANDSCAPE - Pioneer Avenue to Harry Lorenzo Ave	\$ 457,000
SLIF Infrastructure	19-07	Parkland Drive between Pioneer Avenue and Harry Lorenzo Avenue	\$ 2,294,000
SLIF Infrastructure	19-09	CR 25A (Meikle to Promenade)	\$ 1,994,000
SLIF Infrastructure	19-10	Heritage Parkway Pedestrian Crossing	\$ 170,000
SLIF Infrastructure	19-11	Spring Lake Central Park	\$ 10,000
SLIF Infrastructure	19-12	Spring Lake 2019 CIP Update	\$ 100,000
SLIF Infrastructure	19-13	Gibson Road Interchange Modification	\$ 235,000
SLIF Infrastructure	19-14	South Area Flowage Easement	\$ 60,000
Storm Drain	09-31	Storz Pond Maintenance	\$ 130,000
Storm Drain	09-15	FloodSAFE Yolo/Cache Creek Feasibility Study	\$ 5,050,000
Storm Drain	16-03	Stormwater Quality Design Manual Update & Hydromodification Exemption Efforts	\$ 150,000
Storm Drain	17-24	East main Pump Station (EMPS) Storm Main Repairs	\$ 550,000
Storm Drain	20-06	Storm Drainage Outfall Channel Outlet Structure	\$ 3,025,000
Transportation	95-24	Planning Analysis Studies	\$ 200,000
Transportation	00-06	I-5/SR113 Freeway to Freeway Connectors Phase 2	\$ 478,000
Transportation	02-28	Traffic Engineering Services	\$ 200,000
Transportation	04-07	Kentucky Avenue Widening and Reconstruction	\$ 17,167,600
Transportation	06-06	Measure E/Measure F - Planning-Management	\$ 250,000
Transportation	06-14	Annual In-House Road Program Support	\$ 4,000,000
Transportation	11-24	I-5/CR 102 Interchange Landscaping	\$ 2,923,791
Transportation	13-05	East Main Street Improvement Project	\$ 4,406,000
Transportation	16-02	Install traffic signal at Freeway Drive & E. Main Street	\$ 450,000
Transportation	17-02	Install Traffic Signal at Kentucky/Cottonwood	\$ 450,000
Transportation	17-09	West Woodland Safe Routes to School	\$ 5,364,000
Transportation	17-11	ADA Transition Plan	\$ 125,000
Transportation	17-16	West Main Street Bicycle/Pedestrian Mobility & Safety Improvements	\$ 13,131,500
Transportation	17-17	2017 Corridor Safety Study Project	\$ 209,000
Transportation	17-22	Sports Park Drive Pedestrian Overcrossing	\$ 950,000
Transportation	18-05	Woodland Parkway Safe Routes to School & Connectivity Study	\$ 198,974

Category	Project #	Project Name	Total Project Funding
Transportation	19-05	2020 Road Rehabilitation - Matmor Rd & Gum Ave	\$ 7,142,000
Transportation	19-06	Traffic Calming Program	\$ 200,000
Transportation	19-08	2019 ADA Improvements	\$ 257,408
Transportation	20-01	Gibson Road Bicycle/Pedestrian Mobility Project	\$ 6,133,000
Transportation	20-02	2020 Road Maintenance	\$ 1,358,238
Transportation	20-04	E. Gibson Road/Harry Lorenzo Ave/Bourn Drive Traffic Signal	\$ 800,000
Transportation	20-05	SR 113/CR 25A Interchange Modifications	\$ 235,000
Transportation	20-08	Gibson Rd Rehabilitation - West St to CR 98	\$ 677,700
Transportation	TRANS-062	New Traffic Signal - CR102 and Kentucky Avenue	\$ 525,000
Transportation	TRANS-064	2021 Road Maintenance	\$ 1,725,000
Water	08-29	Groundwater Monitoring Wells	\$ 156,000
Water	09-05	Water Source Security System	\$ 255,000
Water	09-23	Water System Leak Detection, Maintenance & Repairs	\$ 14,097,915
Water	14-09	Water Master Plan Update	\$ 800,000
Water	14-13	ASR Testing and Modeling - Surface Water Local	\$ 450,000
Water	15-02	New ASR Well Construction	\$ 11,000,000
Water	15-04	Chromium 6 Investigations	\$ 75,000
Water	17-05	ASR Wells #31	\$ 5,557,000
Water	17-07	Recycled Water Master Plan	\$ 100,000
Water	17-08	West Street Water Main Upgrade	\$ 4,750,300
Water	18-09	2018 Water Main Replacement Project	\$ 3,800,000
Water	19-15	2019 Water Main Replacement Project	\$ 200,000
Water	19-16	Dog Gone Alley Coordination	\$ 750,000