



City of Woodland

Meeting Agenda

City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

July 2, 2019
6:00 PM

CITY COUNCIL

CLOSED SESSION

5:15 PM

A. CALL TO ORDER

B. CLOSED SESSION

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code §54956.8)
Properties: Assessor's Parcel Number 064-043-036, 064-043-037 and 064-043-038
Agency Negotiators: City Manager, Assistant City Manager and City Attorney
Under Negotiation: Price and terms of payment
2. PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Gov. Code §54957)
Title: City Manager
3. CONFERENCE WITH LABOR NEGOTIATORS (Gov. Code §54957.6)
Agency Designated Representative: City Attorney
Unrepresented Employee: City Manager

JOINT MEETING CITY COUNCIL/WOODLAND FINANCE AUTHORITY

6:00 PM

C. CALL TO ORDER

D. ROLL CALL

E. PLEDGE OF ALLEGIANCE

F. COMMUNICATIONS - PUBLIC COMMENT

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

G. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

This is an opportunity for the Council Members and Staff to make comments and announcements, to express concerns, or to request Council's consideration of any items a Council Member would like to have discussed at a future Council meeting.

4. SUBJECT: Long Range Calendar

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only

H. MINUTES

5. SUBJECT: City Council Meeting Minutes of June 4, 2019 and June 18, 2019

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of June 4, 2019 and June 18, 2019.

6. SUBJECT: Commission on Aging Minutes from May 9, 2019

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the May 9, 2019 Commission on Aging Minutes.

7. SUBJECT: Planning Commission Meeting Minutes of September 20, 2018, November 15, 2018 and June 4, 2019

RECOMMENDATION FOR ACTION: Staff recommends that the City Council of the City Woodland adopt the minutes of the Planning Commission Meeting of September 20, 2018, November 15, 2018 and June 6, 2019.

8. SUBJECT: Parks & Recreation Commission Meeting Minutes for May 20, 2019

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the May 20, 2019 Parks & Recreation Commission Meeting Minutes.

I. CONSENT CALENDAR

9. SUBJECT: E. Main Street Improvement Project, CIP 13-05; Approve Consultant Services Amendment for Design

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, to approve a consultant services amendment for design with Mark Thomas and Company, in the amount of \$93,380.51 for a total agreement amount of \$451,994.51 and authorize the City Manager to execute the amendment for the E. Main Street Improvement Project, CIP 13-05.

10. SUBJECT: Fee Deferral Agreement - Z Specialty Food

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to enter into a Non-Residential Fee Deferral Agreement with Hive on Harter, LLC.

11. SUBJECT: Authorize Appropriation of Funds to the FY 19/20 Assistance to Firefighter Grant Program Budget

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing a budget appropriation of \$13,223 to Fund 330 for the purchase of 3 Rapid Intervention Team Emergency Air-Supply System packs (RIT Pack) through the Assistance to Firefighter Grant Program.

12. SUBJECT: Dog Gone Alley - Bush Street to College Street Paving

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, to approve the plans & specifications and authorize bid advertisement for CIP #19-16, Dog Gone Alley - Bush Street to College Street Paving.

13. SUBJECT: Approve Revised Public Facilities Fee Program Administrative Guidelines

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving the revised Public Facilities Fee Program Administrative Guidelines.

14. SUBJECT: Increase budget appropriation for Housing Trust (Fund 326) and amend Joan Planell Professional Services Agreement for Homeless Consultation Services

RECOMMENDATION FOR ACTION: Staff recommends that the City Council:

- 1) Adopt Resolution No. _____, approving additional appropriations of \$12,320 to Housing Trust (Fund 326) for homeless-related activities; and
- 2) Authorize the City Manager to execute Amendment #4 to the professional services agreement with Joan Planell for homeless consultation services.

15. SUBJECT: Gracie Hiddleson Park Expansion Project Grant Application and CEQA Exemption

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve the filing of an application for Statewide Park Development and Community Revitalization Program Grant Funds and adopt Resolutions No. _____, approving a notice of exemption of filing of an application for the Statewide Park Development and Community Revitalization Program for the Gracie Hiddleson Park Expansion Project and Resolution No. _____, approving the application for Statewide Park Development and Community Revitalization Program Grant Funds.

16. SUBJECT: Resolution implementing a four (4) year agreement (July 1, 2019 to June 30, 2023) with the Woodland City Employee Association (WCEA) as described herein.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, implementing a four (4) year agreement (July 1, 2019 to June 30, 2023) with the Woodland City Employee Association (WCEA) as described herein.

17. SUBJECT: Appoint Members to the Historical Preservation Commission

RECOMMENDATION FOR ACTION: Staff recommends that the City Council appoint James Lapsley and Jeff Rosenthal to the Historical Preservation Commission consistent with the recommendations of the Mayor and Mayor Pro Tempore.

J. PUBLIC HEARINGS

18. SUBJECT: PUBLIC HEARING - RESCHEDULED Gateway Lighting and Landscape District

RECOMMENDATION FOR ACTION: Staff recommends that the public hearing for the previously scheduled Gateway Lighting and Landscaping District be held on Tuesday, July 16, 2019.

19. SUBJECT: PUBLIC HEARING - RESCHEDULED Spring Lake Lighting and Landscape District

RECOMMENDATION FOR ACTION: Staff recommends that the public hearing for the previously scheduled Spring Lake Lighting and Landscaping District be held on Tuesday, July 16, 2019.

20. SUBJECT: Extension of an Urgency Interim Ordinance Establishing a Moratorium on Mini-Storage/ Warehouse Facilities in the Industrial Zoning District

RECOMMENDATION FOR ACTION: Staff recommends that the City Council: 1) Hold a public hearing to receive a staff report regarding the Interim Urgency Ordinance adopted by the City Council on May 21, 2019 and to take public comment; 2) Issue a Report on the Measures Taken to Study Mini-Storage/Warehouse Uses and appropriate zoning for such uses; and 3) Adopt Ordinance No. _____, by a Four- Fifths Vote Extending Ordinance No.1643 which imposed a 45-day Moratorium on the Establishment of Mini-Storage/Warehouse Facilities in the Industrial Zone within the City of Woodland.

21. 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 City Council take action on the following:

- 1) Conduct a public hearing; and
- 2) Adopt the attached Resolution No. _____, approving the CEQA EIR Addendum together with the previously Certified Turn of the Century EIR as the appropriate level of environmental review in accordance with the California Environmental Quality Act (Attachment 1); and
- 3) Adopt the attached Resolution No. _____, amending the Spring Lake Specific Plan land use designations (rezone) (Attachment 2); and
- 4) Adopt the attached Resolution No. _____, approving Tentative Subdivision Map #5160 in accordance with the Conditions of Approval (Attachment 3);and
- 5) Introduce and waive the first reading of Ordinance No. _____, 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 (Attachment 4).

22. SUBJECT: Landmark Tree Designation

RECOMMENDATION FOR ACTION: Staff recommends that the City Council 1) Consider the historical significance of the four trees recommended for designation as Landmark Trees; and 2) Adopt Resolution No. _____, designating as Local Landmark Trees two native Valley Oak (*Quercus lobata*) trees, one located at Lee Middle School, approximately 200 feet south of West and Lincoln Street, the other located at Douglass Middle School, just south of the gym; an American Elm (*Ulmus americana*) located at 420 Third Street; and a Cork Oak (*Quercus suber*) located in the planting strip on the southwest corner of First Street/Marshall Avenue.

K. REPORTS OF THE CITY MANAGER

23. SUBJECT: Yolo Resiliency Collaborative

RECOMMENDATION FOR ACTION: Staff recommends that Council: (1) receive a presentation on the Yolo Resiliency Collaborative (previously Yolo Resiliency Planning Group) Resiliency Plan Toolbox project (Toolbox), and (2) provide feedback and questions pertinent to use of the Toolbox as a planning resource by the City.

24. SUBJECT: Traffic Calming, CIP19-06, Approve Traffic Calming Warrants and Program Outline

RECOMMENDATION FOR ACTION: Staff recommends that the City Council Adopt Resolution No. _____, to approve the Traffic Calming Warrants and Program Outline.

25. SUBJECT: Fiscal Year 2019-2020 Budget

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving a) the Fiscal Year (FY) 2019-2020 Annual Budget of \$173.23 million, b) assigns \$500,000 of Measure J fund balance to the second (2nd) Pool Complex; and assigns \$500,000 of Measure F fund balance to the Sports Park Phase II, and c) 309 Full-time equivalent positions by classification as detailed in Exhibit B.

26. SUBJECT: Update on Proposed Aquatics Facility

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive an update on the proposed aquatics facility

L. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority Meeting of the City of Woodland scheduled for Tuesday, July 2, 2019 was posted on Friday, June 28, 2019 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.


Ana B. Gonzalez
City Clerk

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

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



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2019
ITEM #: G.4.
SUBJECT: Long Range Calendar

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

Staff Contact:

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

Background:

This calendar is being provided for planning purposes only and is intended to keep the Council apprised of upcoming agenda items and plan for upcoming Council items.



Paul Navazio
City Manager

Attachments:

1. Council Long Range Calendar

UPDATED COUNCIL LONG RANGE CALENDAR

JULY 16TH

REGULAR MEETING

Public Hearing – Waste Management Liens
Public Hearing – Spring Lake Landscape and Lightig Assessment District
Public Hearing – Gateway Landscape and Lightig Assessment District
Chamber of Commerce Annual Report
CSD Quarterly Report
Woodland Research & Technology Park – Specific Plan Update

COUNCIL SUMMER RECESS – JULY 17, 2019 THRU AUGUST 19, 2019

AUGUST 20TH

REGULAR MEETING

City Council Meeting Minutes of July 2, 2019 and July 16, 2019
League of CA Cities Designation of Voting Delegates

Future Topics / Study Sessions:

August Sustainability Study Session (TBD)	September Flood Protection Project Study Session
October Tree Preservation Ordinance	November Commercial Cannabis Ordinance Update
TBD Mobile Food Vendor Permits Non-Conforming Use Zoning Update Smoke / Vaping Shops	



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2019
ITEM #: H.5.
SUBJECT: City Council Meeting Minutes of June 4, 2019 and June 18, 2019

Recommendation for Action:

Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of June 4, 2019 and June 18, 2019.

Staff Contact:

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



Paul Navazio
City Manager

Attachments:

1. 06_04_19 DRAFT CC MINS
2. 06_18_19 DRAFT CC MINS

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Regular Meeting Minutes

Tuesday, June 4, 2019

6:00 PM

City Council

CITY COUNCIL
CLOSED SESSION
5:30 PM

A. CALL TO ORDER

B. CLOSED SESSION

1. Conference with Labor Negotiators, Pursuant to Government Code Section 54957.6
Agency Designated Representatives: City Manager and Human Resources Employee Organization(s): Woodland City Employees Association, Woodland Professional Firefighters', Fire Mid-Management and Confidential
2. Public Employee Performance Evaluation, Pursuant to Section 54957
Title: City Manager

REGULAR JOINT CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING
6:00 PM

C. CALL TO ORDER

Meeting called to order at 06:09 PM

D. ROLL CALL

Present: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard

All Council Members were present.

E. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by a member of the public.

F. COMMUNICATIONS - PUBLIC COMMENT

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

Gil Walker spoke regarding the 100 year anniversary of the 19th Amendment giving women the right to vote and honored Mayor Rodriguez with a yellow rose.

G. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

This is an opportunity for the Council Members and Staff to make comments and announcements, to express concerns, or to request Council's consideration of any items a Council Member would like to have discussed at a future Council meeting.

Verbal updates provided by Council Members/Staff.

3. SUBJECT: Long Range Calendar

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

H. MINUTES

4. SUBJECT: Commission on Aging Minutes from March 21, 2019

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the March 21, 2019 Commission on Aging meeting minutes.

Received the March 21, 2019 Commission on Aging meeting minutes.

5. SUBJECT: Parks & Recreation Commission Meeting Minutes for March 25, 2019

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the March 25, 2019 Parks & Recreation Commission Meeting Minutes.

Received the March 25, 2019 Parks & Recreation Commission meeting minutes.

On a motion by Council Member Stallard, seconded by Council Member Fernandez and carried unanimously, Council Members received the Commission on Aging meeting minutes of March 21, 2019 and the Parks & Recreation Commission Meeting Minutes for March 25, 2019.

Ayes: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard

Noes: None

I. PRESENTATIONS

6. SUBJECT: 2018 Water Quality Report

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive and review the 2018 Water Quality Report

Received the 2018 Water Quality Report from Assistant Engineer Matt Cohen.

J. CONSENT CALENDAR

7. SUBJECT: Approval of 2019 Emergency Solutions Grant application submittal by Fourth and Hope

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve the submittal of a 2019 Emergency Solutions Grant from Fourth and Hope and direct the City Manager to sign a Certification of Local Approval for the application.

Approved the submittal of a 2019 Emergency Solutions Grant from Fourth and Hope and directed the City Manager to sign a Certification of Local Approval for the application.

8. SUBJECT: Authorize Contract Amendment with Economic and Planning Systems for the MPFP Annual Update Project, CIP #08-57

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, amending the consultant services agreement with Economic and Planning Systems (EPS) for the MPFP Annual Update Project, #08-57 in the additional amount of \$10,000 for a total agreement amount of \$58,000 and authorize the City Manager to execute the amendment.

Adopted RESOLUTION NO. 7285, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN AMENDMENT WITH ECONOMIC AND PLANNING SYSTEMS (EPS) FOR THE MPFP UPDATE PROJECT, 08-57.

9. SUBJECT: Adopt Ordinances related to Board and Commission Amendments

RECOMMENDATION FOR ACTION: Staff recommends that the City Council take the following actions:

- 1) Adopt Ordinance No. 1644, an Ordinance of the City Council of the City of Woodland to Amend Section 2.28.020 of the Woodland Municipal Code regarding the Appointment of Members to the Planning Commission; and
- 2) Adopt Ordinance No. 1645, an Ordinance of the City Council of the City of Woodland to Repeal Sections 2.28.040 and 10.04.090 and to amend Section 10.08.210 of the Woodland Municipal Code to abolish the Traffic Safety Commission and make Related Conforming Changes; and
- 3) Adopt Ordinance No. 1646, an Ordinance of the City Council of the City of Woodland to amend Sections 2.04.210, 2.04.270, and 2.04.280 of the Woodland Municipal Code regarding City Council Appointments to Boards, Commissions and Committees.

Adopted Ordinance No. 1644, an Ordinance of the City Council of the City of Woodland to Amend Section 2.28.020 of the Woodland Municipal Code regarding the Appointment of Members to the Planning Commission; Ordinance No. 1645, an Ordinance of the City Council of the City of Woodland to Repeal Sections 2.28.040 and 10.04.090 and to amend Section 10.08.210 of the Woodland Municipal Code to abolish the Traffic Safety Commission and make Related Conforming Changes; and Ordinance No. 1646, an Ordinance of the City Council of the City of Woodland to amend Sections 2.04.210, 2.04.270, and 2.04.280 of the Woodland Municipal Code regarding City Council Appointments to Boards, Commissions and Committees.

10. SUBJECT: First 5 Yolo - The CHILD Project: Road to Resilience

RECOMMENDATION FOR ACTION: Staff recommends that the City Council authorize a one-time funding allocation from the General Fund in an amount not-to-exceed \$50,000 in support of First 5 Yolo's "The CHILD Project" for fiscal year 2019/20.

Authorized a one-time funding allocation from the General Fund in an amount not-to-exceed \$50,000 in support of First 5 Yolo's "The CHILD Project" for fiscal year 2019/20.

On a motion by Council Member Barajas, seconded by Mayor Pro Tempore Lansburgh and carried unanimously, Council Members approved Consent Calendar Items No. 7 through 10.

Ayes: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard
Noes: None

K. REPORTS OF THE CITY MANAGER

11. SUBJECT: Traffic Calming Program Update; Approve Plans and Specifications; Authorize Bid Advertisement

RECOMMENDATION FOR ACTION: Staff recommends that the City Council 1) Receive a report and provide feedback on recommended update to the City's Neighborhood Traffic Calming Program, 2) Adopt Resolution No. _____, to approve the Traffic Calming Warrants and Program Outline; and 3) Adopt Resolution No. _____, approving the project plans and specifications for the 2019 Traffic Calming Project.

On a motion by Council Member Fernandez, seconded by Mayor Pro Tem Lansburgh and carried unanimously, Council Members voted to defer this item, hold-off on the pilot projects, better engage the community and bring this item back with guidelines specified by council.

Ayes: None
Noes: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard

At the conclusion of this item, Council took a short recess.

12. SUBJECT: Parks and Recreation Facilities Maintenance and Improvement Project Updates

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive an update on parks and recreation facilities, usage, maintenance and identified improvement projects.

Received an update on parks and recreation facilities, usage, maintenance and identified improvement projects.

13. SUBJECT: Appoint Members to various Boards, Commissions and Committees

RECOMMENDATION FOR ACTION: Staff recommends that the City Council appoint members to the various Boards, Commissions and Committees

On a motion by Council Member Barajas, seconded by Council Member Fernandez and carried unanimously, Council Members appointed members to various Boards, Commissions and Committees.

Ayes: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard

Noes: None

14. SUBJECT: Presentation of the FY2019/20 Proposed Budget

RECOMMENDATION FOR ACTION: Staff recommends that Council formally receive the proposed budget for FY 2019/20.

Received proposed budget for FY 2019/20.

Mayor Rodriguez and Council Member Barajas both indicated they would not be in attendance at the June 18th council meeting. It was discussed and decided that all Council Members should be present for the budget item.

As such, the budget action will be deferred until further notice, until the the July 2nd meeting and have on the July 18th meeting, anything that is required to keep the lights on.

L. ADJOURN

Meeting reconvened at 8:50 PM to Closed Session.

Meeting was adjourned in memory of Roberto Preciado.

Respectfully submitted,

**Ana B. Gonzalez
City Clerk**

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Regular Meeting Minutes

Tuesday, June 18, 2019

6:00 PM

City Council

**CITY COUNCIL
CLOSED SESSION
5:45 PM**

A. CALL TO ORDER

B. CLOSED SESSION

1. Conference with Labor Negotiators, Pursuant to
Government Code Section 54957.6
Agency Designated Representatives: City Manager
Employee Organization(s): Woodland Professional Firefighters'

**JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING
6:00 PM**

C. CALL TO ORDER

Meeting called to order at 6:10 PM.

D. ROLL CALL

Present: Fernandez, Lansburgh and Stallard
Absent: Barajas and Rodriguez

E. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Tim Busch.

F. COMMUNICATIONS - PUBLIC COMMENT

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

None.

G. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

This is an opportunity for the Council Members and Staff to make comments and announcements, to express concerns, or to request Council's consideration of any items a Council Member would like to have discussed at a future Council meeting.

Verbal updates provided by Council Members/Staff.

2. SUBJECT: Long Range Calendar

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

H. MINUTES

3. SUBJECT: City Council Meeting Minutes of May 14, 2019 and May 21, 2019

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt the minutes of the Special City Council Meeting of May 14, 2019 and the Joint Regular City Council/Woodland Finance Authority Meeting of May 21, 2019.

Adopted the minutes of the Special City Council Meeting of May 14, 2019 and the Joint Regular City Council/Woodland Finance Authority Meeting of May 21, 2019.

4. SUBJECT: Planning Commission Meeting Minutes of January 17, 2019, February 7, 2019, March 21, 2019 and May 16, 2019.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council of the City of Woodland adopt the minutes of the Planning Commission Meeting of January 17, 2019, February 7, 2019, March 21, 2019 and May 16, 2019.

Adopted the minutes of the Planning Commission Meeting of January 17, 2019, February 7, 2019, March 21, 2019 and May 16, 2019.

On a motion by Council Member Stallard, seconded by Council Member Fernandez and carried unanimously on a 3-0-2 vote, Council Members adopted the minutes of the Special City Council Meeting of May 14, 2019 and the Joint Regular City Council/Woodland Finance Authority Meeting of May 21, 2019.

Ayes: Fernandez, Lansburgh and Stallard

Noes: None

Absent: Barajas and Rodriguez

I. CONSENT CALENDAR

5. SUBJECT: Public Works Quarterly Status Report

RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the Public Works Quarterly Status Report for the period of March through May 2019.

Accepted the Public Works Quarterly Status Report for the period of March through May 2019.

Council Member Stallard commended the plan to acquire two electrical vehicles for the fleet and two charging stations.

6. SUBJECT: Authorize the Purchase of a Replacement Truck for Water System Distribution

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the purchase award of a replacement truck to Team Ford in the amount of \$64,900.22.

Adopted RESOLUTION NO. 7286, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE PURCHASE OF ONE REPLACEMENT FORD F550 FOR WATER SYSTEM DISTRIBUTION.

7. SUBJECT: Lower Cache Creek Flood Feasibility Study, CIP #09-15; Approve Contract Amendment #6 with MBK Engineers for Consulting Services

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute Amendment #6 to the consultant services agreement with MBK Engineers (MBK) for the Lower Cache Creek Feasibility Study for an additional amount up to \$199,000 for the Lower Cache Creek Feasibility Study, CIP #09-15.

Adopted RESOLUTION NO. 7287, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AMENDMENT #6 WITH MBK FOR ENGINEERING CONSULTING SERVICES.

8. SUBJECT: Intent to Levy Assessment Spring Lake and Gateway Lighting & Landscaping Districts

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve and adopt: 1.) Resolution No. _____, to Initiate Proceedings for the Annual Levy and Collection of Assessments; 2.) Resolution No. _____, to Preliminarily Approve the Engineer's Annual Levy Report and the Levy and Collection of Annual Assessments; 3.) Resolution No. _____, Declaring Intention to Conduct a Public Hearing on July 2, 2019 for the Spring Lake Lighting & Landscaping Districts; 4.) Resolution No. _____, to Initiate Proceedings for the Annual Levy and Collection of Assessments; 5.) Resolution No. _____, to Preliminarily Approve the Engineer's Annual Levy Report and the Levy and Collection of Annual Assessments; 6.) Resolution No. _____, Declaring Intention to Conduct a Public Hearing on July 2, 2019 for the Gateway Lighting & Landscaping Districts.

Adopted RESOLUTION NO. 7288, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND INITIATING PROCEEDINGS FOR THE CITY OF WOODLAND Gateway Landscaping and Lighting District, AND THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2019/2020 PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972; RESOLUTION NO. 7289, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND PRELIMINARY APPROVING THE CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT ENGINEER'S REPORT, AND THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2019/2020; RESOLUTION NO. 7290, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, DECLARING ITS INTENTION TO CONDUCT A PUBLIC HEARING ON THE MATTER OF ASSESSMENTS AND ORDER THE LEVY OF ASSESSMENTS FOR THE CITY OF WOODLAND Gateway Landscaping and Lighting District, FISCAL YEAR 2019/2020 PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972; RESOLUTION NO. 7291, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND INITIATING PROCEEDINGS FOR THE CITY OF WOODLAND Spring Lake Landscaping and Lighting District, AND THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2019/2020 PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972; RESOLUTION NO. 7292, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND PRELIMINARY APPROVING THE CITY OF WOODLAND SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT ENGINEER'S REPORT, AND THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2019/2020; and RESOLUTION NO. 7293, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, DECLARING ITS INTENTION TO CONDUCT A PUBLIC HEARING ON THE MATTER OF ASSESSMENTS AND ORDER THE LEVY OF ASSESSMENTS FOR THE CITY OF WOODLAND Spring Lake Landscaping and Lighting District, FISCAL YEAR 2019/2020 PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972.

9. SUBJECT: Waste Management Delinquent Garbage/Refuse Accounts - Call for a Public Hearing

RECOMMENDATION FOR ACTION: Staff recommends that the City Council set a Public Hearing for July 16, 2019 to hear and approve the list of Delinquent Refuse Accounts and direct the Tax Collector of Yolo County to assess liens against real property to collect delinquent payments.

Set a Public Hearing for July 16, 2019 to hear and approve the list of Delinquent Refuse Accounts and direct the Tax Collector of Yolo County to assess liens against real property to collect delinquent payments.

On a motion by Council Member Fernandez, seconded by Council Member Stallard and carried unanimously on a 3-0-2 vote, Council Members approved Consent Calendar Items No. 5 through 9.

Ayes: Fernandez, Lansburgh and Stallard

Noes: None

Absent: Barajas and Rodriguez

J. PUBLIC HEARINGS

10. SUBJECT: OPEN AND CONTINUE TO JULY 2, 2019 - Extension of an Urgency Interim Ordinance Establishing a Moratorium on Mini-Storage/Warehouse Facilities in the Industrial Zoning District

RECOMMENDATION FOR ACTION: Staff recommends that the City Council: 1) Hold a public hearing to receive a staff report regarding the Interim Urgency Ordinance adopted by the City Council on May 21, 2019 and to take public comment; 2) Issue a Report on the Measures Taken to Study Mini-Storage/Warehouse Uses and appropriate zoning for such uses; and 3) Adopt Ordinance No. ____ by a Four- Fifths Vote Extending Ordinance No.1643 which imposed a 45-day Moratorium on the Establishment of Mini-Storage/Warehouse Facilities in the Industrial Zone within the City of Woodland.

On a motion by Council Member Stallard, seconded by Council Member Fernandez and carried unanimously on a 3-0-2 vote, the Public Hearing was opened and continued to July 2, 2019.

Ayes: Fernandez, Lansburgh and Stallard

Noes: None

Absent: Barajas and Rodriguez

11. 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 City Council take action on the following:

- 1) Conduct a public hearing;
- 2) Adopt the attached Resolution No. _____, approving the CEQA EIR Addendum together with the previously Certified Turn of the Century EIR as the appropriate level of environmental review in accordance with the California Environmental Quality Act (Attachment 1);
- 3) Adopt the attached Resolution No. _____, amending the Spring Lake Specific Plan land use designations (rezone) (Attachment 2);
- 4) Adopt the attached Resolution No. _____, approving Tentative Subdivision Map #5160 in accordance with the Conditions of Approval (Attachment 3);and
- 5) Introduce and waive the first reading of Ordinance No. _____, 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 (Attachment 4).

Applicant requested the this Public Hearing be moved to July 2nd. On a motion by Council Member Stallard, seconded by Council Member Fernandez and carried unanimously on a 3-0-2 vote, the Public Hearing was moved to July 2nd.

Ayes: Fernandez, Lansburgh and Stallard

Noes: None

Absent: Barajas and Rodriguez

12. SUBJECT: Public Hearing on the Fiscal Year 2019/20 Community Development Block Grant Annual Action Plan and Authorization for Submittal of Action Plan

RECOMMENDATION FOR ACTION: Staff recommends that the City Council take the following actions:

1. Hold a public hearing to receive community input on the Fiscal Year (FY) 2019/20 Community Development Block Grant (CDBG) Action Plan (Attachment A);
2. Adopt Resolution No. _____, approving the FY 2019/20 CDBG Action Plan with the funding allocations as recommended by the CDBG Review Panel (Attachment C);
3. Direct staff to complete the FY 2019/20 Action Plan, as well as any other related documents required by the U.S. Department of Housing and Urban Development (HUD), incorporating the adopted funding allocations along with any public input received during the public comment period;
4. Direct staff to forward the completed FY 2019/20 Action Plan once completed;
5. Authorize the City Manager to execute any agreements, contracts or related/required documents with the appropriate entities to carry out the CDBG funded activities; and
6. Authorize the Finance Officer to make the budget allocations as specified.

On a motion by Council Member Stallard, seconded by Council Member Fernandez and carried unanimously on a 3-0-2 vote, Council Members Adopted RESOLUTION NO. 7294, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO HOLD A PUBLIC HEARING TO RECEIVE COMMUNITY INPUT ON THE FISCAL YEAR 2019/20 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN AND APPROVE THE ACTION PLAN.

Ayes: Fernandez, Lansburgh and Stallard

Noes: None

Absent: Barajas and Rodriguez

13. SUBJECT: PUBLIC HEARING - Gibson Ranch Lighting & Landscaping District

RECOMMENDATION FOR ACTION: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2019/2020 annual levy report and order the levy and collection of the assessment within the Gibson Ranch Lighting and Landscaping District.

On a motion by Council Member Stallard, seconded by Council Member Fernandez and carried unanimously on a 3-0-2 vote, Council Members adopted RESOLUTION NO. 7295, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2019/2020.

Ayes: Fernandez, Lansburgh and Stallard

Noes: None

Absent: Barajas and Rodriguez

14. SUBJECT: PUBLIC HEARING - North Park Lighting and Landscaping District

RECOMMENDATION FOR ACTION: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2019/2020 annual levy report and order the levy and collection of the assessment within the North Park Lighting and Landscaping District.

On a motion by Council Member Fernandez, seconded by Council Member Stallard and carried unanimously on a 3-0-2 vote, Council Members adopted RESOLUTION NO. 7296, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, FISCAL YEAR 2019/2020.

Ayes: Fernandez, Lansburgh and Stallard

Noes: None

Absent: Barajas and Rodriguez

15. SUBJECT: PUBLIC HEARING - Streng Pond Landscape Maintenance District

RECOMMENDATION FOR ACTION: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2019/2020 annual levy report and order the levy and collection of the assessment within the Streng Pond Landscape Maintenance District.

On a motion by Council Member Stallard, seconded by Council Member Fernandez and carried unanimously on a 3-0-2 vote, Council Members adopted RESOLUTION NO. 7297, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, FISCAL YEAR 2019/2020.

Ayes: Fernandez, Lansburgh and Stallard

Noes: None

Absent: Barajas and Rodriguez

16. SUBJECT: PUBLIC HEARING - West Wood Lighting and Landscaping District

RECOMMENDATION FOR ACTION: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2019/2020 annual levy report and order the levy and collection of the assessment within the West Wood Lighting and Landscaping District.

On a motion by Council Member Fernandez, seconded by Council Member Stallard and carried unanimously on a 3-0-2 vote, Council Members adopted RESOLUTION NO. 7298, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2019/2020.

Ayes: Fernandez, Lansburgh and Stallard

Noes: None

Absent: Barajas and Rodriguez

K. REPORTS OF THE CITY MANAGER

17. SUBJECT: Fiscal Year 2019-2020 Interim Appropriations

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, Approving Interim Appropriations for Fiscal Year 2019/20...

On a motion by Council Member Stallard, seconded by Council Member Fernandez and carried unanimously on a 3-0-2 vote, Council Members adopted RESOLUTION NO. 7299, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING INTERIM APPROPRIATIONS PRIOR TO ADOPTION OF THE FISCAL YEAR 2019-2020 OPERATING BUDGET.

Ayes: Fernandez, Lansburgh and Stallard

Noes: None

Absent: Barajas and Rodriguez

L. ADJOURN

Meeting adjourned at 6:47 PM.

Respectfully submitted,

**Ana B. Gonzalez
City Clerk**



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2019
ITEM #: H.6.
SUBJECT: Commission on Aging Minutes from May 9, 2019

Recommendation for Action: Staff recommends that the City Council receive the May 9, 2019 Commission on Aging meeting minutes.

Staff Contact:

Dallas Tringali, Community Services Program Manager, (530) 661-2005, dallas.tringali@cityofwoodland.org

Discussion:

The Commission on Aging met on June 20, 2019 and approved the May 9, 2019 meeting minutes.

Conclusion:

Staff recommends that the City Council receive the May 9 Commission on Aging meeting minutes.

Prepared By: Dallas Tringali, Community Services Program Manager

Reviewed By: Christine Engel, Community Services Director

A handwritten signature in black ink, appearing to read "Paul Navazio".

Paul Navazio
City Manager

Attachments:

1. 050919 Minutes

City of Woodland

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



Commission on Aging-Special Meeting

Thursday, May 9, 2019

4:00 PM

A. CALL TO ORDER

Meeting called to order at 04:03 PM

B. ROLL CALL

Commission Members Present: Chairperson Don Campbell, Commissioner Regan Overholt, Commissioner Heidi Wheeler

Absent:

Excused: Commissioner Terry Kelley, Commissioner Linda Weesner

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Don Campbell

D. COMMUNICATIONS - COMMISSION/STAFF STATEMENTS AND REQUESTS

None

E. NEW BUSINESS

None

F. REGULAR CALENDAR

1. Standing Committee Report

- Intergenerational Project
- Senior Resource Fair
- Woodland Apartment List
- Advocacy-Area 4 AOA Udate
- Handicap Parking at front odf WC&SC

Only update was the Senior Resource Fair-Don Campbell, Heidi Wheeler, and Regan Overholt will both be present. 63 vendors have signed up.

2. Conduct Needs Assessment

Will continue to discuss this with discussion of new Work Plan.

3. Approve March 21, 2019 minutes

On a motion by Commissioner Regan Overholt, seconded by Commissioner Heidi Wheeler and carried unanimously, to approve March 21, 2019 minutes .

Ayes: Chairperson Don Campbell, Commissioner Regan Overholt, Commissioner Heidi Wheeler

Noes: None

Absent: Commissioner Terry Kelley, Commissioner Linda Weesner

4. Consider Commissioner Requests for Planned Absences from Future Meetings
None

G. REPORT OF THE STAFF

5. Monthly Senior Center Report
Tringali provided information on Taxaide, Teens Helping Seniors, and Driving Safety classes.

H. COMMUNICATIONS - PUBLIC COMMENT

None

I. AGENDA ITEMS FOR NEXT MEETING

Work Plan

J. ADJOURN

Meeting was adjourned at 4:21 p.m on a motion by Commissioner Regan Overholt, seconded by Commissioner Heidi Wheeler and carried unanimously,

Ayes: Chairperson Don Campbell, Commissioner Regan Overholt, Commissioner Heidi Wheeler

Noes: None

Absent: Commissioner Terry Kelley, Commissioner Linda Weesner



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: City Council Regular Meeting
DATE: July 2, 2019
ITEM #: H.7.
SUBJECT: Planning Commission Meeting Minutes of September 20, 2018, November 15, 2018 and June 6, 2019

Recommendation for Action: Staff recommends that the City Council of the City of Woodland adopt the minutes of the Planning Commission Meeting of September 20, 2018, November 15, 2018 and June 6, 2019.

Staff Contact:

Debbie Flemmer, Administrative Secretary, (530) 661-5818, debbie.flemmer@cityofwoodland.org

Reviewed by: Cindy Norris, Principal Planner

Attachments:

1. 9.20.2018 PC Minutes DRAFT
2. 11.15.2018 PC Minutes DRAFT
3. 6.6.2019 PC Minutes DRAFT

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting –

Thursday, September 20, 2018

6:30 PM

A. CALL TO ORDER

Meeting called to order at 06:30 PM

B. ROLL CALL

Planning Commission Members Present: Planning Commission Member Steve Harris, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Member John Murphy, Planning Commission Vice-Chairperson Kirby Wells, Planning and Commission Member Chris Holt (arriving late)
Absent: Planning Commission Member Elodia Ortega-Lampkin

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Kirby Wells.

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.

Verbal updates provided by Planning Commissioners/Staff.

E. SUBCOMMITTEE REPORTS

F. COMMUNICATIONS FROM THE PUBLIC

G. APPROVAL OF MINUTES

H. PUBLIC HEARING

1. **ProTerp Manufacturing, LLC a Commercial Cannabis Manufacturing Facility:** A Proposed Conditional Use Permit for a Commercial Cannabis Manufacturing Facility Located at 1230 Harter Avenue, Suite F: PLNG 18-00039

Staff recommends that the Planning Commission:

1. Receive the staff report;
2. Conduct a public hearing;
3. Find that the project is exempt from further environmental review pursuant to Class 1 and Class 32 Categorical Exemptions under the California Environmental Quality Act (CEQA) and find that the Exemptions reflect the independent judgement of the City as lead agency under CEQA;
4. Approve Planning Commission Resolution No. PC - _____ recommending that the City Council approve a Conditional Use Permit for cannabis manufacturing at 1230 Harter Avenue, Suite F, conditioned upon approval of appropriate Cannabis Business Permit and the recommended conditions of approval.

On a motion by Planning Commission Member Kirby Wells, seconded by Planning Commission Member Steve Harris and carried by majority vote, Planning Commission Members approved ProTerp Manufacturing, LLC a Commercial Cannabis Manufacturing Facility: A Proposed Conditional Use Permit for a Commercial Cannabis Manufacturing Facility Located at 1230 Harter Avenue, Suite F: PLNG 18-00039 Staff recommends that the Planning Commission: 1) Receive the staff report; 2) Conduct a public hearing; 3) Find that the project is exempt from further environmental review pursuant to Class 1 and Class 32 Categorical Exemptions under the California Environmental Quality Act (CEQA) and find that the Exemptions reflect the independent judgement of the City as lead agency under CEQA; 4) Approve Planning Commission Resolution No. PC18-010 recommending that the City Council approve a Conditional Use Permit for cannabis manufacturing at 1230 Harter Avenue, Suite F, conditioned upon approval of appropriate Cannabis Business Permit and the recommended conditions of approval.

Ayes: Planning Commission Member Steve Harris, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member John Murphy, Planning Commission Vice-Chairperson Kirby Wells

Noes: None

Abstain: Planning Commission Member Chris Holt, Planning Commission Member Fred Lopez

Absent: Planning Commission Member Elodia Ortega-Lampkin, ~~Planning Commission Member Fred Lopez~~

Adopted upon the verification of the voting as requested by Planning Commission Member Chris Holt. Edit the listed "Absent" as noted above Planning Commission Member Fred Lopez was present for the meeting.

2. **Epic Bros Enterprises, Inc Commercial Cannabis Distribution Facility: A Proposed Conditional Use Permit for a Commercial Cannabis Distribution Facility Located at 1230 Harter Avenue, Suite J: PLNG 18-00069.**
Staff recommends that the Planning Commission:
1. Receive the staff report;
 2. Conduct a public hearing;
 3. Find that the project is exempt from further environmental review pursuant to Class 1 and Class 32 Categorical Exemptions under the California Environmental Quality Act (CEQA) and find that the Exemptions reflect the independent judgement of the City as lead agency under CEQA;
 4. Approve Planning Commission Resolution No. PC - 18-__ recommending that the City Council approve a Conditional Use Permit for cannabis distribution facility at 1230 Harter Avenue, Suite J, conditioned upon approval of appropriate Cannabis Business Permit and the recommended conditions of approval.

On a motion by Planning Commission Member Kirby Wells, seconded by Planning Commission Member Steve Harris and carried by majority vote, Planning Commission Members approve Epic Bros Enterprises, Inc. Commercial Cannabis Distribution Facility: A Proposed Conditional Use Permit for a Commercial Cannabis Distribution Facility Located at 1230 Harter Avenue, Suite J: PLNG 18-00069. Staff recommends that the Planning Commission: 1) Receive the staff report; 2) Conduct a public hearing; 3) Find that the project is exempt from further environmental review pursuant to Class 1 and Class 32 Categorical Exemptions under the California Environmental Quality Act (CEQA) and find that the Exemptions reflect the independent judgment of the City as lead agency under CEQA; 4) Approve Planning Commission Resolution No. PC-18-011 recommending that the City Council approve a Conditional Use Permit for cannabis distribution facility at 1230 Harter Avenue, Suite J, conditioned upon approval of appropriate Cannabis Business Permit and the recommended conditions of approval.

Ayes: Planning Commission Member Steve Harris, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member John Murphy, Planning Commission Vice-Chairperson Kirby Wells

Noes: None

Abstain: Planning Commission Member Chris Holt, Planning Commission Member Fred Lopez

Absent: Planning Commission Member Elodia Ortega-Lampkin

Adopted upon the verification of the voting as prompted by the previous vote; edited the record to reflect an abstention rather than Ayes from Planning Commissioner Fred Lopez.

3. **Tanforan Ventures, LLC Cannabis Manufacturing, Distribution and Testing Facility:** Proposed Master Conditional Use Permit for a Commercial Cannabis Manufacturing, Distribution, and Testing Lab Facility Located at 1460 Tanforan Avenue: PLNG 18-00027

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

- 1) Receive the staff report;
- 2) Conduct a public hearing;
- 3) Find that the project is exempt from further environmental review pursuant to Class 1 Categorical Exemption under the California Environmental Quality Act (CEQA) and find that the Exemptions reflect the independent judgement of the City as lead agency under CEQA;
- 3) Approve Planning Commission Resolution No. PC - 18 - __ recommending that the City Council approve a Conditional Use Permit for cannabis manufacturing, distribution and testing laboratory at 1460 Tanforan Avenue, Suites A and B, conditioned upon approval of appropriate Cannabis Business Permit and the recommended conditions of approval.

On a motion by Planning Commission Member Kirby Wells, seconded by Planning Commission Member Steve Harris and carried by majority, Planning Commission Members approve Tanforan Ventures, LLC Cannabis Manufacturing, Distribution and Testing Facility: Proposed Master Conditional Use Permit for a Commercial Cannabis Manufacturing, Distribution, and Testing Lab Facility Located at 1460 Tanforan Avenue: PLNG 18-00027 Staff recommends that the Planning Commission take action on the following: 1) Receive the staff report; 2) Conduct a public hearing; 3) Find that the project is exempt from further environmental review pursuant to Class 1 Categorical Exemption under the California Environmental Quality Act (CEQA) and find that the Exemptions reflect the independent judgement of the City as lead agency under CEQA; 3) Approve Planning Commission Resolution No. PC-18 -012 recommending that the City Council approve a Conditional Use Permit for cannabis manufacturing, distribution and testing laboratory at 1460 Tanforan Avenue, Suites A and B, conditioned upon approval of appropriate Cannabis Business Permit and the recommended conditions of approval.

Ayes: Planning Commission Member Steve Harris, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member John Murphy, Planning Commission Vice-Chairperson Kirby Wells

Noes: None

Abstain: Planning Commission Member Chris Holt

Absent: Planning Commission Member Elodia Ortega-Lampkin

I. BUSINESS ITEMS

J. STAFF OR COMMISSIONER COMMENTS

K. ADJOURNMENT

Meeting adjourned at 10:15 PM.

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting –

Thursday, November 15, 2018

6:30 PM

A. CALL TO ORDER

Meeting called to order at 6:31 PM

B. ROLL CALL

Planning Commission Members Present: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Member John Murphy, Planning Commission Vice-Chairperson Kirby Wells

Absent:

Excused: Planning Commission Member Elodia Ortega-Lampkin

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Vice Chairperson Kirby Wells

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.

Verbal updates provided by Planning Commission Members/Staff.

E. SUBCOMMITTEE REPORTS

None

F. COMMUNICATIONS FROM THE PUBLIC

None

G. APPROVAL OF MINUTES

None

H. PUBLIC HEARING

1. Idle Wheel Mobilehome CUP Modification

Staff recommends that the Planning Commission:

- 1) Receive the staff report;
- 2) Conduct a public hearing;
- 3) Adopt Resolution No. 18-013, approving the Conditional Use Permit Modification allowing for the expansion of Idle Wheel Mobilehome Park by 10 lots located at 907 Bourn Drive (Attachment 1).

On a motion by Planning Commission Member Chris Holt, seconded by Planning Commission Member Fred Lopez and carried by a 5-1 vote, a motion to receive the staff report; conduct a public hearing; and adopt Resolution No. 18-013, approving the Conditional Use Permit Modification allowing for the expansion of Idle Wheel Mobilehome Park by 10 lots located at 907 Bourn Drive and subject to the conditions of approval. I would like to add to the conditions of approvals that our Traffic Engineers take a look at the Gum Ave exit as it pertains to traffic circulation and safety specifically. I would also like our Planning Department to look at the particular geometry of that egress and make sure that it fits all of our safety standards as well; and finally I'd like to add as a condition that the owner will leave that gate unlocked at all times.

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Member John Murphy

Noes: Planning Commission Vice-Chairperson Kirby Wells

Absent: Planning Commission Chairperson Elodia Ortega-Lampkin

I. BUSINESS ITEMS

J. STAFF OR COMMISSIONER COMMENTS

Verbal updates provided by Planning Commission Members/Staff.

K. ADJOURNMENT

Meeting adjourned at 7:47 PM.

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting –

Thursday, June 6, 2019

6:30 PM

A. CALL TO ORDER

Meeting called to order at 6:37 PM

B. ROLL CALL

Planning Commission Members Present: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Member John Murphy

Absent: Planning Commission Member Elodia Ortega-Lampkin, Planning Commission Vice-Chairperson Kirby Wells

Excused:

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Chairperson John Murphy

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.

Verbal updates provided by Planning Commission Members/Staff.

E. SUBCOMMITTEE REPORTS

None

F. COMMUNICATIONS FROM THE PUBLIC

None

G. APPROVAL OF MINUTES

1. SUBJECT: Planning Commission Meeting Minutes of January 17, 2019, February 7, 2019, March 21, 2019 and May 16, 2019.

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Meeting of January 17, 2019, February 7, 2019, March 21, 2019 and May 16, 2019.

On a motion by Planning Commission Member Chris Holt, seconded by Planning Commission Member Fred Lopez and carried unanimously, a motion to receive and adopt the Planning Commission Meeting Minutes of January 17, 2019, February 7, 2019 and March 21, 2019.

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Member John Murphy

Noes: None

Absent: Planning Commission Member Elodia Ortega-Lampkin, Planning Commission Vice-Chairperson Kirby Wells

On a motion by Planning Commission Member Chris Holt, seconded by Planning Commission Member Fred Lopez and carried on a 4-0-1 vote, a motion to receive and adopt the Planning Commission Meeting Minutes of May 16, 2019.

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member John Murphy

Noes: None

Abstain: Planning Commission Member Fred Lopez

Absent: Planning Commission Member Elodia Ortega-Lampkin, Planning Commission Vice-Chairperson Kirby Wells

H. PUBLIC HEARING

2. **SUBJECT: Life Pointe Church Worship Facility Conditional Use Permit Modification (PLNG 19-00024):** The project includes a proposed 11,917 square foot worship facility/building with seating capacity for 500 people and the addition of 48 new parking stalls on-site, adjacent to the new facility. The project also includes the demolition of several existing modular classroom buildings to make room for the new building. The project is located at Life Pointe Church's existing 4.55 acre campus at 1616 West Street (APN 039-234-007). The property has been functioning as a church since 1963.

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission:

1. Receive the staff report;
2. Conduct a public hearing; and
3. Approve Planning Commission Resolution PC19-____, approving the Conditional Use Permit Modification for a proposed 11,917 square foot worship facility/building on the existing Life Pointe Church campus at 1616 West Street.

On a motion by Planning Commission Member Chris Holt, seconded by Planning Commission Member Fred Lopez and carried unanimously, a motion to Approve Planning Commission Resolution PC19-05, approving the Conditional Use Permit Modification for a proposed 11,917 square foot worship facility/building on the existing Life Pointe Church campus at 1616 West Street.

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Member John Murphy

Noes: None

Absent: Planning Commission Member Elodia Ortega-Lampkin, Planning Commission Vice-Chairperson Kirby Wells

I. BUSINESS ITEMS

None

J. STAFF OR COMMISSIONER COMMENTS

Verbal updates provided by Planning Commission Members/Staff.

K. ADJOURNMENT

Meeting adjourned at 7:06 PM.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2019
ITEM #: H.8.
SUBJECT: Parks & Recreation Commission Meeting Minutes for May 20, 2019

Recommendation for Action: Staff recommends that the City Council receive the May 20, 2019 Parks & Recreation Commission Meeting Minutes.

Staff Contact:

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

Discussion:

The Parks & Recreation Commission held their last meeting on June 24, 2019. At this meeting the Parks & Recreation Commission approved the minutes from May 20, 2019.

Conclusion:

Staff recommends that the City Council receive the May 20, 2019 Parks & Recreation Commission Meeting Minutes.



Paul Navazio
City Manager

Attachments:

1. 052019 Minutes

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Parks & Recreation Commission –

Monday, May 20, 2019

6:30 PM

A. CALL TO ORDER

Meeting called to order at 06:29 PM

B. ROLL CALL

Commission Members Present: Commissioner Andrew Foraker, Chairperson Jon-Paul Valcarenghi, Vice-Chairperson Carla White-Snyder

Absent:

Excused: Commissioner Rashid Ali

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Andrew Foraker

D. COMMUNICATIONS - PUBLIC COMMENT

None

E. COMMUNICATIONS - COMMISSION/STAFF STATEMENTS AND REQUESTS

None

F. PRESENTATION

None

G. NEW BUSINESS

1. Recommend to City Council Landmark Tree Designations

On a motion by Vice-Chairperson Carla White-Snyder to recommend City Council designate as Local Landmark Trees , two native Valley Oak trees, one located a Lee Middle School, and the other located at Douglass Middle School, American Elm and Cork Oak located on City property, seconded by Commissioner Andrew Foraker and carried unanimously.

Ayes: Commissioner Andrew Foraker, Chairperson Jon-Paul Valcarenghi, Vice-Chairperson Carla White-Snyder

Noes: None

Absent:

2. Recommend to City Council Approval of Re-use of 0.08 acres Park/Turf area at Freeman Park for Parking

On a motion by Vice-Chairperson Carla White-Snyder, to recommend City Council approve the re-use of approximately 7,500 square feet of park/turf area within Freeman Park, between the Well Building and Court Street, for additional parking adjacent to the park for the benefit of park users and for shared use by the guests of the approved Hilton Home2 Suites project; seconded by Commissioner Andrew Foraker and carried unanimously.

Ayes: Commissioner Andrew Foraker, Chairperson Jon-Paul Valcarengghi, Vice-Chairperson Carla White-Snyder

Noes: None

Absent:

H. COMMITTEE REPORTS

3. Standing Committee Report

- Facilities Committee
- Program & Department Evaluation
- Budget & Finance Committee
- Urban Forest Committee
- Volunteerism Committee

Verbal updates provided by Budget & Finance Committee. No updates at this time for the other Committees

No updates from other Committees.

I. CONSENT CALENDAR

4. Approve Minutes for March 25, 2019

On a motion by Vice-Chairperson Carla White-Snyder to approve Minutes for March 25, 2019 as written, seconded by Commissioner Andrew Foraker and carried unanimously.

Ayes: Commissioner Andrew Foraker, Chairperson Jon-Paul Valcarengghi, Vice-Chairperson Carla White-Snyder

Noes: None

Absent:

5. Commission Absent Request

On a motion by Commissioner Andrew Foraker to approve Commissioner Carla White-Snyder's request to be absent from the July 2019 meeting, seconded by Chairperson Jon-Paul Valcarengi and carried unanimously, Commission Absent Request

Ayes: Commissioner Andrew Foraker, Chairperson Jon-Paul Valcarengi, Vice-Chairperson Carla White-Snyder

Noes: None

Absent:

J. OTHER BUSINESS

6. Discuss and Update Work Plan

Commission discussed Work Plan and will finalize the plan in June.

K. REPORT OF THE STAFF

7. Community Services Staff Report for May 20, 2019 and Report for Third Quarter

Verbal updates provided by Staff.

L. NEXT MEETING

June 24, 2019

Agenda Items:

Election of Officers

Discuss and Finalize Work Plan

M. ADJOURN

Meeting adjourned at 07:35 PM.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2019
ITEM #: I.9.
SUBJECT: E. Main Street Improvement Project, CIP 13-05; Approve Consultant Services Amendment for Design

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, to approve a consultant services amendment for design with Mark Thomas and Company, in the amount of \$93,380.51 for a total agreement amount of \$451,994.51 and authorize the City Manager to execute the amendment for the E. Main Street Improvement Project, CIP 13-05.

Staff Contact

Clara Olmedo, Associate Engineer – (530) 661-5824, clara.olmedo@cityofwoodland.org

Fiscal Impact

The E. Main Street Improvement Project, CIP 13-05, is included in the Capital Budget in the amount of \$3,380,000. Funding includes \$2,930,000 of Bike and Pedestrian and Local /Regional Transportation Grant funds from the Sacramento Area Council of Governments (SACOG), and \$450,000 of Measure E funds.

The original contract amount was \$358,614 and this amendment of \$93,380.51 will bring the total agreement amount to \$451,994.51. The total project budget include the costs for design, project management, construction management and construction.

Background

The project will install bike lanes on Main Street and curb and gutter, landscape, fencing, irrigation and storm drainage on the north side of East Main between Pioneer Avenue and East Street. The project also includes an off-street bike path from Pioneer Avenue to Matmor Rd. on the north side of E. Main Street. The project will also improve the blighted entrance to Downtown and create a screen for the railroad tracks along E. Main Street.

The project will improve bicycle interconnectivity in Woodland by providing bike lanes on Main Street between Pioneer and East Street. The project will also enhance the appearance of E. Main Street.

Discussion

In October 2014, staff released a request for proposals from firms/teams to perform design services for this project. After a thorough evaluation of the submitted proposals, staff determined the top rated firm was Mark Thomas & Company. In early 2015, Council approved the design contract and shortly thereafter design for the project began.

In late 2015, the City was awarded funding for projects to rehabilitate W. Court Street and W. Main Street. Due to limited staffing and the short timeline on funding for these new projects, the W. Court and W. Main projects were prioritized over the E. Main Street project. During the time that the E. Main Street project was inactive, Caltrans created a new policy requiring locating high priority utilities via potholing. Further, given the amount of time that has lapsed since the project began and any information found during the aforementioned potholing, we

need to revalidate all utility conflicts with the respective owners. To comply with the new Caltrans policy and revalidate utility clearances, an amendment to the design contract is necessary. In addition, the amendment includes additional funding required for environmental clearance, traffic signal modifications, bidding support, and construction support not listed in the original scope.

Staff is requesting that Council approve the amendment to the consultant service agreement with Mark Thomas & Company in the amount of \$93,380.51. This amendment is 26% of the total original contract which exceeds the 10% change authority provided by Council when the contract was awarded. This action does not require a change to the project budget.

Staff anticipates bidding project late 2019 and construction to begin Summer 2020.

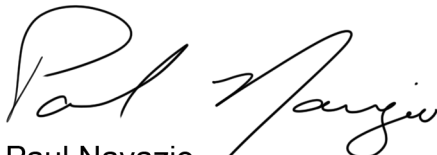
Conclusion

Staff recommends that the City Council adopt Resolution No. _____, to approve a consultant services amendment for design with Mark Thomas and Company, in the amount of \$93,380.51 for a total agreement amount of \$451,994.51 and authorize the City Manager to execute the amendment for the E. Main Street Improvement Project, CIP 13-05.

Prepared by: Clara Olmedo, Associate Engineer

Reviewed by: Brent Meyer, City Engineer

Ken Hiatt, Assistant City Manager/Community & Economic Development Director



Paul Navazio
City Manager

Attachments:

1. Resolution
2. Amendment

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING AN AMENDMENT WITH MARK THOMAS & COMPANY
CONSULTANTS, INC. FOR DESIGN SERVICES**

WHEREAS, the E. Main Street Improvement Project, CIP 13-05 is fully funded in the Capital Budget; and

WHEREAS, the City Council approved a Consultant Services Agreement with Mark Thomas & Company on January 20, 2015 in the amount of \$358,614;

WHEREAS, the City Council wishes to approve the Amendment with Mark Thomas & Company for \$93,380.51 for a total contract amount of \$451,994.51 and authorize its execution through the adoption of this Resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF WOODLAND AS FOLLOWS:**

Section 1. The City Council hereby approves the consultant services amendment and authorizes and directs the City Manager to execute the amendment in the amount of \$93,380.51 for a total contract amount of \$451,994.51.

Section 2. A copy of the Agreement is available and on file in the City Clerk's office, and is incorporated herein by reference and made a part of this Resolution.

PASSED AND ADOPTED this 2th day of July 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Xochitl Rodriguez, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



June 13, 2019

File No: SA-15118

Community Development
City of Woodland
300 First Street
Woodland, CA 95695
Attn: Clara Olmedo

RE: East Main Street Improvements [CIP #13-05] – Additional Services Request for Potholing High Priority Utilities and Design of Traffic Signal Modifications – Amendment No. 1

Dear Ms. Olmedo,

Mark Thomas' scope of services for the East Main Street Improvements Project includes engineering and design services for project management, surveying and mapping, public outreach, preparation of plans, specifications and estimates (PS&E), preparation of paperwork and assistance for obtaining the ROW Certification and the E-76 for Construction from Caltrans District 3 Local Assistance, and construction support services for the East Main Street Improvements project. Services completed to date include topographic surveys and base mapping, utility data gathering and mapping, alternatives development and screening, preparation of concept plans and exhibits, and development of environmental documents for CEQA and NEPA clearance of the improvements on East Main Street from East Avenue to the Northbound Interstate 5 Off Ramp.

We are requesting an amendment to our contract for design of the East Main Street Improvements to reallocate remaining project budgets for environmental clearance, origin and destination studies, public outreach and 100% (Bid) PS&E, and additional project budget to support ongoing project management and meetings, potholing high priority utilities, design of additional traffic signal modifications by Y&C, conducting a Phase 1 Initial Site Assessment (ISA) by Crawford & Associates, and to provide design support during the bidding, construction and project close-out in 2020.

Mark Thomas will complete the following tasks:

Task 1 – Project Management and Meetings

1.1 Project Management

Mark Thomas will continue to provide direction to plan, organize, direct and monitor project work activities and resources in accordance with contracted scope, schedule and budget. This task includes performing ongoing general project management with the client, subconsultants and stakeholders including preparing contract paperwork, memo's, letters and e - mail, making phone calls and maintaining project files. **For this scope of work, Mark Thomas assumes an additional project duration of 18 months.**

Task 2 – Survey and Right of Way

2.3 Existing Utility Mapping

A preliminary map of existing utilities was prepared during development of concept plans alternatives for East Main Street. Mark Thomas will need to update existing utility mapping for the final design. We will send requests for existing facility maps to private utility companies with facilities on East Main Street and coordinate with the City to obtain updated GIS utility maps for public utility systems. We will prepare an updated map of existing utilities in AutoCAD for the design.

Remaining unused project budget for previously completed tasks, including environmental clearance and conducting an origin and destination study, will be reallocated to conduct outreach with utility companies and prepare updated mapping.

2.4 Phase 1 Initial Site Assessment (NEW TASK)

In November 2017, we obtained your email authorization to conduct a Phase 1 Initial Site Assessment (ISA) by Crawford & Associates, as was required by Caltrans for the project's environmental clearance. Crawford completed the ISA and issued their report in November 2017. This amendment includes the additional budget previously approved via email to complete the ISA.

2.5 Potholing High Priority Utilities (NEW TASK)

The Caltrans Project Development Procedures Manual requires positive location for high priority utilities and approximate location for all other utilities for the entire project limits. "High priority subsurface installation" means high-pressure natural gas pipelines with normal operating pressures greater than 415kPA gauge (60psig), petroleum pipelines, pressurized sewage pipelines, high-voltage electric supply lines, conductors, or cables that have a potential to ground of greater than or equal to 60kv, or hazardous materials pipelines that are potentially hazardous to workers or the public if damaged. Prior coordination with Caltrans Local Assistance has indicated potholing for high priority utilities will be required for all projects where excavation will be conducted outside the existing paved roadway surface or the depth of excavation will exceed the existing pavement structural section.

As currently planned, the East Main Street Improvements will include excavation in non-paved areas for construction of a new multiuse pathway and stormwater treatment features and in the roadway for new and relocated storm drain facilities. As such, potholing of high priority utilities, including gas lines greater than 2" diameter, underground electric lines, and fiber optic communication lines will be required to obtain Caltrans' Right of Way and Utilities Certification for the project.

The original scope of work for the project did not provide budget for utility locating services. **Therefore, we are requesting additional Reimbursables budget to conduct up to fifteen (15) potholes of existing utilities within the public right-of-way.** It is assumed the City will provide a no-fee encroachment permit for potholing activities.

Task 6 – Final Design

6.2 Traffic Signal Modifications

The original scope of work for Y&C included design for traffic signal modifications at two locations only (E. Main St/SR 113 NB Ramp and E. Main St/SR 113 SB Ramp), repairs to existing signal interconnect, and new and relocated street lighting. Based on the email from the City on April 22, 2019, Caltrans will be responsible for designing and constructing signal improvements at the SR 113 SB and NB Ramp intersections. Therefore, the current project scope will require traffic signal modifications at up to four (4) signalized intersection locations including:

- E. Main Street/East Street
- E. Main Street/Thomas Avenue
- E. Main Street/Matmor Street
- E. Main Street/Pioneer Avenue

Y&C will prepare plans, specifications and estimates for the traffic signal modifications.

Task 7 – Construction Support

Mark Thomas will perform this work at a time and materials basis. Additional effort will be provided by Y&C to support the traffic signal bidding and construction activities.

7.1 Bidding Support (NEW TASK)

Mark Thomas and Y&C will provide assistance, as required, to the City during bidding of the project. The work may include answering questions from prospective bidders, assisting the City in the preparation of addenda to the PS&E during the advertisement period, and providing consultation and interpretation of the construction documents.

7.2 Construction Support (NEW TASK)

This task assumes that the City will perform the construction management in - house with qualifications that include past experience with public works projects. The construction manager will be responsible for managing the project through construction including overseeing the Contractor and day - to - day construction activities and inspection.

During the construction phase, Mark Thomas and Y&C will work with the Resident Engineer (RE) that is provided by the City to assist and advise the RE in order to minimize construction conflicts and to expedite project completion.

Mark Thomas and Y&C will prepare Contract Change Order (CCO) plans, respond to Request for Information (RFIs) and review shop drawings, if necessary. For this scope of work, a budget has been specified. After the budget is exhausted, the assistance will be on a time and materials basis.

7.3 Record Drawings (NEW TASK)

Mark Thomas will provide Record Drawings to the City after construction is complete. These drawings will be based on red - lined as - built provided by the City Construction Manager or City Contractor.

COMPENSATION

Based on the attached Fee Proposal, the total contract budget will be increased by \$93,380.51 from \$358,614.00 to \$451,994.51. Budgets for design tasks may be redistributed as needed. Invoices will be submitted monthly on a time and materials basis.

Phase	Task	Description of Work	Previous Budget	Remaining Budget	Additional Budget / Reallocation
100	001	1.1 Project Management	\$10,992.73	\$0.02	\$9,422.00
100	099	MT Reimbursables (Utility Potholing)	\$8,390.00	\$8,390.00	\$30,000.00
200	003	2.3 Existing Utility Mapping	\$8,370.91	-\$15.13	\$5,169.86
300	001	3.1 Alternative Screening Plan	\$6,547.27	-\$16.72	\$16.72
300	002	3.2 Origin/Destination Determination	\$5,123.64	\$3,610.15	-\$3,610.15
400	001	4.1 Preliminary Environmental Study	\$1,191.82	\$163.10	-\$163.10
400	002	4.2 Environmental Documents	\$2,383.64	\$1,396.61	-\$1,396.61
780	100	Y&C: 6.2 Traffic Signal, Lighting & Site Electrical PS&E's	\$37,000.00	\$37,000.00	\$26,000.00
		Sub Mark-Up (Y&C)	\$1,850.00	\$1,850.00	\$1,300.00
780	200	Area West: 4.1 Prelim Env Study	\$4,000.00	\$37.35	-\$37.35
780	201	Area West: 4.2 Environ Documents	\$4,021.00	\$3,356.02	-\$3,356.02
		Sub Mark-Up (Area West)	\$401.00	\$169.62	-\$169.62
800	100	Crawford: 2.4 Phase I ISA (approved via email)	\$0.00	\$0.00	\$5,865.51
		Sub Mark Up (Crawford – approved via email)	\$0.00	\$0.00	\$293.27
805	001	7.1 Bidding Support	\$0.00	\$0.00	\$5,561.00

Phase	Task	Description of Work	Previous Budget	Remaining Budget	Additional Budget / Reallocation
805	002	7.2 Construction Support	\$0.00	\$0.00	\$8,825.00
805	003	7.3 Record Drawings	\$0.00	\$0.00	\$3,360.00
805	100	Y&C: 7.1 Bidding Support	\$0.00	\$0.00	\$6,000.00
		Sub Mark Up (Y&C)	\$0.00	\$0.00	\$300.00
			\$90,272.01		\$93,380.51

EXCLUSIONS AND CONDITIONS

Unless specifically described above, additional task may be completed for an additional fee to be negotiated upon receipt of written approval from the City. Optional tasks that may be included in the scope of work include:

- Design Services during Bidding and Construction.
- Preparation of an RE file.
- Conducting construction surveys and providing construction staking.
- Geotechnical services during construction.

Thank you again for the opportunity to work with you on this project. If you have any questions, please contact me at (916) 403-5724.

Sincerely,

MARK THOMAS



Dan Blomquist
Project Manager

Attachments



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2019
ITEM #: I.10.
SUBJECT: Fee Deferral Agreement - Z Specialty Food

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to enter into a Non-Residential Fee Deferral Agreement with Hive on Harter, LLC.

Staff Contact:

Lynn Johnson, Senior Management Analyst, 9530) 661-5979, lynn.johnson@cityofwoodland.org

Fiscal Impact:

There is a short-term fiscal impact on the City as a result of the recommended action to defer \$173,347.27 in Development Impact and Water Capacity Fees for a period of seven (7) years. The applicant is requesting that the City initially defer the fees for up to twelve (12) months from the date of permit issuance or the date of certificate of occupancy, whichever occurs first before interest begins computing. At that time, interest will begin computing at a rate of 3 1/2%. The first interest only payment is due twelve (12) months later and then a subsequent interest only payment twelve (12) months after that. The fees will then be paid back annually (principal and interest) for the following five (5) years. The fees are amortized over a seven (7) year period at 3 1/2% interest. The applicant will pay a total of \$30,752.34 in interest on the deferred fees for a total of \$204,099.61.

The project will result in positive fiscal impacts to the city in the form of increased property tax and sales tax. Additionally, the expansion will create new jobs and employment opportunities for local residents.

Background:

Z Specialty Foods is a family owned and operated business born in a local garage 40 years ago. The business located in Woodland approximately 20 years ago and has since outgrown its current leased facility on Harter Avenue. It recently acquired a 2.77 acre vacant property just down the street on Harter Avenue to develop a new headquarters facility, "Hive on Harter," that would provide expansion capabilities for the growing business. Z Specialty Food's expansion will add substantial capacity for customer packing projects for other brands, as well as increased capacity for sales of branded products. Currently the company handles honey from all over the United States as well as other parts of the world. In addition to room for a phase two expansion, the size of the site will also allow for a Bee Garden. The Bee Garden will be used as a teaching garden for students of all ages as the company continues part of its mission to educate and enlighten others about the importance of pollinators and the insect-human interface in our lives. Bee friendly landscape, including drought tolerant pollinator plants and innovative water management practices, will be included in the garden area.

Discussion:

The current cost of construction has made it difficult for businesses to secure bank loans to cover construction costs. Payment of the City's development impact fees and water capacity fees at time of building permit issuance adds additional financial burden, challenging the project's financial feasibility. The applicant has worked closely with the City and their financial lender to develop the fee deferral agreement terms necessary for the project to move forward this year. Z Specialty Food is a long-standing locally owned business and has been an active supporter of local community events such as the California Honey Festival and the City's Bee City USA program. It has also been an integral partner in the City's Food Front Initiative that collaborates with the local industry to continue to grow Woodland's food and agriculture economy.

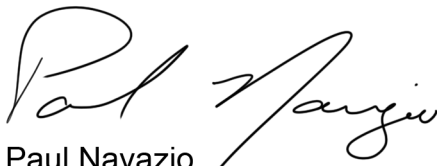
The Fee Deferral Agreement includes a Deed of Trust and Promissory Note that provides the City with payment security in the event of any issues with the future loan repayment.

Conclusion:

Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to enter into a Non-Residential Fee Deferral Agreement with Hive on Harter, LLC.

Prepared By: Lynn Johnson, Senior Management Analyst

Reviewed By: Ken Hiatt, Assistant City Manager/Community & Economic Development



Paul Navazio
City Manager

Attachments:

1. Resolution
2. Fee Deferral Agreement

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY MANGER TO ENTER INTO A NON-RESIDENTIAL FEE DEFERRAL AGREEMENT WITH HIVE ON HARTER, LLC

WHEREAS, Section 15.20.060(a) of the City of Woodland Municipal Code allows deferral of certain development impact fees under certain conditions; and

WHEREAS, Hive on Harter, LLC has received all needed entitlements and approvals and is ready to begin construction and pull required building permits; and

WHEREAS, Z Specialty Foods has acquired a 2.77 acre vacant property (APN: 027-420-015) near its existing leased facility that it wishes to develop; and

WHEREAS, Hive on Harter, LLC is an affiliate of Z Specialty Foods, both of which wish to move its headquarters to a new, larger facility to be constructed at 1221 Harter Avenue; and

WHEREAS, the new headquarters facility “Hive on Harter” will provide expansion capabilities for the growing businesses; and

WHEREAS, the new facility will add substantial capacity for customer packing projects for other brands, as well as increased capacity for sales of branded products; and

WHEREAS, the property size allows for a future phase two expansion project as well as a Bee Garden that will be used as a teaching garden for students of all ages as the company continues part of its mission to educate and enlighten others about the importance of pollinators and the insect-human interface in our lives; and

WHEREAS, the City has estimated the proposed development impact fees and water capacity fees to be \$173,347.27; and

WHEREAS, the applicant has submitted all of the required documents in order to qualify for fee deferral; and

WHEREAS, under the terms of the Agreement, fees will initially be deferred for twelve (12) months from the date of permit issuance or the date of certificate of occupancy, whichever occurs first, before interest of 3 ½% begins computing on the deferred fees; and

WHEREAS, an interest only payment shall be due twelve (12) months from when interest begins computing and then subsequently another interest only payment shall be due twelve (12) months later; and

WHEREAS, subsequent annual payments of principal and interest as calculated on the amortization schedule and included in the fee deferral agreement shall be made for five (5) years; and

WHEREAS, the fee deferral will be guaranteed by execution of a promissory note and deed of trust; and

WHEREAS, the action of fee deferral does not constitute a project as defined by California Environmental Quality Act Guidelines Section 15378; therefore, no further environmental review is required.

NOW THEREFORE, BE IT RESOLVED THAT the City Council of the City of Woodland determines that the attached Fee Deferral Agreement is approved between the City and Hive on Harter.

NOW THEREFORE, BE IT FURTHER RESOLVED THAT the City Council authorizes the City Manager to execute a Fee Deferral Agreement document and take any other actions necessary to effectuate the fee deferral agreement.

PASSED AND ADOPTED by the City Council this 2nd day of July, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Xochitl Rodriguez, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

City of Woodland
300 First Street
Woodland, CA 95695
Attention: City Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE
EXEMPT FROM RECORDING FEES PURSUANT TO GOV. CODE § 6103

DEVELOPMENT IMPACT FEE DEFERRAL AGREEMENT

between

THE CITY OF WOODLAND
a California municipal corporation

and

HIVE ON HARTER, LLC
a Limited Liability Company

Dated as of _____, 2019

DEVELOPMENT IMPACT FEE DEFERRAL AGREEMENT

This Development Impact Fee Deferral Agreement (“**Agreement**”) is entered into on this _____ day of _____, 2019, by and between the City of Woodland, a California municipal corporation (“**City**”), and Hive on Harter, LLC, a Limited Liability Company (“**Owner**”). City and Owner are sometimes individually referred to herein as “**Party**” and together as “**Parties**.” This Agreement shall become effective (“**Effective Date**”) on the date following both approval by the City of Woodland City Council and execution of the Agreement by the appropriate authorities or officers of the City and Owner.

RECITALS

A. City imposes certain fees on development projects to offset the cost of providing services, which are commonly referred to as development impact fees, and are due at the time of building permit issuance.

B. The City has identified and designated certain projects throughout the City that are paid for with development impact fees and are referenced in the City’s Major Projects Financing Plan, which is updated from time to time, and is explained in more detail in the Major Projects Financing Plan Nexus Study.

C. Owner owns certain real property in the City of Woodland, California, with an address of 1221 Harter Avenue, and further identified as Yolo County Assessor’s Parcel Number 027-420-015 (“**Property**”). The Property is legally described in **Exhibit “A”** attached hereto and incorporated herein by reference. The Property is currently planned to be developed to be an approximate 21,500 sq. ft. wholesale/manufacture use with a minor tasting room/retail component (“**Project**”). At least 51% of the occupiable square footage of the Project will be used for non-residential purposes.†

D. Owner has received all approvals for the Project, including site plan and design review, but has not yet received a building permit. Owner is obligated to pay to City certain development impact fees (“**DIF**”) prior to obtaining a building permit for the Project.

E. Owner is also obligated to pay a water capacity fee (“**WCF**”) upon application based on the size of water meter(s) needed for the Project.

F. Owner has requested that the total DIF and WCF amount of **ONE HUNDRED SEVENTY THREE THOUSAND THREE HUNDRED FORTY-SEVEN AND TWENTY-SEVEN CENTS (\$173,347.27)** (“**Loan Amount**”) due for Project be deferred for a total of ~~eight~~**seven (7)** years from the date of permit issuance or the date of certificate of ~~or~~ occupancy, whichever occurs first.

F. Owner has requested to pay interest only on the Loan Amount for two (2) years with the first payment due twelve (12) months after building permit issuance or date of certificate of occupancy, whichever occurs first. The Loan Amount will then be paid in annual installments of **THIRTY EIGHT THOUSAND THREE HUNDRED NINETY-FIVE DOLLARS (\$38,395)** over a four (4) year period with balance of Loan Amount due in the fifth installment, at three and a half percent (3.5%) interest, which City has determined based on its own independent

investigation and review to constitute a market rate interest rate. The first payment of principal and interest will be due 24 months after the first interest only payment is made. Specific payment amounts are shown in **Exhibit “B”** attached. To secure payment of the outstanding DIF and WCF owed to City, as further described in this Agreement, Owner agrees to provide the security as required herein.

G. On December 16, 2008, the City Council adopted Ordinance No. 1501 (“Fee Deferral Ordinance”) to allow for the deferral of certain development impact fees for market-rate residential and non-residential projects. Since 2008, the City Council has adopted ordinances extending the Fee Deferral Ordinance, including on June 20, 2017, when the City Council adopted Ordinance No. 1617 amending Section 6B-110 (recodified as Section 15.20.110) of the City of Woodland Municipal Code to extend the Fee Deferral Program through June 30, 2022, and on November 20, 2018, when the City Council adopted Ordinance No. 1640 amending the Woodland Municipal Code to expand the types of impact fees that may be eligible for deferral and to allow both in-fill residential and non-residential development to benefit from a fee deferral program.

H. The purpose of this Agreement is to set forth the terms and conditions upon which the City will allow Owner to defer payment of the DIF and WCF.

I. The Parties understand and agree that the obligations created under this Agreement will run with the land and be binding upon all successors and assigns to the Property, or any part thereof.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

AGREEMENT

1. Incorporation of Recitals. The recitals set forth above are true and correct and are incorporated into this Agreement by reference as though fully set forth herein.

2. Eligibility for Fee Deferral. Owner agrees that it has satisfied all of the conditions for eligibility for entering into this Agreement, as set forth in Section 15.20.060(a) of the City of Woodland Municipal Code, and Owner understands and agrees that City is relying on Owner’s representations in entering into this Agreement. Should Owner and/or the Property or Project be deemed at any time subsequent to the execution of this Agreement to be ineligible for a deferral of development impact fees pursuant to the Fee Deferral Ordinance, regardless of whether Owner intentionally or unintentionally misrepresented to the City that Owner was eligible for a deferral of fees, City may terminate this Agreement and require all subject fees to be immediately paid in full.

3. Total Fee Obligation. As a condition of building permit issuance for the Project, Owner is required to pay the estimated totality of DIF and WCF (as shown in detail in **Exhibit “B,”** attached hereto and incorporated herein), in a single lump sum payment, in the amount of ONE HUNDRED SEVENTY THREE THOUSAND THREE HUNDRED FORTY-SEVEN DOLLARS AND TWENTY-SEVEN CENTS (\$173,347.27) (“**Loan Amount**”). The Parties have agreed to defer the fees initially for twelve (12) months from the date of permit issuance or the date of certificate of occupancy, whichever occurs first before interest begins computing. The

Parties have also agreed to permit payment of interest only on the Loan Amount to be paid the first two years of the loan with the first payment due twelve months after the interest begins ~~accruing~~ ~~computing~~ on the deferred fees. The Loan Amount will then be paid in annual installments, over a period of five (5) years beginning twenty-four (24) months after interest begins ~~accruing~~ ~~computing~~ on the fee deferral, provided that an interest rate of three and one half percent (3.5%) shall be charged on the entire balance of the Original Loan Amount. The total obligation shall be TWO HUNDRED FOUR THOUSAND NINETY-NINE DOLLARS AND SIXTY-ONE CENTS) (\$204,099.61).

4. Yearly Payments. Owner agrees to pay the total Loan Amount over seven years with the first payment of interest only due twelve (12) months from when interest begins ~~accruing~~ ~~computing~~ on the loan. An additional payment of interest only shall be due twelve (12) months later. Subsequently, Owner shall pay five (5) annual installments in the amounts shown in the amortization schedule, attached hereto and incorporated herein as Exhibit C, ("Yearly Installments"). The first Installment of THIRTY EIGHT THOUSAND THREE ~~HUNDRED~~ NINETY-FIVE DOL~~AL~~ARS (\$38,395.00) shall be due three (3) years from the date interest begins ~~accruing~~ ~~computing~~ on the fee deferral. Subsequent Yearly Installments shall be remitted to City on the anniversary date of payment of the first installment. The last Yearly Installment shall be increased or decreased, as necessary, to effect payment in full of all outstanding amounts owing to City pursuant to this Agreement. A late fee of up to ten percent (10%) may be charged on any Yearly Installment not received by the due date.

5. No Pre-Payment Penalty. Owner may make an early payment to City without a pre-payment penalty as an alternative to making annual payments. The payment must be in a lump sum amount equal to the then remaining balance, including any accrued interest up to the date of payment, under this Agreement.

6. Personal Obligation; Obligation Runs with the Land. The Parties acknowledge and agree that payment of the DIF Obligation benefits the Property, and the obligation to pay the DIF Obligation in full shall run with the land and be binding on the Property and all successors and assigns thereto. Owner hereby further acknowledges and agrees that the obligation to pay the DIF Obligation shall continue and remain an obligation of Owner as well as (jointly and severally) any successors in interest of Owner, including, without limitation, any successor in interest to the Property or any portion of the Property.

7. Security. From and after the Effective Date, this Agreement shall contractually bind Owner to pay the DIF Obligation and shall constitute a lien against the Property in the amount of the DIF Obligation. City and Owner shall additionally execute that certain security instrument set forth in **Exhibit D**, attached hereto and incorporated herein by this reference, which shall be recorded in the Official Records of the County of Yolo, California concurrently with the recordation of this Agreement. Upon payment of the DIF Obligation to City, City shall execute and record in the Official Records of the County of Yolo, California a release of the security instrument and any lien(s) from the Property in a form approved by the City Attorney. At Owner's request, City will deliver a copy of the executed release form to Owner. The invalidity or unenforceability of any lien or security instrument provided for under this Agreement shall not

affect the contractual obligation of Owner to pay any and all fees for the Property, nor shall the sale, lease, or any encumbrance of the Property release Owner of this contractual obligation.

8. City's Remedies For Owner's Default. Failure of Owner to pay the DIF Obligation pursuant to this Agreement shall be deemed an event of default hereunder, and City shall have the right, in addition to any other right or remedy in this Agreement, and in its sole discretion, to: (a) demand immediate payment in full by Owner or successors in interest of Owner of all outstanding amounts owed; (b) charge a late fee on all late and outstanding payments; (c) treat and collect all outstanding amounts as a lien against the Property; or (d) enforce any combination of the foregoing rights, in addition to any other right City may have in law or in equity.

9. Rights Not Granted Under Agreement. This Agreement is not, and shall not be construed to be, an approval or a granting of any right or entitlement (vested or otherwise) by City concerning any development on the Property, or any other project, development, or other construction by Owner within the City. This Agreement does not, and shall not be construed to, exempt Owner from paying any fees for any entitlements, permits, licenses, or other approvals that may be required by the City or other public entity with jurisdiction over the Property at the time required by the City or other public entity with jurisdiction over the Property, or any other project development or other construction by Owner. This Agreement does not, and shall not be construed to, exempt Owner from any requirement to obtain permits or other discretionary or non-discretionary approvals as may be necessary for the development, maintenance, or operation of the development on the Property or any other project, development, or other construction by Owner within the City. This Agreement does not, and shall not be construed to, exempt Owner or the Property from the application or exercise of the City's or any of its related agencies' power of eminent domain or its police powers, including, but not limited to, the regulation of land uses, and the taking of any actions necessary to protect the health, safety, and welfare.

10. Indemnification. Owner shall defend (with counsel of City's choice), indemnify and hold City, its officials, officers, employees, and agents free and harmless from any and all claims, liabilities, losses, costs, expenses, damages, or injuries to property or persons, including wrongful death, in any manner caused by any acts, omissions, or willful misconduct of Owner, its officials, officers, employees, agents, consultants, and contractors arising out of or in connection with this Agreement or the Fee Deferral Ordinance ("Claims"), including without limitation, the payment of all consequential damages, attorneys' fees, and other related costs and expenses. The indemnity provided herein shall include coverage of City under any warranty or guarantee implied by law or fact, or otherwise given to Owner. This indemnification provision shall not apply to any Claims arising out of or incident to the sole negligence or willful misconduct of City, its officials, officers, employees, or agents. In addition, this indemnity provision and any warranties or guarantees shall not limit any liability under law of any consultants or contractors of Owner. Without limiting the foregoing, this indemnity shall extend to any claims arising because Owner has failed to properly secure any necessary easements, land rights, contracts or approvals, or to comply with the Prevailing Wage Laws.

11. Notice to Subsequent Owners. The original of this Agreement will be recorded in the Official Records of the County of Yolo, California, and will provide notice to subsequent owners/occupants of the Property that the Property is subject to this Agreement and the conditions

and obligations herein. Recordation of this Agreement shall provide constructive notice to all buyers and lessees of the existence of this Agreement and the obligations hereunder to pay the DIF obligation when and as due.

12. Cumulative Remedies. The rights or remedies of City, as provided in this Agreement, or pursuant to any applicable laws, rules, or regulations, may be pursued singly successively, together, or otherwise against the Property, Owner, or its transferees, successor(s), or assign(s) at the City's sole discretion. City's failure to exercise any such right or remedy shall in no event be construed as a waiver or release of such rights or remedies, or of the right to exercise them at a later time.

13. No Waiver. City's or Owner's failure to insist on performance of any of the terms or conditions of this Agreement or to excuse any right, remedy, or privilege of City's or Owner's waiver of any breach hereunder shall not thereafter be deemed a subsequent waiver of any of the terms, conditions, or rights, remedies, or privileges, whether of the same or similar type. No party will be deemed to have waived any rights under this Agreement unless the waiver is made in writing and signed by the waiving party or that party's duly authorized representative. All rights and remedies provided for under this Agreement are cumulative.

14. Cooperation. The Parties agree to cooperate with each other in good faith and in furtherance of the purposes of this Agreement. The Parties hereby agree to take such other reasonable actions and execute such other documents as are consistent with this Agreement and as are reasonably necessary to effectuate this Agreement; provided, however, that the foregoing shall not require City to take any legislative act or exercise its discretion in any particular manner.

15. Entire Agreement. This Agreement contains the final and complete agreement between the Parties with respect to the matters herein discussed and supersedes all previous communications and agreements between them, either oral or written, to the extent such prior communications and agreements are inconsistent with this Agreement.

16. Assignment. This Agreement is not assignable by Owner without the prior written consent of City, and any attempt to make such assignment shall be void and shall constitute an incurable material default under this Agreement. Upon such unpermitted assignment, City shall be entitled, in addition to any other remedy provided in this Agreement, to immediately make demand upon the Note. Should a permitted assignment occur, the terms, conditions, and obligations created under this Agreement shall run with the Property in perpetuity from the Effective Date and shall be binding upon all successors and assigns to the Property.

17. Attorneys' Fees. If any action or proceeding is commenced between City and Owner to enforce or interpret any term of this Agreement, the prevailing party in such action or proceeding, in addition to all other relief to which it may be entitled, shall be entitled to recover from the other party the prevailing party's cost of suit and reasonable attorneys' fees. The attorneys' fees and costs shall include, without limitation, attorneys' costs and fees incurred on appeal and those incurred in enforcing any judgment rendered in any such action or proceeding. Such attorneys' costs and fees may be recovered as an element of costs in the underlying action or proceeding or in a separate recovery action.

18. Prevailing Wages. Owner is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., (“Prevailing Wage Laws”), which require the payment of prevailing wage rates and the performance of other requirements on “public works” and “maintenance” projects. If the Services are being performed as part of an applicable “public works” or “maintenance” project, as defined by the Prevailing Wage Laws, and if the total compensation is \$1,000 or more, Owner agrees to fully comply with such Prevailing Wage Laws. Upon request, City shall provide Owner with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. Owner shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the Services available to interested parties upon request, and shall post copies at the Owner’s principal place of business and at the project site. Owner shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws. It shall be mandatory upon the Owner and all subconsultants to comply with all California Labor Code provisions, which include but are not limited to prevailing wages (Labor Code Sections 1771, 1774 and 1775), employment of apprentices (Labor Code Section 1777.5), certified payroll records (Labor Code Section 1776), hours of labor (Labor Code Sections 1813 and 1815), contractor registration (Labor Code Sections 1725.5 and 1771.1), and debarment of contractors and subcontractors (Labor Code Section 1777.1). It shall be the sole responsibility of Owner to determine whether to comply with Prevailing Wage Laws for any or all work required by this Agreement. As a material part of this Agreement, Owner agrees to assume all risk of liability arising from any decision not to comply with Prevailing Wage Laws for work required by this Agreement.

19. Notices. All notices shall be in writing and shall be considered given: (i) when delivered in person to the receipt named below; or (ii) three days after deposit in the United States mail, postage prepaid, addressed to the recipient named below. All notices shall be addressed as follows:

If to City:

City Manager
City of Woodland
300 First Street
Woodland, California 95695
Telephone: (530) 661-5800

With Copies to:

Best Best & Krieger LLP
500 Capitol Mall, Suite 1700
Sacramento, CA 95814
Attn: Kara K. Ueda, Esq.

Telephone: (916) 325-4000

If to Owner:

Hive on Harter, LLC
Josh Zeldner
1250-A Harter Avenue
Woodland, CA 95776

Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by the change.

20. Governing Law. This Agreement and its provisions shall in all respects be interpreted, construed, enforced, and governed by and under the laws of the State of California, without regard to conflict of laws principles.

21. Consent to Jurisdiction, Venue. Any action or proceeding brought with regard to this Agreement shall be instituted and maintained in the Superior Court for the County of Yolo, California. Owner hereby forgoes and waives any provision of law providing for a change of venue from such court on the grounds that City is or may be a party to any such action of proceeding.

22. Modification. This Agreement may be modified only by another written instrument duly authorized and executed by both City and Owner.

23. Severability. The provisions of this Agreement are specifically made severable. If any clause, provision, rights, and/or remedy provided for herein is unlawful or unenforceable, the remainder of this Agreement shall remain in effect and be enforced as if such clause, provision, right, and/or remedy were not contained herein.

24. Headings. Section headings contained in this Agreement are for convenience only and shall not impact the construction or interpretation of any provision.

25. Rules of Construction. The language in all parts of this Agreement shall in all cases be construed as a whole according to its fair meaning, and not strictly for or against either City or Owner. This Agreement is the product of mutual negotiation and drafting efforts. Accordingly, the judicial rule of construction that ambiguities in a document are to be construed against the drafter of that document shall have no application to the interpretation or enforcement of this Agreement.

26. No Third Party Beneficiaries. This Agreement and the performance of the City's and Owner's obligations hereunder are for the sole and exclusive benefit of the City and Owner. No person or entity who or which is not a signatory to this Agreement shall be deemed to be benefited or intended to be benefited by any provision hereof, and no such person or entity shall

acquire any rights or causes of action against either the City or Owner hereunder as a result of the City's or Owner's performance or nonperformance of their respective obligations under this Agreement.

27. Execution. This Agreement may be executed in one or more counterparts, each of which shall be an original and together shall constitute the entire agreement of the parties.

28. Authorization. Each person executing this Agreement represents and warrants that he or she has the full power and authority to execute this Agreement on behalf of the named parties.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

CITY

**CITY OF WOODLAND,
a California Municipal Corporation**

OWNER

**HIVE ON HARTER,
A Limited Liability Company**

By: _____
Paul Navazio
City Manager

By: _____
Josh Zeldner

Dated: _____

Dated: _____

ATTEST:

By: _____
Ana B. Gonzalez
City Clerk

APPROVED AS TO LEGAL FORM:

BEST BEST & KRIEGER LLP

By: _____
City Attorney

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)
COUNTY OF YOLO)

On November _____, 2019 before me, _____, Notary Public,
personally appeared _____, who proved to me on the
basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or
the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: _____ (seal)

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)
COUNTY OF YOLO)

On November _____, 2019 before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: _____ (seal)

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

The land described herein is situated in the State of California, County of Yolo, City of Woodland, described as follows:

Lot 9, as shown on that certain map entitled "Ventura Park West," filed June 26, 1973 in Book 8 of Maps, Pages 85 and 86, Yolo County Records.

APN: 027-420-015-000

**EXHIBIT B TO
DEVELOPMENT IMPACT FEE DEFERRAL AGREEMENT**

Subject Fees for Building Permit No. BLDG-19-_____

The following development impact fees, in the total amount of ONE HUNDRED SEVENTY THREE THOUSAND THREE HUNDRED FORTY-SEVEN DOLLARS AND TWENTY-SEVEN CENTS (\$173,347.27) imposed on the Property by the City of Woodland upon issuance of City of Woodland Building Permit No. BLDG-19-_____ shall be deferred pursuant to the terms and conditions of this Agreement:

- (1) General City Development Impact Fees in the amount of \$2,547.75.
- (2) Police Development Impact Fees in the amount of \$2,085.50.
- (3) Water Capacity Fees in the amount of \$18,794.
- (4) Road Development Impact Fees in the amount of \$46,192.75.
- (5) Administration Development Impact Fees in the amount of \$1,559.
- (6) Storm Drain Water Development Impact Fee in the amount of \$27,079.52.
- (7) Fire Development Impact Fees in the amount of \$12,072.25.
- (8) Wastewater Development Impact Fees in the amount of \$63,016.50.

Total: \$173,347.27.

EXHIBIT "C"

Amortization Schedule

Zee Specialty Fee Deferral Loan							
Loan Amount		\$ 173,347.27					
Annual interest rate (Compounding)		3.50%					
Loan period in years		5					
Number of payments per year		1					
Start of loan date		Permit Issuance or C Of O, whichever is sooner					
Payment No.	Payment Date	Beginning Bal.	Scheduled Payment	Total Payment	Principal	Interest	Ending Balance
1 (due 12 months after permit issuance or certificate of occupancy, whichever is sooner)		\$ 173,347.27	\$ -	\$ 6,067.15	\$ -	\$ 6,067.15	\$ 173,347.27
2		\$ 173,347.27	\$ -	\$ 6,067.15	\$ -	\$ 6,067.15	\$ 173,347.27
3		\$ 173,347.27	\$ 38,395.00	\$ 38,395.00	\$ 32,327.85	\$ 6,067.15	\$ 141,019.42
4		\$ 141,019.42	\$ 38,395.00	\$ 38,395.00	\$ 33,459.32	\$ 4,935.68	\$ 107,560.10
5		\$ 107,560.10	\$ 38,395.00	\$ 38,395.00	\$ 34,630.40	\$ 3,764.60	\$ 72,929.71
6		\$ 72,929.71	\$ 38,395.00	\$ 38,395.00	\$ 35,842.46	\$ 2,552.54	\$ 37,087.25
7		\$ 37,087.25	\$ 38,385.30	\$ 38,385.30	\$ 37,087.25	\$ 1,298.05	\$ 0.00
Total				\$ 204,099.61	\$ 173,347.27	\$ 30,752.34	

EXHIBIT D

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Woodland
300 First Street
Woodland, CA 95695
Attn: City Clerk

Space above line for Recorder's use only
Exempt from Recording Fees pursuant to Govt. Code § 27383

CITY OF WOODLAND

DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING (Hive on Harter)

This Deed of Trust, Assignment of Rents, Security Agreement, and Fixture Filing ("Deed of Trust") is dated _____, 2019, and recorded in the Official Records of Yolo County, executed by HIVE ON HARTER, a Limited Liability Company, in favor of the City of Woodland.

This Deed of Trust is made as of _____, 2019, among HIVE ON HARTER, a Limited Liability Company ("**TRUSTOR**"), whose address is 1250-A Harter Avenue, Woodland, CA 95776; First American Title Company ("**TRUSTEE**"); and the CITY OF WOODLAND ("**BENEFICIARY**"), whose address is 300 First Street, Woodland, CA 95695.

Trustor irrevocably grants, conveys, transfers, and assigns to Trustee in trust, with power of sale and right of entry and possession, all of Trustor's estate, right, title, and interest in, to and under the following property (collectively, the "**Property**"): (a) the real property in Woodland, California, described on **Exhibit 1** attached hereto and incorporated herein by this reference, together with all existing and future easements and rights affording access to it (the "**Land**"); (b) together with all buildings, structures, and improvements now existing or hereafter constructed thereon (the "**Improvements**"); (c) together with all articles of personal property now or hereafter attached to, placed upon for an indefinite term, or used in connection with the Land and/or Improvements, together with all goods and other property that are, or at any time become, so related to the Property that an interest in them arises under real estate law, or they are otherwise adjudged to be a "fixture" under applicable law (each a "**Fixture**," collectively "**Fixtures**"); (d) together with all other property and interests of any kind or character that may be reasonably necessary or desirable to promote the present and future beneficial use and enjoyment of such real property and improvements.

1. Secured Obligations. Trustor makes the grant, conveyance, transfer, and assignment herein for the purpose of securing the following obligation (the "**Secured**

Exhibit C

Obligation”): payment of the sum of ONE HUNDRED SEVENTY THREE THOUSAND THREE HUNDRED FORTY-SEVEN Dollars and TWENTY-SEVEN Cents (\$173,347.27) according to the terms of a promissory note (the “**Note**”) of even date herewith, executed by Trustor in favor of Beneficiary, or order and any extension or renewals thereof.

2. Maintenance and Repair. Trustor shall (a) keep the Property in good condition and repair; (b) complete or restore promptly and in good and workmanlike manner any building that may be constructed, damaged, or destroyed; (c) pay when due all claims for labor performed and materials furnished; (d) comply with all laws affecting the Property or requiring any alterations or improvements to be made; (e) not commit or permit waste; and (f) cultivate, irrigate, fertilize, fumigate, prune, and do all other acts which from the character or use of the Property may be reasonably necessary.

3. Insurance. Trustor shall maintain hazard insurance against loss by fire, hazards included with the term “**extended coverage**,” and any other hazards for which Beneficiary requires insurance, and liability insurance. The insurance carrier and the insurance policies and amounts of coverage shall be acceptable to Beneficiary, the policies shall name Beneficiary as a loss payee or an additional insured, as applicable, and the policies shall include Beneficiary as an additional insured, as applicable.

4. Defense of Security. Trustor shall appear in and defend any action or proceeding purporting to affect the security or the rights or powers of Beneficiary or Trustee. Trustor shall pay all costs and expenses, including costs of evidence of title and attorneys’ fees, in any such action or proceeding in which Trustee or Beneficiary may appear, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

5. Payment of Taxes and Liens. Trustor shall pay (a) at least 10 days before delinquency, all non-abated taxes and assessments affecting the Property; (b) when due, all encumbrances, charges, and liens, with interest, on the Property, that are or appear to be prior or superior to this Deed of Trust; and (c) upon demand all reasonable and documented costs, fees, and expenses of this Deed of Trust. If Trustor fails to make any payment or to do any act provided for in this Deed of Trust after written notice of such failure by Beneficiary and a reasonable opportunity to cure, then Beneficiary or Trustee may, without obligation to do so, and with or without notice to or demand upon Trustor, and without releasing Trustor from any obligation under this Deed of Trust: (a) make or do the same in such manner and to such extent as either may deem necessary to protect the security, Beneficiary or Trustee being authorized to enter upon the Property for such purposes; (b) appear in or commence any action or proceeding purporting to affect the security, or the rights or powers of Beneficiary or Trustee; (c) pay, purchase, contest, or settle any encumbrance, charge, or lien, which in the judgment of either appears to be senior to this Deed of Trust; and (d) in exercising any such powers, pay allowable expenses, including attorneys’ fees.

6. Reimbursement of Costs. Trustor shall pay upon demand all reasonable and documented sums expended by Beneficiary or Trustee provided for in this Deed of Trust or allowed by law, and as provided in the Fee Deferral Agreement and Note.

7. No Waiver. By accepting payment of any sum after its due date, Beneficiary does

Exhibit D

not waive its right either to require prompt payment when due of all other sums or declare a default for failure to pay.

8. Reconveyance. That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed of Trust and said note or notes to Trustee for cancellation and retention or other disposition as Trustee in its sole discretion may choose and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals of such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as “**the person or persons legally entitled thereto.**”

9. Assignment of Rents. Subject to the rights of senior lenders, Trustor hereby absolutely and unconditionally assigns to Beneficiary all of the rents, issues, profits, royalties, revenues, income, and other benefits (collectively, the “**Rents**”) derived from the Property, whether now due, past due or to become due, and hereby gives to and confers upon Beneficiary, either directly or through a receiver, the right, power, and authority, but not the obligation, to collect the Rents, and to sue, either in the name of Trustor or Beneficiary, for all such Rents and to apply the same to the indebtedness secured hereby in such order as Beneficiary may determine in its sole discretion. This assignment of Rents is intended to create and shall be construed to create an absolute assignment to Beneficiary of all of Trustor’s right, title, and interest in the Rents. So long as no default exists by Trustor in the payment of any indebtedness secured hereby, or in any other covenant contained herein, or in said note or notes or in any other document evidencing or securing such indebtedness, Trustor shall have the right to collect all Rents from the Property and to retain, use, and enjoy the same. Upon the occurrence of such a default beyond any applicable notice and cure periods, without the necessity of demand or other notice to Trustor or any other act to enforce Beneficiary’s interest pursuant to this assignment, Trustor shall have no interest whatsoever in the Rents that are received by Trustor after a default, and all such Rents shall be received and held by Trustor in constructive trust for Beneficiary and delivered promptly to Beneficiary, or to a court-appointed receiver for the Property, without the necessity for further notice to, or demand upon, Trustor. Upon the occurrence of such a default, beyond any applicable notice and cure periods, and at any time thereafter during the continuance thereof, Beneficiary may, at its option, send any tenant of the Property a notice to the effect that: (a) a default has occurred; (b) Beneficiary has elected to exercise its rights under this assignment; and (c) such tenant is thereby directed to thereafter make all payments of Rents to or for the benefit of Beneficiary or as Beneficiary shall direct. Any such tenant shall be entitled to rely upon any notice from Beneficiary and shall be protected with respect to any payment of Rents made pursuant to such notice, irrespective of whether a dispute exists between Trustor and Beneficiary with respect to the existence of a default or the rights of Beneficiary hereunder. Any such tenant shall not be required to investigate or determine the validity or accuracy of such notice or the validity or enforceability of this assignment. Trustor hereby agrees to indemnify, defend, and hold any such tenant harmless from and against any and all losses, claims, damages or liabilities arising from or related to any payment of Rents by such tenant made in reliance on and pursuant to such notice.

10. Default and Foreclosure. Upon default by Trustor in payment or performance of any Secured Obligation, subject to any applicable notice and cure period, Beneficiary may declare all sums secured immediately due and payable by delivery to Trustee of a declaration of default and demand for sale and of a notice of default and of a notice of sale, which notice Trustee shall

Exhibit D

cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed of Trust, said note or notes, and all documents evidencing expenditures secured by this Deed of Trust. Upon default of any obligation secured by this Deed of Trust and acceleration of all sums due, Beneficiary may instruct Trustee to proceed with a sale of the Property under the power of sale granted in this Deed of Trust, noticed and held in accordance with California Civil Code Sections 2924, et seq., as such statutes may be amended from time to time. Trustor waives all rights it may have to require marshaling of assets or to require sales of assets in any particular order, including any rights under California Civil Code Sections 2899 and 3455.

11. Substitution of Trustee. Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where the Property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers, and duties. Said instrument must contain the name of the original Trustor, Trustee, and Beneficiary hereunder, the book and page where this Deed of Trust is recorded, and the name and address of the new Trustee.

12. Successors and Assigns. This Deed of Trust applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors, and assigns. The term “**Beneficiary**” shall mean the owner and holder, including pledgees, of the secured note or notes, whether or not named as Beneficiary herein.

13. Trustee Acceptance. Trustee accepts this trust when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

14. Further Assurances. Trustor shall, at its own cost and expense, do, execute, acknowledge, and deliver all and every such further acts, deeds, conveyances, mortgages, assignments, notices of assignments, transfers, and assurances as Trustee or Beneficiary shall from time to time reasonably require, for better assuring, conveying, assigning, transferring, and confirming unto Trustee the Property and rights hereby conveyed or assigned or intended now or hereafter so to be, or which Trustor may be or may hereafter become bound to convey or assign to Trustee, or for carrying out the intention or facilitating the performance of the terms of this Deed of Trust, or for filing, registering, or recording this Deed of Trust. Trustor shall, on demand, execute and deliver, and hereby authorizes Trustee and Beneficiary, or either of them, to execute in the name of Trustor, to the extent it may lawfully do so, one or more financing statements, chattel mortgages, or comparable security instruments, to evidence more effectively the lien hereof. Immediately upon the execution and delivery of this Deed of Trust, and thereafter from time to time, Trustor shall cause this Deed of Trust, and any security instruments creating a lien or evidencing the lien hereof upon any personal property and each instrument of further assurance, to be filed, registered, or recorded in such manner and in such places as may be required by any present or future law in order to publish notice of and fully to protect the lien hereof upon, and the title of Trustee to, the Property encumbered hereby.

15. Condemnation and Insurance Proceeds. Immediately upon obtaining knowledge of the institution of any proceedings for the condemnation or other taking of all or any portion of the Property, or knowledge of any casualty damage to the Property, or damage in any other manner, Trustor shall immediately notify Beneficiary thereof. Trustor hereby authorizes and empowers Beneficiary as attorney-in-fact for Trustor to make proof of loss, to adjust and compromise any claim under the insurance policies covering the Property, to appear in and prosecute any action arising from such insurance policies, to collect and receive insurance proceeds, and to deduct therefrom Beneficiary's expenses incurred in the collection of such proceeds; provided, however, that nothing contained in this Section shall require Beneficiary to incur any expense or take any action hereunder. Trustor hereby authorizes and empowers Beneficiary, at Beneficiary's option, as attorney-in-fact for Trustor, to commence, appear in, and prosecute, in Beneficiary's or Trustor's name, any action or proceeding relating to any condemnation or other taking of all or any part of the Property, whether direct or indirect, and to settle or compromise any claim in connection with such condemnation or other taking. The proceeds of any award payment or claim for damages, direct or consequential, in connection with any condemnation or other taking, whether direct or indirect, of the Property, or any part thereof, or for conveyances in lieu of the Property, or any part thereof, shall be paid to Beneficiary. The foregoing powers of attorney are coupled with an interest and are irrevocable. Trustor hereby authorizes Beneficiary to apply such awards, payments, proceeds or damages relating to condemnation of the Property and insurance covering the Property, after the deduction of Beneficiary's expenses incurred in the collection of such amounts, subject to the requirements of applicable law and the provisions hereof, to restoration or repair of the Property or to payment of the sums secured by this Deed of Trust. Beneficiary shall be under no obligation to question the amount of any compensation, awards, proceeds, damages, claims, rights of action, and payments relating to condemnation or other taking of the Property or insured casualty affecting the Property, and may accept the same in the amount in which the same shall be paid. Trustor shall execute such further evidence of assignment of any awards, proceeds, damages or claims arising in connection with such condemnation or taking or such insurance as Beneficiary may require. Notwithstanding the above, the Beneficiary shall release all insurance and condemnation proceeds to Trustor to be used to reconstruct the improvements on the Property provided that Beneficiary reasonably determines that such restoration, repair or rebuilding is economically feasible. If such insurance proceeds shall be insufficient for such purposes, Trustor shall make up the deficiency. If the Project is subject to a partial condemnation or taking, then the proceeds received therefrom shall be applied to restore the Project taken, provided the Beneficiary determines that such restoration is economically feasible and no default exists under the Loan Documents following the expiration of all applicable cure periods. If the Project is subject to a total condemnation, or if Beneficiary determines that restoration of the Project is not feasible following a partial condemnation, or if a default exists then the proceeds from any condemnation award or claim for damages shall be used first to repay all sums under the Amended and Restated Note, then the Additional Funds Note, with the excess, if any, paid to Trustor, subject to the rights of the senior lender.

16. Severability. If any one or more of the provisions contained in this Deed of Trust shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions of this Deed of Trust, but this Deed of Trust shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein or therein, but only to the extent of such invalidity.

17. Estoppel Certificate. Trustor shall, within thirty (30) days of a written request from Beneficiary, furnish Beneficiary with a written statement, duly acknowledged, setting forth the sums secured by this Deed of Trust and any right of set-off, counterclaim or other defense which exists against such sums and the obligations of this Deed of Trust.

18. California Uniform Commercial Code Security Agreement; Fixture Filing. Trustor hereby grants Beneficiary a security interest in all personal property of Trustor located on the Property and wherever located and used in any way in connection with or in any way relating to the Property, and whether now owned or hereafter in existence, acquired or created (including equipment, inventory, goods, documents, instruments, general intangibles, chattel paper, accounts, accounts receivable, deposit accounts, and contract rights), and all fixtures of Trustor now owned or hereafter in existence, acquired or created on, of or relating to the Property, and all substitutions, replacements, additions, accessions, and proceeds (including insurance proceeds) of all of the foregoing (collectively, the “**Personal Property**”). Beneficiary may file this Deed of Trust, or a reproduction hereof, in the real estate records or other appropriate index, as a financing statement for the Personal Property. Any reproduction of this Deed of Trust or of any other security agreement or financing statement shall be sufficient as a financing statement. In addition, Trustor shall execute and deliver to Beneficiary, upon Beneficiary’s request, any financing statements, as well as extensions, renewals, and amendments thereof, and reproductions of this Deed of Trust in such form as Beneficiary may require to perfect a security interest with respect to the Personal Property. Trustor shall pay all costs of filing such financing statements and any extensions, renewals, amendments, and releases thereof, and shall pay all reasonable costs and expenses of any record searches for financing statements Beneficiary may reasonably require. Upon Trustor’s breach of any covenant or agreement of Trustor contained in this Deed of Trust, including the covenants to pay when due all sums secured by this Deed of Trust, Beneficiary shall have the remedies of a secured party under the California Uniform Commercial Code and, at Beneficiary’s option, may also invoke any remedies provided in this Deed of Trust as to the Personal Property. In exercising any of such remedies, Beneficiary may proceed against the Property and any of the Personal Property separately or together and in any order whatsoever, without in any way affecting the availability of Beneficiary’s remedies under the California Uniform Commercial Code or the remedies provided in the Deed of Trust. This Deed of Trust also covers goods which are or which are to become fixtures on the Property and constitutes and is filed as a fixture filing under the California Uniform Commercial Code.

19. Due-On-Sale or Encumbrance. If all or any part of the Property, or any interest therein, or any beneficial interest in Trustor (if Trustor is not a natural person or persons but is a corporation, partnership, trust, limited liability company or other legal entity), is sold, transferred, mortgaged, assigned, pledged, or further encumbered, whether directly or indirectly, whether voluntarily or involuntarily, or by operational law, Beneficiary may, at Beneficiary’s option, declare all of the sums secured by this Deed of Trust to be immediately due and payable, and Beneficiary may invoke any remedies permitted by this Deed of Trust.

20. Three-Year Tax Credit Period. If the Project is assisted by federal tax credits and it is determined that Section 42(h)(6)(E)(ii) of the Internal Revenue Code of 1986, as amended, is applicable to the Beneficiary, the Beneficiary agrees to comply with the three-year extended use requirement set forth therein in the event that the Beneficiary takes ownership of the Project or any portion thereof as a result of a foreclosure. The Beneficiary further agrees to execute and

record a subordination agreement, in a form reasonably approved by Beneficiary, subordinating the lien of the Deed of Trust to the California Tax Credit Allocation Committee's regulatory agreement.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to Trustor at Trustor's address hereinbefore set forth at its address set forth in the Development Impact Fee Deferral Agreement entered into by and between Trustor and Beneficiary referenced in Section 1, above.

TRUSTOR:

HIVE ON HARTER,
a Limited Liability Company

By: _____
Name: Josh Zeldner
Title:

EXHIBIT 1

LEGAL DESCRIPTION OF PROPERTY

The land described herein is situated in the State of California, County of Yolo, City of Woodland, described as follows:

Lot 9, as shown on that certain map entitled "Ventura Park West," filed June 26, 1973 in Book 8 of Maps, Pages 85 and 86, Yolo County Records.

APN: 027-420-015-000

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)
COUNTY OF YOLO)

On _____, 2019 before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: _____ (seal)

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)
COUNTY OF YOLO)

On _____, 2019 before me, _____, Notary Public,
personally appeared _____, who proved to me on the
basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or
the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: _____ (seal)

PROMISSORY NOTE
SECURED BY DEED OF TRUST

Woodland, California

_____, 2019

For value received, the undersigned (herein "Owner", whether one or more), promises to pay to the CITY OF WOODLAND, a California municipal corporation ("City"), at 300 First Street, Woodland, California 95695, or at any other place that may be designated in writing by Lender, the principal sum of ONE HUNDRED SEVENTY THREE THOUSAND THREE HUNDRED FORTY-SEVEN DOLLARS AND TWENTY-SEVEN CENTS (\$173,347.27). All sums due are payable in lawful money of the United States of America.

The Promissory Note ("Promissory Note") is secured by a Deed of Trust of the same date as this Note, executed by Owner, as Trustor, in favor of City, as Beneficiary ("Deed of Trust"), and encumbering the real property described in the Deed of Trust ("Property"). The holder of this note will be entitled to the benefits of the security provided by the Deed of Trust and will have the right to enforce the covenants and agreements of Owner contained in the Deed of Trust.

If Owner fails to make any required payment on or before ten (10) days following the date upon which it becomes due, Owner shall pay a late charge equal to ten percent (10%) of the amount of the unpaid payment. All payments on this Promissory Note will be applied first to the payment of any costs, fees, late charges, or other charges incurred in connection with the indebtedness evidenced by this Promissory Note; next, to the payment of accrued interest, then to the reduction of the principal balance.

If:

- (a) Borrower fails to pay when due any sum payable under this Promissory Note; or,
- (b) Borrower fails to pay any indebtedness secured by, or fails to perform any covenant or agreement under, the Deed of Trust; or,
- (c) Borrower agrees to or actually sells, conveys, transfers, disposes of, or further encumbers the Property, or any part thereof, of any interest therein, without first obtaining the written consent of the holder of this Promissory Note,

Then Borrower shall pay to Lender all sums owing under this Promissory Note without deduction, offset, or counterclaim of any kind. The relationship of Borrower and Lender under this Promissory Note is solely that of borrower and lender, and the loan evidenced by this Promissory Note and secured by the Deed of Trust will in no manner make Lender the partner or joint venturer of Borrower.

In the event of a dispute arising under this Promissory Note, the prevailing party shall be entitled to reasonable attorneys' fees and costs in accordance with California Civil Code Section 1717. For purposes of this Promissory Note, a dispute shall be construed as arising under the Promissory Note if its subject matter pertains to one or more terms of the Promissory Note, the Deed of Trust, or any other document(s) pertaining to the indebtedness that is evidenced by this

Exhibit D

Promissory Note. Should either party be entitled to attorneys' fees as the result of a dispute arising under this Promissory Note or the Deed of Trust, that party shall also be entitled to interest at a rate of ten percent (10%) per annum, which shall begin to accrue as of the date of the demand and shall continue until paid.

No previous waiver, failure, or delay by Lender in acting with respect to the terms of this Promissory Note or the Deed of Trust shall constitute a waiver of any breach, default, or failure of condition under this Promissory Note or the Deed of Trust. A waiver of any term of this Promissory Note or the Deed of Trust must be made in writing and will be limited to the express written terms of the waiver. All notices required or permitted in connection with this Promissory Note will be in writing and will be given at the place provided in the Deed of Trust for the giving of notices.

Borrower may make principal prepayments on any installment due date in addition to the regularly scheduled payment mentioned above with no penalty for such prepayment.

If any term or provision of this Promissory Note is determined to be illegal, unenforceable, or invalid in whole or in part for any reason, such illegal, unenforceable, or invalid provision or part thereof shall be stricken from this Promissory Note and such provision shall not affect the legality, enforceability, or validity of the remainder of this Promissory Note. If any provision or part of this Promissory Note is stricken in accordance with the provisions of this paragraph, then the stricken provision shall be replaced, to the extent possible, with a legal, enforceable, and valid provision that is as similar in tenor to the stricken provision as is legally possible.

Time is of the essence with respect to every provision of this Promissory Note. This Promissory Note will be construed and enforced in accordance with California law, except to the extent that Federal laws preempt State law, and all persons and entities in any manner obligated under this Note consent to the jurisdiction of any Federal or State Court within California having proper venue and also consent to service of process by any means authorized by California or Federal law.

The contents and effect of the instruments are acknowledged, understood, and accepted in full by Borrower.

Date: _____, 20_____

Hive on Harter, LLC

By: Josh Zeldner

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)
COUNTY OF YOLO)

On _____, 2019 before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: _____ (seal)



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2019
ITEM #: I.11.
SUBJECT: Authorize Appropriation of Funds to the FY 19/20 Assistance to Firefighter Grant Program Budget

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing a budget appropriation of \$13,223 to Fund 330 for the purchase of 3 Rapid Intervention Team Emergency Air-Supply System packs (RIT Pack) through the Assistance to Firefighter Grant Program.

Staff Contact:

Rebecca Ramirez, Fire Chief - (530) 661-5861, becky.ramirez@cityofwoodland.org

Fiscal Impact:

The requested \$13,223 appropriation to Fund 330 will largely be reimbursed by FEMA and includes a required match from the City's General Fund. The requested funds will cover the initial expenditure of grant funds totaling \$12,020 (90% of total cost), which will be reimbursed by FEMA through the Assistance to Firefighter Grant award received by the City of Woodland Fire Department in August of 2018. The Fire Department has the required 10% matching funds (\$1,203) available within their approved discretionary budget.

Background:

In January 2017, the City Council approved the Fire Department to submit an application for a regional FEMA Assistance to Firefighter Grant as host agency and to accept said grant, should it be awarded. The primary goal of the Assistance to Firefighters grant (AFG) is to enhance the safety of the public and firefighters with respect to fire-related hazards by providing direct financial assistance to eligible fire departments, nonaffiliated Emergency Medical Services organizations, and State Fire Training academies. This funding is for critically needed resources to equip and train emergency personnel to recognized standards, enhance operations effectiveness, foster interoperability, and support community resilience. The Fire Department partnered with the Willow Oak and West Plainfield Fire Protection Districts and submitted a grant for SCBAs and SCBA fill stations.

In August, the Fire Department was notified that the grant was partially awarded, with a project total cost of \$188,178.00, and was accepted as authorized by Council. This funding was for the SCBAs and related equipment that Willow Oak Fire Protection District requested. The funding requested by Woodland Fire Department and West Plainfield Fire Protection District was not approved for award.

The Fire Department, acting as the grant host agency, submitted a request for proposals (RFP) for formal bids for the SCBAs and related equipment for Willow Oak Fire Protection District in September and on October 28, 2018 Council approved the contract with All Star Fire Equipment and authorized the initial budget appropriations of \$174,201.41 based on that contract.

After the purchase and receipt of the initial equipment, a balance of \$13,976.59 remained available for use based on the total project award amount. The City of Woodland Fire Department submitted a grant amendment, which has been approved by FEMA, requesting to use those remaining funds for the purchase of 3 Rapid Intervention Team Emergency Air-Supply System packs (RIT Pack) totaling \$13,223. These packs are

designed to be used when a firefighter is in distress and provides the firefighter with breathable air when they are low or completely out of air.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, authorizing a budget appropriation of \$13,223 to Fund 330 for the purchase of 3 Rapid Intervention Team Emergency Air-Supply System packs (RIT Pack) through the Assistance to Firefighter Grant Program.

Prepared by: Jeran Ulrich, Management Analyst

Approved by: Rebecca Ramirez, Fire Chief



Paul Navazio
City Manager

Attachments:

1. Resolution -AFG RIT Packs

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING THE APPROPRIATION OF \$13,223 TO FUND 330 FOR THE
PURCHASE OF 3 RAPID INTERVENTION TEAM EMERGENCY AIR-SUPPLY
SYSTEM PACKS (RIT PACK) THROUGH THE ASSISTANCE TO FIREFIGHTER
GRANT PROGRAM.**

WHEREAS, the City of Woodland, Woodland Fire Department and Regional Partners applied for and accepted award of a 2017 FEMA Assistance to Firefighters grant for SCBA and related equipment in the amount of \$188,178.00; and

WHEREAS, the Woodland Fire Department completed the purchase of SCBAs and related equipment for the Willow Oak Fire Protection District totaling \$174,201.41; and

WHEREAS, the Woodland Fire Department wishes to use the remaining funds to purchase 3 Rapid Intervention Team Emergency Air-Supply System packs (RIT Pack) totaling \$13,223; and

WHEREAS, the City of Woodland will be reimbursed by FEMA for 90% of the purchase and the Woodland Fire Department has the remaining 10% available in their existing discretionary budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND:

SECTION 1. That the City Council hereby authorizes appropriation of \$13,223 to Fund 330 for the purchase of 3 Rapid Intervention Team Emergency Air-Supply System packs (RIT Pack) through the Assistance to Firefighter Grant Program.

PASSED AND ADOPTED by the City Council this 2nd day of July, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Xochitl Rodriguez, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzales, City Clerk

Kara K. Ueda, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2019
ITEM #: I.12.
SUBJECT: SUBJECT: Dog Gone Alley - Bush Street to College Street Paving

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, to approve the plans & specifications and authorize bid advertisement for CIP #19-16, Dog Gone Alley - Bush Street to College Street Paving.

Staff Contact

Tim Busch, Principal Utilities Civil Engineer, (530) 661-5963, tim.busch@cityofwoodland.org

Fiscal Impact

The Dog Gone Alley – Bush Street to College Street Water & Sewer Repair & Replacement Project was authorized for bid on July 17, 2018. The contract was awarded on January 15, 2019 with an appropriation of \$430,000 from the Water Enterprise Fund and \$290,000 from the Sewer Enterprise Fund for a total budget of \$720,000. Approximately \$70,000 in unused funds is remaining from the utility project and will be used for the paving project. Additional water and sewer funding will be requested at bid award to complete the paving of the project. Additionally, the bid alternate, estimated to be \$20,000 to \$40,000 for enhanced paving treatment, will be paid for by Measure F and will be Council's choice to include at bid award, anticipated to be later this summer.

The project budget also includes \$30,000 of General Fund capital that was included at project inception to fund the City's cost to coordinate the PG&E relocation. It is anticipated that most of this appropriation will be returned to fund balance.

Background

Dog Gone Alley, from Bush Street to College St, was in need of updated utilities infrastructure. A fiscal year 18/19 project, Dog Gone Alley – Bush Street to College St Water & Sewer Repair & Replacement Project CIP #19-16, upgraded the existing 4-inch water main to a new 8-inch main for adequate water supply and fire flow. The original 6-inch sewer main was constructed in 1900 and was upgraded to an 8-inch main under CIP #19-16. The project involves close coordination with PG&E. Upon completion of the water/sewer scope of work, expected to be completed by June 2019, PG&E plans to begin a project in the alleyway in early July. The PG&E project will upgrade the existing low-pressure gas main to a high-pressure main. The PG&E gas work is expected to be completed by the end of August 2019. The Dog Gone Alley – Bush Street to College Street Paving Project will restore the alleyway and sidewalks with a new concrete road upon completion of PG&E's gas main project. There will be a bid alternate for decorative pavement so that the project better integrates into the Downtown area.

Discussion

The work in this project includes paving over 7,000 square feet of the public right-of-way with concrete, restoration of asphalt and commercial driveways on Bush St and College St, signing and striping. The work is being coordinated with PG&E so that the paving work can begin as soon as possible after PG&E completes their work.

Upon Council authorization, the project bids will be solicited with an approximate bid opening in July 2019. Staff anticipates construction beginning in September 2019 with an approximate duration of two months.

Conclusion

Staff recommends that the City Council approve Resolution No. _____, to approve the plans & specifications and authorize bid advertisement for CIP #19-16, Dog Gone Alley - Bush Street to College Street Paving.

Prepared By: Tim Busch, Principal Utilities Civil Engineer

Reviewed By: Brent Meyer, City Engineer

Ken Hiatt, Assistant City Manager/Community & Economic Development



Paul Navazio
City Manager

Attachments:

1. Resolution

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO
APPROVE THE PLANS AND SPECIFICATIONS AND AUTHORIZE BID
ADVERTISEMENT FOR THE DOG GONE ALLEY – BUSH STREET TO COLLEGE
STREET PAVING PROJECT, CIP #19-16**

WHEREAS, the City of Woodland wishes to approve the plans and specifications for the Dog Gone Alley – Bush Street to College Street Paving Project, CIP #19-16; and

WHEREAS, the City Council has the authority to approve projects for bid; and

WHEREAS, the City wishes to authorize bid advertisement for the Dog Gone Alley – Bush Street to College Street Paving Project, CIP #19-16.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF WOODLAND AS FOLLOWS:**

Section 1. The City Council hereby approves the plans and specifications for the Dog Gone Alley – Bush Street to College Street Paving Project, CIP #19-16, which are available on file with the City Clerk.

Section 2. The City Council authorizes City staff to advertise the Dog Gone Alley – Bush Street to College Street Paving Project, CIP #19-16 for bids, with bid opening date anticipated to occur in July 2019.

PASSED AND ADOPTED this 2nd day of July 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Xóchitl Rodriguez, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2019
ITEM #: I.13.
SUBJECT: Approve Revised Public Facilities Fee Program Administrative Guidelines

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the revised Public Facilities Fee Program Administrative Guidelines.

Staff Contact:

Brent Meyer, City Engineer, (530) 661-5947, brent.meyer@cityofwoodland.org

Fiscal Impact:

There is no direct fiscal impact as a result of this item. The administrative guidelines help staff implement the collection of the Major Projects Financing Plan (MPFP) fees and the Water Capacity fees.

Background:

On April 16, 2019, the City Council approved the MPFP fee (development impact fee) update. The purpose of the administrative guidelines is to help staff interpret the MPFP fees for application to the day-to-day development applications that the City processes. The guidelines also define each of the residential categories that were included in the latest MPFP update, and also includes a table that lists the various types of land uses and how each one is categorized within the non-residential categories.

As part of the MPFP fee update, there were several requests for fee updates that are more appropriately addressed in the update to the administrative guidelines. These include how fees are to be calculated for auto dealership uses as well as for uses within our new light-industrial flex overlay zone (bounded by East Street, Pioneer Avenue, I-5 and East Main Street).

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, approving the revised Public Facilities Fee Program Administrative Guidelines.

Prepared By: Brent Meyer, City Engineer

Reviewed By: Ken Hiatt, Assistant City Manager/Community & Economic Development Director

A handwritten signature in black ink, appearing to read "Paul Navazio".

Paul Navazio
City Manager

Attachments:

1. Resolution adopting admin guidelines revisions

2. Public Facilities Fee Program Administrative Guidelines 7-2-2019
3. Infill Development Map

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND ADOPTING REVISIONS TO THE PUBLIC FACILITIES
FEE PROGRAM ADMINISTRATIVE GUIDELINES**

WHEREAS, on April 16, 2019, the City Council adopted an increase to the Major Projects Financing Plan fees (development impact fees) and the Water Capacity fees; and

WHEREAS, in order to further clarify and define these adopted fees, the City has from time to time adopted Public Facilities Fee Program Administrative Guidelines to provide an interpretation of them for both City staff and developers; and

WHEREAS, with the adoption of the increased fees in April 2019, there is a need to revise and update the Guidelines.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS:

Section 1. The City Council hereby adopts the revised Public Facilities Fee Program Administrative Guidelines, attached to this Resolution.

PASSED AND ADOPTED this 2nd day of July 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Xóchitl Rodriguez, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

**PUBLIC FACILITIES FEE PROGRAM
ADMINISTRATIVE GUIDELINES
REVISION DATED JULY 2019**

I. Introduction

These Public Facilities Fee Program Administrative Guidelines (“Guidelines”) replace in their entirety the Public Facilities Fee Program Administrative Guidelines Dated November 17, 2011. These Guidelines primarily apply to the Major Projects Financing Plan (“MPFP”) development impact fees adopted by the City Council of the City of Woodland on April 16, 2019, by Resolution No.7256 pursuant to the authority in Section 15.04.030 of the City of Woodland Municipal Code, which authorizes the imposition of Capital Improvement Facilities Fees on development. These Guidelines also address implementation of the water capacity fee adopted by the City Council on April 16, 2019, by Resolution 7258. When applicable, these Guidelines also apply to the implementation and administration of all other code sections that impose fees on new development.

Should a situation arise that is not covered by these Guidelines, the City Manager or the City Manager’s designee shall be authorized to make a written decision as to how the fees at issue are to be administered provided that the fees imposed do not change the amount approved by the City Council.

Any applicant dissatisfied with the decision of the City Manager may appeal such decision to the City Council by filing written notice thereof with the City Manager within ten (10) days of receipt of the City Manager’s decision.

II. Definitions

For purposes of these Guidelines and the MPFP fee schedule, certain terms and words are herewith defined as follows:

“Development Fees” shall consist of the following:

- General City Facilities Fee
- Fire Facilities Fee
- Library Facilities Fee
- Park and Recreation Facilities Fee
- Police Facilities Fee
- Wastewater Facilities Fee
- Storm Drainage Facilities Fee
- Road Improvements Fee
- Administration Fee

“Capacity Fees” shall consist of the water capacity fee adopted by the City Council on April 16, 2019 by Resolution No. 7258.

“Existing Development” means a building(s) that has been in existence prior to any current request for a building permit or connection to City utilities.

“E-commerce” refers to commercial transactions that are conducted through the internet.

“Improvements to Existing Development” shall consist of additional square footage to any existing building, any new building(s) on a previously developed property, or the connection to City utilities of a previously developed property.

“Non-Residential” means any retail, service, office, or industrial uses.

“Land Use” is used as an indicator of service needs and hence as a basis for all non-residential development fees. A land use table is attached. The City Manager or the City Manager’s designee shall interpret the appropriate zone for any land use not specifically listed in the table.

“New Development” means vacant parcels of land that are proposed to be improved with buildings, parking lots, outdoor storage areas, or landscaping.

“Infill Development” is depicted in the attached map. Any development within Spring Lake or within any specific plan approved after June 18, 2019 is not considered infill development.

“Greenfield Development” is any residential land use outside of the infill area, as depicted in the attachment map.

“Corridor” as used in the MPFP nexus study refers to areas along the following corridor streets for the purposes of calculating impact fees:

- Main Street from Cleveland to CR 98
- Court Street from Cleveland to its western terminus
- Lincoln Ave from Cleveland to CR 98
- Any north to south street between Lincoln Avenue and Court Street outside of the Downtown Specific Plan.
- East Street from the County Fair Mall to Woodland Avenue (if it were extended to East Street)
- East Main Street from East Street to Thomas Street.

“Downtown” refers to properties located within the Downtown Specific Plan.

“Square Footage” means the gross floor area of all stories of a building or structure, including basements, above ground stories, interior balconies and mezzanines.

“Single Family” refers to residential development with a density of R-8 (8 units per acre) or less and generally refers to stand-alone units that are 1,201 square feet or more.

“Multi-Family” refers to residential development with a density greater than R-8 (more than 8 units per acre) and unless defined otherwise within these Guidelines generally refers to a building that has three or more distinct living units that are 1,200 square feet or smaller.

“Small Multi-Family” means any multi-family residential unit up to 700 square feet.

“Accessory Dwelling Unit” (“ADU”) has the same definition as set forth in Section 17.104.010 of the City of Woodland Municipal Code, namely an attached or detached independent living facility accessory to the main dwelling, and less than 1,200 square feet.

III. Fee Applicability

A. New Construction

1. Residential

a. Single Family Dwelling Units (SFD) –

(1) First Structure on a Single Family Lot. SFD units shall be subject to development fees on a per dwelling unit basis at the single family rate. The first structure on a single family lot shall be charged the single family rate regardless of size.

(2) Multiple Units on One Single Family Lot. The City recognizes that smaller single family units have fewer impacts than larger units and that multiple smaller units on one lot will generally have fewer impacts than the same number of larger single family units. For any lot that has not previously been developed, any new construction creating two to three units will be charged impact fees based on square footage of dwelling space (but excluding garage square footage) as follows:

- For units 1,201 square feet and larger, the City will charge the Single Family rate.
- For units 701 square feet to 1,200 square feet, the City shall charge the Multi-Family rate.

- For units 700 square feet and less, the City shall charge 80% of the small Multi-Family rate for the first unit and the small Multi-Family rate for any additional units smaller than 700 square feet.
- (3) Accessory dwelling units (maximum 1,200 square feet per City Code 17.104.010) shall pay the fees set forth in (2) above. Pursuant to Section 17.104.010C.4 of the City's Municipal Code, accessory dwelling units shall not be considered new residential for the purposes of calculating local agency connection fees or capacity charges for water and sewer service. Only one ADU is allowed per lot. Any additional residential unit on the same lot shall not be considered an ADU and shall pay utility impact fees and capacity charges.
- (4) Residential Accessory Buildings that do not meet the criteria of an ADU (such as a shed or workshop), as set forth in Section 17.104.010 of the City of Woodland Municipal Code, and are 700 square feet or less will not be charged impact fees.

b. Multi-Family Dwelling Units –

- (1) Development Impact Fees. Multi-Family units shall be subject to development fees on a per dwelling unit basis at the multi-family rate. Units larger than 1,450 square feet have a similar impact as a single family residence and, therefore, shall pay the Single Family rate.
- (2) Water Capacity Fee.
 - i. Multi-Family Dwelling Units shall be charged the water capacity fee per new meter based on meter size. If a development has multiple meters it will be charged the water capacity fee for each meter (e.g. if there is a 1" Landscape service meter and a 2" domestic meter for each building in the complex, the total water capacity fee will be for one 1" meter fee plus one 2" meter fee for each building in the complex).
 - ii. For individually metered Multi-Family Dwelling Units less than 1200 square feet but larger than 701 square feet, the water rate shall be 75% of the 1" meter rate.

- iii. For individually metered Small Multi-Family Units less than 700 square feet, the water rate shall be 50% of the 1" meter rate.

2. Non-Residential

a. Development Impact Fees. Retail, service, office, and industrial uses will be subject to development fees on a square footage basis using the land use categories found on the attached land use table.

b. Water Capacity Fees. Water capacity fees shall be charged per new additional meter. If a development has multiple meters it will be charged the water capacity fee for each meter (e.g. if there is a 1" Landscape service meter and a 2" domestic meter, the fee will be for one 1" meter fee plus one 2" meter fee).

c. Storage Areas. When a non-residential property has storage or sales areas that are not under a defined building, the area will be subject to fees on a square footage basis for the applicable land use type.

B. Improvements to Existing Development

1. Residential –

Development Impact Fees. Improvements or additions to existing dwelling units that do not create an additional dwelling unit are not subject to payment of impact fees.

Water Capacity Fee. When a parcel map is used to separate individual houses that were previously all or both on one lot, or to create a split lot duplex from a duplex, a new meter and service may be required. However, the existing site shall be credited with one existing service. If a separate meter is added for a duplex (without a parcel map), then a water capacity fee must be paid for the new meter.

2. Non-residential –

Development Impact Fees. Additions to existing buildings or new buildings on partially developed properties will be subject to development impact fees, on a per square foot basis for the applicable land use type, but only for the additional square footage.

Water Capacity Fee. Expansion of commercial or office facilities that do not require a new service or meter will not be charged a

Water Capacity Fee. Expansion of a facility that replaces an existing meter with a larger meter shall be charged the differential between the larger meter fee amount less a credit for the current cost of the existing service.

C. Auto Dealerships

Any auto dealership, with the exception of dealerships that primarily operate as an e-commerce business, shall pay 50% of the applicable development impact fees for General City, Fire, Police and Roads to account for the reduced impacts comparative to other industrial users that generally operate multiple shifts over a 24-hour period. This fee is only applicable for auto dealerships that develop within the City limits from and after June 2019.

D. Light Industrial Flex Overlay Zone

Any use that meets the industrial classification and expansion size limits and is located within the Light Industrial Flex Overlay district bounded by East Street, Pioneer Ave, I-5 and E Main Street, shall pay 50% of the applicable development impact fees for General City, Fire, Police, and Roads to account for the reduced impacts from these facilities due to the more limited operation these uses will have compared to those allowed within the Industrial Zone. In order to meet this fee category, the development must consist of a new building that is less than 25,001 square feet or an expansion that is less than 25,001 square feet.

E. Outdoor Storage, Canopied Areas, Pole Barns

When a non-residential property has storage or sales areas that are not under a defined building, and the enclosure or cover requires a building permit, the area will be subject to fees on a square footage basis for the applicable land use type.

F. Utility Connections

When a property owner only requests connection to City utilities, development impact fees will be due for the affected services only. City water (for domestic use, fire protection, or irrigation, or any combination) or sewer will not be provided individually if both are readily available to a property. A request for either water or sewer service will require a connection to both water and sewer and payment of the development fee for each. The property owner will be charged only the meter installation fee if the water connection is for landscaping only, there is no building, and there is no septic or waste facility servicing the property.

G. Change in Use

When a business license is requested for a new business that is going to occupy an existing building, the City shall evaluate the proposed new land use. If the proposed use will be more intense than the prior use, the City shall calculate the fee to be paid based on, as applicable, trip generation, storm water impact, dwelling unit equivalent (DUE) water usage, and sewer impact.

H. Structure Exempt From Building Permits

Fees will be imposed to the extent permitted by law on any development that does not require a building permit from the City of Woodland (refer to Government Code 54999 regarding public entities). Such development will often be required to apply to the City for a permit other than a building permit, for example, when requests are made for a use permit, encroachment, water or sewer connection permit. Any such permit shall be conditioned to include development fees on a per square foot basis at a rate appropriate for the proposed use.

IV. Exemptions from Payment of Fees.

- A. Interior alterations that do not increase the gross square footage of a building and do not result in a more intense land use will not be subject to development fees.
- B. Replacement of a prior building (that was removed by demolition, fire, or act of God) shall not require payment of development fees provided that: (1) the new building is of equal or lesser square footage than the prior building; (2) the proposed use is of equal or lesser land use intensity; and (3) the property has been vacant for less than one year or has evidence that entitlements have been actively pursued within the past year when the permit for the new building is applied for.
- C. Water services that serve fire flow shall not be charged a water capacity fee. Usually fire flow is served through a separate unmetered service. If fire flow is served through a metered service; the applicant may request a reduction in fees by submitting calculations prepared by a licensed professional engineer, or fire suppression engineer, or other licensed individual approved by the Community Development Director. The Community Development Director may then approve a reduction in fees.

V. Credits

Any applicant requesting a credit shall submit a written request to the Community Development Department. Credits may be applied for demolition of existing or

previous structures. The amount of credit will be calculated using the then current fees (as if a building permit for the prior building were pulled simultaneously with the permit for the new building). Credit shall not exceed fees due by both fee category and net overall. The amount of credits will be determined by the City Engineer.

- A. Structures that were both located within the City limits and demolished prior to August 15, 1991 (the date of approval of the original MPFP program) will receive a credit of 50% of the impact fees for all categories except roads. No credit will be allowed for the roads category. The applicant will need to provide adequate documentation regarding the size and use of the structure in order to receive the credit.
- B. Any structure demolished after August 14, 1991 but more than eight years from the date of building permit issuance will receive a full credit of all fees except the roads category. There will be no credit allowed for the roads category. The applicant will need to provide adequate documentation regarding the size and use of the demolished structure in order to receive the credit.
- C. Structures that have been demolished in the eight years from building permit issuance will receive full credit for all impact fees, including the road fee. The applicant will need to provide adequate documentation regarding the size and use of the demolished structure in order to receive the credit.

VI. Adjustments

- A. The development fees have been established using certain averages for water use, sanitary sewer flow, storm water runoff, and trip generation. Any proposed non-residential project that exceeds these averages will be subject to a case by case analysis by the City Engineer and may be required to pay additional fees if they exceed the averages in this section, which in some cases may be higher than the averages used to establish the development impact fees. The averages that each project will be compared with are as follows:
 - 1. Water - domestic and irrigation
 - a. Retail > 317 gal/1000 sq. ft./day
 - b. Service > 346 gal/1000 sq. ft./day
 - c. Office > 244 gal/1000 sq. ft./day
 - d. Industrial > 317 gal./1000 sq. ft./day
 - 2. Sanitary Sewer: Note that for excessive BOD or TSS it is typically more economical for businesses to pretreat the waste water prior to

discharge into the City system. Likewise there is a quantitative limit to how much waste water the City system can take. Excessive flows would require either expansion of the City treatment capability or pre-treatment. The timing of expansions of the Wastewater Treatment Plant is planned to accommodate normal build out of the City. Because expansions can take 4-5 years to plan and construct, abnormal demands on the system may not be able to be accommodated without significant lead time. Fees for development with abnormal flows are based on equivalent dwelling unit cost calculations by the City Engineer and approved by the Community Development director.

- | | | | |
|----|------------|---|-----------------------------|
| a. | Retail | > | 110.2 gal/1000 sq. ft./day |
| b. | Service | > | 137.7 gal/1000 sq. ft./day |
| c. | Office | > | 91.8 gal/1000 sq. ft./day |
| d. | Industrial | > | 103.3 gal./1000 sq. ft./day |
| e. | BOD | > | 235 ppm or mg/L |

3. Storm Drainage

Non-Residential Building size < 25% or > 45% of property.

4. Roads. For land uses that generate more than 10 peak hour trips/1,000 square feet, a special calculation will be required to determine their road impact fee. Examples of land uses that generate more than 10 peak hour trips/1,000 square feet are as follows: gas station, fast food, car wash, convenience market, projects including a drive through. This is not a comprehensive list.

No credits or reduction of fees are allowed for projects falling below these averages.

B. Fee Deferral for Development

Should a developer wish to request a fee deferral, the request shall be in writing and in conformance with the City's adopted fee deferral program.

C. Development Fee Waiver

In no event shall any development fees be waived unless the City is able to determine and secure an alternative source of funding to replace the fees.

VII. Fee Calculation

Upon receipt of an application for a building permit, the Community Development Department (CDD) shall determine the number of single family

dwelling units, multi-family dwelling units, or the square footage and proposed use in the case of commercial/industrial projects, and will then add this information to the application.

- A. Community Development will determine if any development fees have been previously paid.
- B. Any fee categories that were previously paid on an acreage basis, and included in the land of the currently proposed project, shall be considered paid in full. Fee categories that were established after the prior payment will be charged at the time of the building permit application.
- C. Community Development will next determine if the project qualifies for any credits or adjustments and will indicate such on the form. When a single industrial building is divided for the purpose of leasing to separate users, the development fees will be calculated based on the separate uses. For example, if a 40,000 sq. ft. building in an industrial area is divided into two 20,000 sq. ft. spaces, with one side occupied by a small warehouse type operation and the other strictly for office use, the development impact fees will be calculated for 20,000 square feet of industrial use and 20,000 square feet of office use.
- D. No differentiation will be made for mixed uses of a single user, such as the internal office area of an industrial building. The development impact fee will be calculated based on the primary use of the building.
- E. Storm drain impact fees will be calculated on a per acre basis, to allow for collection at time of building permit. The fees collected will be based on a zone specific acreage basis:
 - 1. New Residential: Calculated at Final Map as the fee/acre multiplied by the number of acres divided by the total number of units and collected on an average cost per lot basis per the Map. The multi-family residential storm water fee is due in its entirety at the pulling of the first building permit
 - 2. Infill Residential: Calculated as either the lot size divided by infill acreage or lot size divided by the number of units divided by infill acreage.
 - 3. Commercial: Collected on the size of the lot unless the lot is not being fully developed. Fully developed means that the lot has no foreseeable future parceling out for other developments or the developed property is at the maximum floor area ratio (FAR). For prior development infill or additions, the fee is calculated as the square footage of the building footprint divided by the floor area ratio of 0.4 divided by 43,560 sf.
- F. The fee calculations are performed by Community Development staff and then approved by a senior engineer or designee. Discretionary interpretations/credits/and deferrals are approved by the Development

Services Senior Engineer or City Engineer. Applicants may appeal to the Community Development Director.

- G. Community Development will complete its final computation of the total development fees due. The form will be attached to the building permit, and the development fees due are included in the cost of the building permit unless otherwise deferred consistent with the City's fee deferral ordinance.

The applicant shall then pay all Development Fees in effect at the time of building permit issuance.

VIII. Developer In-Lieu Improvements

Whenever a developer is required as a condition of approval of a development project, or permitted in the City's discretion, to construct a public facility described in the MPFP, the City and developer shall execute a reimbursement or credit agreement. Credits will be capped at the amount that is in the fee program plus CCI since the last update.

The timing and method of payment (credit or reimbursement) will be negotiated and included as part of the reimbursement agreement and approved by the City Council prior to construction of the improvements. If the improvements are to be financed by an assessment district (including Mello-Roos), credits may be given to the individual property owner and/or reimbursement shall be made to the district. The proposed spread of credits/reimbursement must also be approved by the City Council prior to construction of the improvements. Reimbursement shall be limited to costs specified in the fee program plus CCI since the last update.

In order to receive any reimbursement or credit for constructing a project identified in the MPFP, the developer must submit evidence that this work was secured through a competitive bidding process and certify that prevailed wages were paid appropriately.

If the developer has pulled building permits and paid public facility fees prior to the credits/reimbursement agreement being approved by the City Council, the developer will only receive credits/reimbursements on future permits. No refunds will be processed for the fees paid prior to the credit agreement being approved by the City Council.

A credit will be given to the developer to offset the development fee that type of facility imposed on subsequent development of the parcel. In other words, a street improvement cost will only be subject to credit against the road improvement fee.

IX. Methods of Financing

Fees payable pursuant to Section 15.040.030(C.) of the Woodland Municipal Code may, in the discretion of the City, be financed through the formation of a special benefit assessment district, a Mello-Roos Community Facilities District, or analogous financing mechanism. In the event such debt financing is authorized by the City, the City shall apply an in-lieu credit against the fee which otherwise would be charged. In the event a financing mechanism is approved to finance public facilities listed in the MPFP, the City may agree to reimburse the developer to the extent the developer has paid special taxes or assessments for such oversized public improvements or has otherwise provided advance funding for such public improvements and has not otherwise been reimbursed.

X. Annual Adjustment of Fees

The amount of development impact fees approved in the Resolution setting or increasing such fees shall be increased annually, on January 1 of each year, in the amount of the percentage increase in the Engineering News Record construction cost index, or any successor index that may be selected by the City Council. Fees may also be adjusted at other times during the year in conjunction with adoption of an updated Major Projects Financing Plan. Fees charged shall be based on the fees in effect at the time they are paid.

Land Use Table

Land Use Type	Retail	Service	Office	Indust.
Ambulance Services		X		
Animal and Food Processing				X
Appliance Sales, Service and Supply		X		
Auto - Lube Shop		X		
Auto - Major Service and Repair		X		
Auto - Minor Service and Repair		X		
Auto – Fueling Stations	X			
Auto and Truck Service Stations		X		
Auto Parts and Accessory Stores	X			
Auto Rental and Lease Agency		X		
Auto Sales, New and Used				X
Bakeries (Retail)	X			
Bakeries (Production)				X
Barber and Beauty Shops		X		
Bars, Cocktail Lounges, and Taverns		X		
Bowling Alleys		X		
Breweries, Distilleries, and Wineries				X
Building Materials Sales (Wholesale)				X
Cabinet, Carpenter & Woodworking Shops		X		
Cafes, Coffee Shops, and Restaurants		X		
Cannabis – Dispensary	X			
Cannabis – Processing and Distribution				X
Cannabis – Testing			X	
Card Rooms		X		
Carwashes		X		
Churches with School or Daycare		X		
Churches without School or Daycare		X		
Clothes Cleaning and Laundry Pickup Stations		X		
Commercial Recreation Facilities		X		
Communication & Pub. Utility Service Facilities		X		
Dance Halls		X		
Drive-In Theaters		X		
Drive-in, Fast Food, Self-Service, Take-Out Restaurants	X			
Drug Stores and Pharmacies	X			
E-commerce and Fulfillment Centers	X			
Electrical Sales, Service and Supply		X		
Equipment Rental		X		
Farm Supply & Implement Sales and Service		X		
Financial Institutions			X	
Flea Markets	X			
Florists	X			
Food and Grocery Stores	X			
Food processing				X
Fortunetelling		X		
Gift Shops	X			

Land Use Type	Retail	Service	Office	Indust.
Glass Sales and Service		X		
Hardware Stores	X			
Heating and AC Sales and Service and Supply		X		
Hospitals		X		
Hotels and Motels		X		
Hydraulic Equip, Well Drilling Sales, Service and Supply		X		
Institutional and Schools		X		
Laundromats		X		
Laundry, Dry Cleaning Plants		X		
Liquor Sales, On and Off Sales	X			
Locksmiths		X		
Machine Shops		X		
Manufacturing and Assembly				X
Medical and Dental Clinics			X	
Medical Laboratories			X	
Mini Marts	X			
Mini Storage Facilities		X		
Miniature Golf		X		
Offices			X	
Opticians			X	
Pipe Sales, Service and Supply		X		
Plant Nurseries and Greenhouses	X	X		
Plumbing Sales, Service and Supply		X		
Pool Halls		X		
Pool Service and Supply		X		
Prescription Pharmacies	X			
Produce Stands	X			
Public and Quasi-Public Building Uses		X		
Pump Sales, Service, and Supply		X		
Recycling Service Centers		X		
Research and Development Facilities			X	
Retail Stores and Shops Providing a Convenience Service	X			
Rice Storage		X		
RV and Boat Storage				X
Shopping Centers	X			
Skating Rinks		X		
Social Halls, Lodges, Fraternal Organizations		X		
Swimming, Tennis, Racquetball, and Health Clubs		X		
Taxi Cab Service		X		
Technical, Trade, Craft Schools, and Studios		X		
Theaters		X		
Travel Trailer Parks, and Overnight Campgrounds		X		
Upholstery		X		
Variety Stores	X			
Veterinary Offices and Clinics			X	
Video Game Centers		X		

Land Use Type	Retail	Service	Office	Indust.
Warehousing				X
Welding Shops		X		
Wholesale and Distributing Business		X		

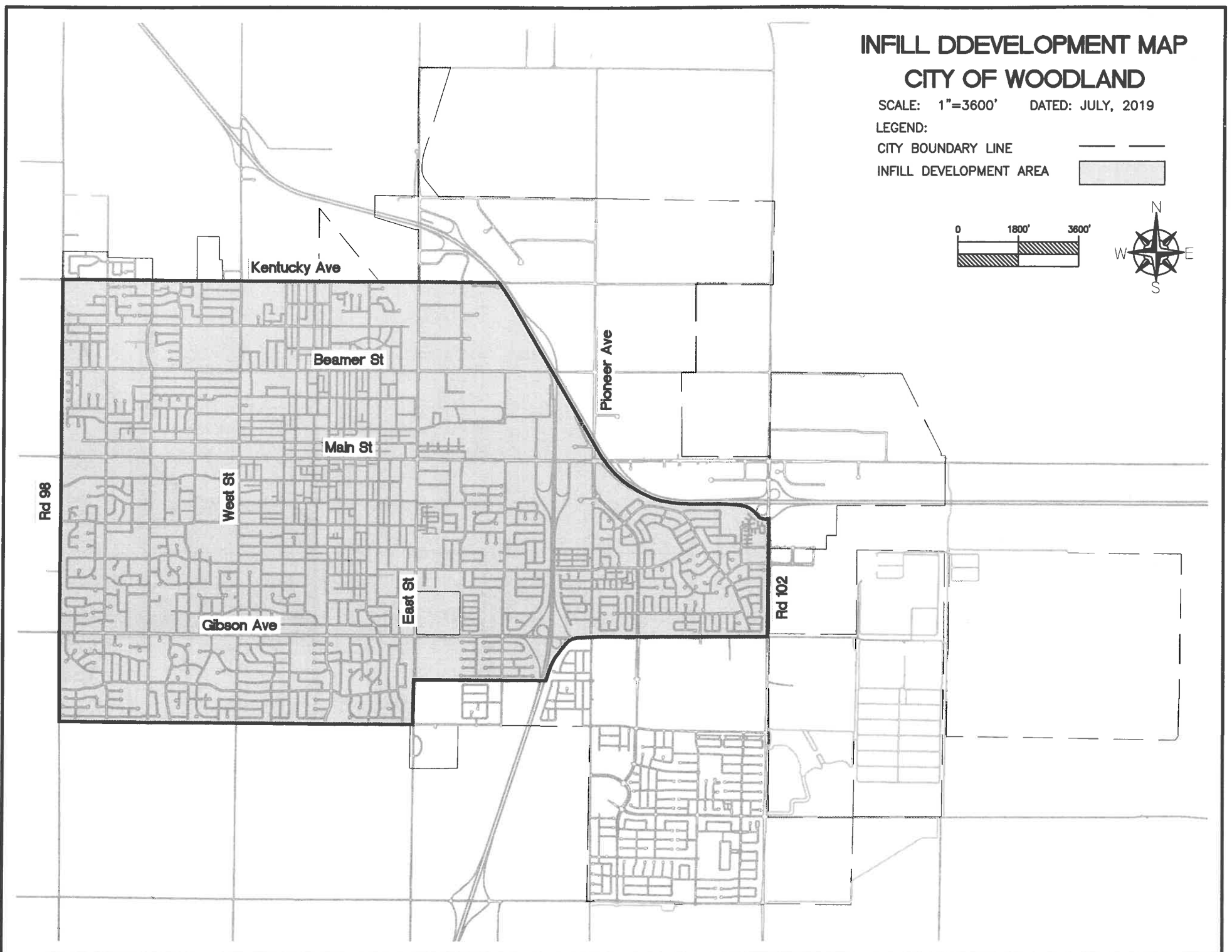
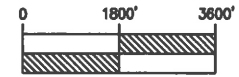
INFILL DEVELOPMENT MAP CITY OF WOODLAND

SCALE: 1"=3600' DATED: JULY, 2019

LEGEND:

CITY BOUNDARY LINE

INFILL DEVELOPMENT AREA





TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2019
ITEM #: I.14.
SUBJECT: Increase budget appropriation for Housing Trust (Fund 326) and amend Joan Planell Professional Services Agreement for Homeless Consultation Services

Recommendation for Action: Staff recommends that the City Council:

1. Adopt Resolution No. _____, approving additional appropriations of \$12,320 to Housing Trust (Fund 326) for homeless-related activities; and
2. Authorize the City Manager to execute Amendment #4 to the professional services agreement with Joan Planell for homeless consultation services.

Fiscal Impact

The recommended action would provide additional appropriations of \$12,320 within the FY2019/20 budget in support of the City's efforts addressing homelessness. Amendment #4 to the professional services agreement with Joan Planell for homeless consultation services would increase compensation by \$24,640 with funding of the additional compensation split evenly by Housing Trust (new appropriation) and the FY2019/20 homeless (existing appropriation).

Background

Joan Planell has provided homeless consultation services for the City since December 2017 and was a key part of the team that prepared the successful No Place Like Home funding application for development of a permanent supportive housing project to serve the homeless.

Discussion

City staff will prepare Amendment #4 to the professional services agreement with Joan Planell for homeless consultation services to increase the compensation by \$24,640 and extend the term of the agreement through December 31, 2019. Planell's existing duties which include work in support of the No Place Like Home Permanent Supportive Housing project; providing advice to the City Manager, City Council, and staff on homeless issues; and providing guidance to the City's Social Services Manager on homeless system issues, operations, contract writing, and performance management would continue. In addition, Planell will be part of the team preparing a Housing for Healthy California funding application in support of the No Place Like Home Permanent Supportive Housing project

Conclusion

Staff recommends that the City Council:

1. Adopt Resolution No. _____, approving additional appropriations of \$12,320 to Housing Trust (Fund 326) for homeless-related activities; and
2. Authorize the City Manager to execute Amendment #4 to the professional services agreement with Joan Planell for homeless consultation services.

Prepared by: Dan Sokolow, Senior Planner

Reviewed by: Christine Engel, Community Services Director

A handwritten signature in black ink, appearing to read "Paul Navazio". The signature is fluid and cursive, with the first name "Paul" being more prominent than the last name "Navazio".

Paul Navazio
City Manager

Attachments:

1. CC Reso PSA Amend #4

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING ADDITIONAL APPROPRIATIONS OF \$12,320 IN HOUSING TRUST
FUNDS AND AMENDING PROFESSIONAL SERVICES AGREEMENT FOR
HOMELESS-RELATED SERVICES**

WHEREAS, the City desires to extend consultation services with Joan Planell for homeless consultation services to continue efforts in support of the No Place Like Home Permanent Supportive Housing project and provide the City with guidance on homeless issues.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby:

- (1) Approve and amend the FY2019/20 budget to add an additional \$12,320 in Housing Trust funds (Fund 326) for increasing the compensation of the professional services agreement with Joan Planell for homeless consultation services; and
- (2) Authorize the City Manager to execute Amendment #4 for professional services agreement for homeless consultation services with Joan Planell to increase the compensation by \$24,640 (from \$82,900 to \$107,540) with half of the increase funded through Housing Trust (Fund 326) and the other half funded through the FY 20 General Fund Homeless Budget (existing appropriation) and to extend the term of the agreement through December 31, 2019.

PASSED AND ADOPTED by the City Council this 2nd day of July, 2019, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Xochitl Rodriguez, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2019
ITEM #: I.15.
SUBJECT: Gracie Hiddleston Park Expansion Project Grant Application and CEQA Exemption

Recommendation for Action: Staff recommends that the City Council approve the filing of an application for Statewide Park Development and Community Revitalization Program Grant Funds and adopt Resolutions No. _____, approving a notice of exemption of filing of an application for the Statewide Park Development and Community Revitalization Program for the Gracie Hiddleston Park Expansion Project and Resolution No. _____, approving the application for Statewide Park Development and Community Revitalization Program Grant Funds.

Staff Contact:

Jordan Power, Management Analyst, (530) 661-5885, jordan.power@cityofwoodland.org

Fiscal Impact:

The Statewide Park Development and Community Revitalization Program Grant does not require matching funds. The primary fiscal impact for the City of Woodland will be in staff time, which staff recommends identifying as in-kind funds. Staff anticipates requesting about \$1.3 million in grant funds, dependent on the final components included in the proposed project and the level of effort available from volunteers to complete project construction.

In addition, the new recreation structures and landscaping will require on-going maintenance. The proposed project will be in operation for a minimum of 30-years after development (a grant requirement). These costs will result in a minimal impact to the general fund parks maintenance budget.

Background:

The Parks and Water Bond Act of 2018 (Proposition 68) provides funding for the California Department of Parks and Recreation's competitive Statewide Park Program (SPP), among other programs. The SPP aims to create new parks and new recreation opportunities in critically under-served communities across California. City staff have attended technical assistance meetings, carefully reviewed project requirements, and evaluated the competitiveness of several projects. After deliberation across City departments, staff plan to submit an application for the expansion of Gracie Hiddleston Park. The application for this competitive grant is due on August 5, 2019 with a total of \$254,942,000 available statewide. If awarded the grant, the project must be completed and open to the public by March 2022.

To identify a proposed project, staff reviewed the Community Services Department's annual parks and recreation facilities maintenance and improvements needs table which identifies a list of projects needed for all parks and recreation facilities. (this list was presented to the City Council at the June 4, 2019 meeting). A key goal of the grant is to create new park space (i.e. not to replace existing equipment or amenities that are in need of replacement). Of the projects on the list that met the grant criteria, three potential projects rose to the top to be considered for the grant: 1) Hiddleston Park expansion, 2) Heritage Plaza expansion, and 3) new pool at Pioneer High School. The latter two were later eliminated from further consideration as they lacked sufficient design and public input to meet the grant requirement of being complete and operable by March 2022.

The selected project site was once home to Hiddleson Pool, which operated in Woodland for 60-years until 2008. The pool was demolished in 2017 after an assessment found it cost-prohibitive to reopen the pool. In 2018, the adjacent Southland Park was renamed Gracie Hiddleson Park in remembrance of the impact both the pool and Gracie Hiddleson herself had on the community. The site is currently an empty lot at approximately 0.8-acres.

Discussion:

Community input has been prioritized in the development of the design for this project. A community meeting was held in 2017 (around the time of pool demolition), which sought feedback on several proposed designs for the project site. A consensus on the design was not reached and funding had not been allocated to support the magnitude of projects requested by the public. The main takeaway was that residents were interested in a place that encouraged active play for all ages.

In May and June of 2019 staff conducted six additional community meetings and promoted an online survey to gather ideas on the design of the new park area. In these meetings, residents were asked what recreation features they most wanted in the park, where they should be located, and for feedback on park safety and beautification. A broad representation of Woodland residents attended the public meetings and provided feedback including, seniors, families, children, YMCA patrons, and residents that live near the park. Meeting information was also available in Spanish.

Staff is currently finalizing the application which will be submitted prior to August 5, 2019. Based on public input, the grant application would include the following features: an outdoor fitness court, a playground for children ages 5-12 with ADA compliant recreation features, a new ADA compliant restroom, native landscaping, a pollinator-friendly garden, tree plantings with a tree dedicated to Gracie Hiddleson, and a public art project. Adding a new playground and fitness court that can be used by youth and adults meets the City's goal of creating additional recreational opportunities for the public. The fitness court is a unique recreational feature that allows individuals to work out using their body weight, as well as completing workouts that they can follow through an app on their phone or tablet. In addition, the National Fitness Campaign offers a \$30,000 grant which, if awarded, will allow the City to leverage more funding. The goal of the playground is to add a feature to the park that is better suited for older children where they can use improve their physical strength and agility with large climbing/hanging features (such as a climbing net or zip line). The "pollinator-friendly" plantings aide in the City meeting some of the requirements of the recent Bee City USA designation.

It should be noted that as staff continues to refine the grant application and cost of the project, including the restroom in the submittal may not be feasible. To accompany the grant application a draft conceptual park expansion design was prepared and is attached. The cost of the draft conceptual design is about \$1.3 million.

The project site is adjacent to Douglass Middle School and the YMCA facility. Staff has held meetings with representatives of both organizations and have identified opportunities for partnership. It is anticipated that students from Douglass Middle School will volunteer during the development of the expanded park site. Additionally, it is anticipated that classes and athletic teams will use the fitness court for physical fitness classes and training. The YMCA anticipates using the playground for their day camp programs as well as using the fitness court for exercise classes through their Fitness and Wellness Center.

On June 24, 2019, the Parks and Recreation Commission received a report and presentation on the Gracie Hiddleson Park Expansion Project. The Commission recommended that the City Council approve the filing of

the Gracie Hiddleston Parks Project application for the SPP. The Commission expressed concerns about potential issues with a pollinator garden being adjacent to a children's playground and interest in having multiple bike racks and benches available. At the time of application, only a concept level plan is needed. If awarded the grant, staff will consider their comments and concerns in the final design.

The proposed Grace Hiddleston Park Expansion Project is categorically exempt from the California Environmental Quality Act ("CEQA") because the park improvements detailed in the grant application involve minor alterations to land as described in State CEQA Guidelines Section 15061(b). A Notice of Exemption will be filed within five (5) days of approval of the resolution pursuant to CEQA, the State CEQA Guidelines and the Agency's Local CEQA Guidelines.

Conclusion:

Staff recommends that the City Council approve the filing of an application for Statewide Park Development and Community Revitalization Program Grant Funds and adopt Resolutions No. _____, approving a notice of exemption of filing of an application for the Statewide Park Development and Community Revitalization Program for the Gracie Hiddleston Park Expansion Project and Resolution No. _____, approving the application for Statewide Park Development and Community Revitalization Program Grant Funds.



Paul Navazio
City Manager

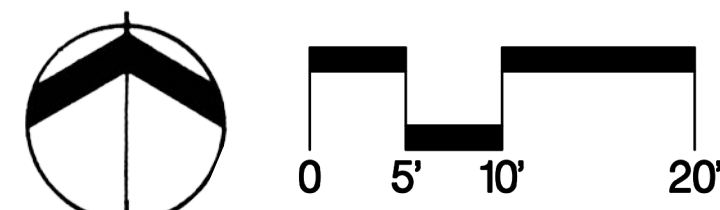
Attachments:

1. 17004_ConceptualSitePlan_190621
2. Authorizing_Resolution_SPP Grant Application 2019
3. Resolution_SPP Application 2019_CEQA2



HIDDLESON PARK
CONCEPTUAL SITE PLAN
WOODLAND, CA

JUNE 21, 2019



RESOLUTION NO. ____

**RESOLUTION OF THE CITY COUNCIL OF CITY OF WOODLAND
Approving the Application for
STATEWIDE PARK DEVELOPMENT AND COMMUNITY REVITALIZATION
PROGRAM GRANT FUNDS**

WHEREAS, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Statewide Park Development and Community Revitalization Grant Program, setting up necessary procedures governing the application; and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the Applicant to certify by resolution the approval of the application before submission of said application to the State; and

WHEREAS, successful Applicants will enter into a contract with the State of California to complete the Grant Scope project;

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby:

APPROVES THE FILING OF AN APPLICATION FOR THE GRACIE HIDDLESAN PARK EXPANSION PROJECT AND

1. Certifies that said Applicant has or will have available, prior to commencement of any work on the project included in this application, the sufficient funds to complete the project if the grant is awarded; and
2. Certifies that if the project is awarded, the Applicant has or will have sufficient funds to operate and maintain the project, and
3. Certifies that the Applicant has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Grant Administration Guide; and
4. Delegates the authority to the City Manager or designee to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the Grant Scope; and
5. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.
6. Will consider promoting inclusion per Public Resources Code §80001(b)(8 A-G).

Approved and adopted the 2nd day of July, 2019.

I, the undersigned, hereby certify that the foregoing Resolution Number ____ was duly adopted by the City Council following a roll call vote:

Ayes:

Noes:

Absent:

Abstain:

Xochitl Rodriguez, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A NOTICE OF EXEMPTION FOR FILING OF AN APPLICATION FOR THE STATEWIDE PARK DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM FOR THE GRACIE HIDDLESAN PARK EXPANSION PROJECT.

WHEREAS, the City of Woodland ("City") has identified the need to repurpose a vacant City-owned lot adjacent to Gracie Hiddleson Park for outdoor recreational uses; and

WHEREAS, the City will file an application for the Proposition 68 Statewide Park Development and Community Revitalization Program for the Gracie Hiddleson Park Expansion Project; and

WHEREAS, approval of the proposed Grace Hiddleson Park Expansion Project is categorically exempt from the California Environmental Quality Act ("CEQA") because the park improvements detailed in the grant application involve minor alterations to land as described in State CEQA Guidelines Section 15061(b); and

WHEREAS, pursuant to the foregoing, the City Council has determined that a Notice of Exemption for submittal of the Proposition 68 grant applicant and the Gracie Hiddleson Park Expansion Project should be filed pursuant to CEQA, the State CEQA Guidelines and the Agency's Local CEQA Guidelines.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND DOES HEREBY RESOLVE AND FIND AS FOLLOWS: The City Council hereby directs City staff to file a Notice of Exemption within five (5) days following the approval of this Resolution.

PASSED AND ADOPTED by the City Council this 2nd day of July, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Xochitl Rodriguez, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2019
ITEM #: I.16.
SUBJECT: Resolution implementing a four (4) year agreement (July 1, 2019 to June 30, 2023) with the Woodland City Employee Association (WCEA) as described herein.

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, implementing a four (4) year agreement (July 1, 2019 to June 30, 2023) with the Woodland City Employee Association (WCEA) as described herein.

Fiscal Impact

The current labor agreement for the WCEA covers salary and benefits for roughly 105 full-time equivalent positions at an annual cost for \$12.3 million. The terms of the proposed new four-year contract is expected to result in an average annual increases of between 3.27% and 3.52%, contingent upon triggers covering selected contract terms. The proposed contract will result in an increase of \$4.4 million over the four-year term, and \$284,000 (averaging \$71,000 per year) over the funding level assumed in the development of the FY2019/20 budget forecast. Approximately 60% of this bargaining group's costs are funded through the city's General Fund, with the balance funded through various enterprise and special revenue funds.

Background

The City began negotiating with the WCEA on a successor labor agreement in April 2019, and reached a tentative agreement in early June. The tentative agreement was presented to, and ratified by, the WCEA membership, and tonight's recommended Council action would formally ratify the terms of the new four (4) year agreement with the WCEA.

Discussion

The proposed agreement provides for increases in salaries and cost of health insurance benefits for covered employees, while maintaining structural changes to the overall benefit package negotiated in prior agreements. The new contract also provides for ongoing protection against future year increase in health insurance and pension costs, by capping the city's overall exposure, while at the same time providing adjustments reflecting anticipated cost of living increases and promoting the retention and recruitment of employees.

The major terms of the new contract are as follows:

COLA's

- Effective July 1, 2019: 3% COLA
- Effective July 1, 2020: 3% COLA
- Effective July 1, 2021: 3% COLA *
- **If the actual CalPERS Misc. Contribution amount for Unfunded Liability (UL) for FY 2021/22 is LESS than \$3,802,000 then the COLA shall be increased by 1.0% (to 4.0%)*
- Effective July 1, 2022: 3% COLA*
- ** If the 7/1/21 COLA (above) is 3.0% AND, if the actual CalPERS Misc. Contribution amount for Unfunded Liability (UL) for FY2022/23 is LESS THAN \$4,168,000 then the COLA shall be increased by*

1.0% (to 4.0%)

- **** If the 7/1/21 COLA (above) is 4.0% AND, if the actual CalPERS Misc. Contribution amount for Unfunded Liability (UL) for FY2022/23 is LESS THAN \$4,065,000 then the COLA shall be increased by 1.0% (to 4.0%)**

Medical Health Insurance

The City and WCEA have agreed to increases in the amount contributed by the City for health insurance at a baseline rate of 5% per year.

Effective	Employee Only	Employee Plus One	Family
January 1, 2020	\$818.65	\$1,637.00	\$2,128.49
January 1, 2021	\$859.59	\$1,719.16	\$2,234.91
January 1, 2022*	\$902.57	\$1,805.12	\$2,346.66
January 1, 2023*	\$947.69	1,895.38	\$2,463.99

Retiree Medical Benefit - (2nd Tier)

- Effective July 1, 2020, Employees hired after July 1, 2006 will receive a 2% of base salary pretax contribution to one of the City's Deferred Compensation Plan once the employee completes probation. This is 100% vested.

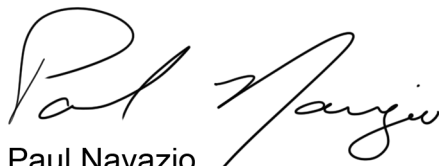
Longevity Pay

The contract provides for an increase in the longevity benefit, and converts payments for annual lump-sum to prorated monthly payments. The new schedule is as follows:

<u>Length of Service</u>	<u>Annual Amount</u>
10 years	\$600
15 years	\$700
20 years	\$800

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, implementing a four (4) year agreement (July 1, 2019 to June 30, 2023) with the Woodland City Employee Association (WCEA) as described herein.


Paul Navazio
City Manager

Attachments:

1. Resolution WCEA MOU 2019 to 2023 docx

RESOLUTION NO. _____

**MEMORANDUM OF UNDERSTANDING
CONCERNING GENERAL SERVICE UNIT EMPLOYEES
OF THE CITY OF WOODLAND**

The City of Woodland and the Woodland City Employee's Association representing employees employed by the City of Woodland in the classifications designated herein in Article I, Section I under the title "Application," by and through their authorized representatives hereby ratify as and for a memorandum of understanding the attached resolution entitled "A Resolution of the City Council of the City of Woodland Approving Certain Terms and Conditions for General Services Unit Employees" including the exhibits appended hereto, and recommend that the same be adopted by the City Council of the City of Woodland. In resolving questions of interpretation the Resolution shall be the primary source in all cases.

DATED: _____, 2019

Representative of the Woodland
City Employee's Association

Representative of the City of Woodland

The foregoing resolution and exhibits appended thereto hereby are approved by the City Council of the City of Woodland on this 2nd day of July 2019.

Mayor

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF WOODLAND APPROVING CERTAIN TERMS AND CONDITIONS FOR
GENERAL SERVICES UNIT EMPLOYEES

Table of Contents

ARTICLE I	5
GENERAL PROVISIONS	5
1.1 Application	5
1.2 Term	7
1.3 Purpose	7
1.4 Management Rights	8
1.5 Peaceful Performance	8
1.6 Association Recognition	8
1.7 Maintenance of Membership	8
ARTICLE II	10
COMPENSATION	10
2.1 Salary	10
2.2 Deferred Compensation	10
2.3 Uniforms and Safety Equipment	11
2.4 Longevity Pay	11
2.5 Call-Back Pay	11
2.6 Stand-by Pay	12
2.7 Promotional Pay	12
2.8 Acting Pay	12
2.9 Bilingual Pay	12
2.10 Jury Duty Pay	12
2.11 Overtime	13
2.12 Shift Differential	13
2.13 Flexible Spending Account	13
ARTICLE III	14
EDUCATION INCENTIVE	14
3.1 Education Reimbursement	14
ARTICLE IV	15
MEDICAL AND RELATED BENEFITS	15
4.1 Medical Insurance	15
4.2 Medical Insurance Upon Retirement	16
4.3 Dental Insurance	17
4.4 Long Term Disability Insurance	18
4.5 Vision Insurance	18
4.6 Life Insurance	18
ARTICLE V	19
LEAVES	19
5.1 Holidays	19
5.2 Vacation Leave	20

5.3	Payment in Lieu of Time-Off.....	20
5.4	Sick Leave.....	21
5.5	Catastrophic Illness or Injury.....	22
ARTICLE VI.....		23
RETIREMENT.....		23
6.1	Retirement.....	23
ARTICLE VII.....		24
ASSOCIATION RIGHTS AND SECURITY.....		24
7.1	Communications.....	24
7.2	Association Officers and Official Representatives.....	24
7.3	Access to Employees.....	24
7.4	Association Leave.....	24
7.5	Advance Notice.....	25
7.6	New Hires.....	25
ARTICLE VIII.....		26
WORKING CONDITIONS.....		26
8.1	Rest Periods.....	26
8.2	Training.....	26
8.3	Tools.....	26
8.4	Work Hours for City Hall Employees.....	27
8.5	Contracting Out.....	27
8.6	Introduction of New Technology.....	27
8.7	Reclassification Procedures.....	28
8.8	Alternative Transportation Program.....	28
8.9	Probationary Period.....	28
8.10	Other Working Conditions Not Set Forth Herein.....	28
ARTICLE IX.....		29
GRIEVANCES.....		29
9.1	Grievances.....	29
9.2	Grievance Procedures.....	29
9.3	Conduct of Grievance Procedure.....	30
ARTICLE X.....		31
SAFETY.....		31
10.1	Safety.....	31
ARTICLE XI.....		32
OTHER COMPENSABLE ITEMS NOT SET FORTH HEREIN.....		32
11.1	Other Compensable Items Not Set Forth Herein.....	32
ARTICLE XII.....		33
12.1	Interest Cards.....	33
Exhibit A.....		34
Salary Range Schedule.....		34
Exhibit B.....		35

Classifications Provided Uniforms at City Expense.....	35
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ARTICLE I
GENERAL PROVISIONS

1.1 Application

1.1.1 This Resolution applies to employees in the following classifications:

Administrative Clerk I	28
Administrative Clerk II	32
Administrative Clerk III	36
Administrative Secretary	42
Administrative Supervisor	47
Aquatics Coordinator	32
Aquatics Supervisor	48
Building Inspector I	49
Building Inspector II	53
Code Compliance Officer I	46
Code Compliance Officer II	50
Community Development Technician I	42
Community Development Technician II	46
Conservation Coordinator	46
Electrical / Signs & Markings Supervisor	67
Electrician's Assistant	43
Engineering Aide I	33
Engineering Aide II	37
Engineering Assistant	56
Engineering Technician I	44
Engineering Technician II	48
Engineering Technician III	52
Environmental Compliance Inspector I	39
Environmental Compliance Inspector II	43
Environmental Compliance Specialist	49
Equipment Service Clerk	32
Equipment Service Worker	34
Facility Maintenance Worker I	35
Facility Maintenance Worker II	39
Facility Maintenance Worker III	43
Finance Clerk I	32
Finance Clerk II	37
Finance Clerk III	41
Finance Specialist	41
Finance Supervisor	54
GIS Analyst	62
GIS Technician I	49
GIS Technician II	53
Heavy Equipment Mechanic	45
Industrial Electrical/Electronics Technician	58

Information Technology Analyst	60
Information Technology Technician I	48
Information Technology Technician II	52
Laboratory Technician I	43
Laboratory Technician II	47
Library Technical Assistant III	37
Library Technician Assistant I	29
Library Technician Assistant II	33
Light Equipment Mechanic	41
Literacy Coordinator	46
Maintenance Supervisor	51
Maintenance Worker I	35
Maintenance Worker II	39
Maintenance Worker III	43
Meter Services Technician	45
Park Maintenance Technician	46
Park Maintenance Worker I	35
Park Maintenance Worker II	39
Park Maintenance Worker III	43
Park Supervisor	51
Pool Facility Technician	46
Recreation Coordinator	34
Recreation Supervisor	48
Senior Building Inspector	57
Senior Building Plans Examiner	58
Senior Engineering Assistant	58
Senior Equipment Mechanic	50
Senior Maintenance Worker	45
Senior Signs and Markings Technician	45
Senior Tree Trimmer	45
Senior Utility Maintenance Worker (Sewer)	49
Senior Utility Maintenance Worker (Water)	49
Senior Water System Operator	49
Signs and Markings Technician I	39
Signs and Markings Technician II	43
Stock Clerk	32
Storekeeper	35
Traffic Signal / Street Lights Technician	56
Treatment Plant Mechanic	54
Tree Trimmer I	39
Tree Trimmer II	43
Underground Utility Service Locator	46
Utilities Maintenance Supervisor	53
Utilities Maintenance Worker I	37
Utilities Maintenance Worker II	41
Utilities Maintenance Worker III	45

Utilities Maintenance Worker IV	50
Water / Wastewater Instrumental Technician	62
Water Pollution Control O-I-T	40
Water Pollution Control Operator I	51
Water Pollution Control Operator II	55
Water Pollution Control Operator III	59
Water Pollution Control Operator IV	63
Water Systems Operator I	40
Water Systems Operator II	44

1.1.2 The following classifications shall be considered "Supervisors":

Administrative Secretary
Administrative Supervisor
Electrical / Signs & Markings Supervisor
Finance Supervisor
Maintenance/Utilities Maintenance Supervisor
Park Supervisor
Recreation/Aquatics Supervisor
Senior Building Inspector
Senior Tree Trimmer
Senior Utilities Maintenance Worker
Water Pollution Control Operator IV
Utilities Maintenance Worker IV

1.2 **Term**

1.2.1 Except where the context otherwise determines or otherwise provides the provisions of this Resolution shall apply from July 1, 2019 to June 30, 2023 and for such reasonable time thereafter as may be required to ratify, revise and supersede such provisions by actions taken by the Woodland City Council after good faith negotiations pursuant to the Meyers-Milias-Brown (MMB) Act.

1.3 **Purpose**

1.3.1 WCEA and representatives of the City of Woodland have met and conferred in good faith regarding wages, hours, and other terms and conditions of employment of employees in the General Services Unit listed in Section 1.1.1 have exchanged freely information, opinions, and proposals; and have endeavored to reach agreement on all matters relating to the employment conditions and employer/employee relations of such employees.

1.3.2 This Memorandum of Understanding is entered into pursuant to the MeyersMilias-Brown Act and has been jointly prepared by the parties.

1.3.3 This Memorandum of Understanding shall be presented by the Association to the employees for ratification, and shall thereafter be presented to the Woodland City Council as the joint recommendations of the undersigned for salary and employee benefits adjustment for the period

commencing July 1, 2019 and ending on June 30, 2023. Unless otherwise specified, changes contained herein shall become effective upon adoption by the City Council.

1.4 Management Rights

1.4.1 The City reserves all rights with respect to matters of general legislative and managerial policy including, among others, the exclusive right to determine the mission of its constituent departments, commissions and boards; set standards of election for employment; direct its employees; take disciplinary action; relieve its employees of duties because of lack of work or for other legitimate reasons; maintain the efficiency of governmental operations; determine the methods, means and personnel by which governmental operations are to be conducted; require overtime; take all necessary actions to carry out its mission in emergencies; and exercise complete control and discretion over its organization and the technology of performing its work. These rights shall be limited only as specified in the Agreement or applicable State or Federal laws.

1.5 Peaceful Performance

1.5.1 No-Strike. The Association agrees that during the term of this Memorandum of Understanding neither it nor the employees it represents will engage in, encourage, sanction, support, any job or other actions which would involve suspension of or interference with normal work of the department or other city departments.

1.5.2 In the event of any job action as described above; the Association will immediately notify involved employees that the action(s) is in violation of this section, and direct them to cease the action(s).

1.6 Association Recognition

1.6.1 Woodland City Employees Association, hereinafter referred to as the "Association", is the recognized employee organization for General Services Unit employees as listed in Section 1.1.1. The City recognizes the exclusive right of the Association to represent members of the bargaining unit on all matters relating to employment conditions and employee/employer relations subject to the employee's right of self-representation pursuant to Government Code Section 3503. Employees may authorize dues deduction only for WCEA.

1.7 Maintenance of Membership

1.7.1 Association membership is not a mandatory condition of employment for any employee covered by this agreement. However, any employee covered by this agreement who is an Association member, or becomes an Association member, shall continue to pay to the Association those dues or fees regularly charged members of the Association in good standing for the life of this agreement. Any new employee covered by this Agreement who, after completing thirty (30) calendar days of employment voluntarily joins the Association, shall be subject to the same terms of continued membership as employees above.

1.7.2 Every employee who is a member of the Association shall have the right to withdraw from membership during the month of June each year. An employee who has properly withdrawn membership as provided herein shall not be subject to the provisions of this section.

1.7.3 Enforcement of this section shall be the responsibility of the Association, utilizing appropriate civil procedures. The Association shall indemnify and hold the City harmless from any and all claims, demands or suits, or any other action arising from this section.

ARTICLE II

COMPENSATION

2.1 Salary

2.1.1 During the term of this agreement, represented unit employees shall receive the following increase:

- Effective July 1, 2019: 3% COLA
- Effective July 1, 2020 3% COLA
- Effective July 1, 2021 3% COLA *
 - *If the actual CalPERS Misc. Contribution amount for Unfunded Liability (UL) for FY 2021/22 is **LESS than \$3,802,000** then the COLA shall be increased by 1.0% (to 4.0%)
- Effective July 1, 2022 3% COLA*
 - * If the 7/1/21 COLA (above) is 3.0% **AND**, if the actual CalPERS Misc. Contribution amount for Unfunded Liability (UL) for FY2022/23 is **LESS THAN \$4,168,000** then the COLA shall be increased by 1.0% (to 4.0%)
 - ** If the 7/1/21 COLA (above) is 4.0% **AND**, if the actual CalPERS Misc. Contribution amount for Unfunded Liability (UL) for FY2022/23 is **LESS THAN \$4,065,000** then the COLA shall be increased by 1.0% (to 4.0%)
- In the event that the City elects to make a lump-sum payment toward its CalPERS Unfunded Liability (UL), the parties agree to adjust the UL amount trigger for determining if the additional COLAs are implemented.

2.1.3 Certificate Pay: City agrees to meet and discuss establishing Certificate/Incentive Pay based on job requirements, staff development goals.

2.1.3 Retroactive Payment of Salaries. The City's practice of paying retroactive compensation stemming from ratification of Memoranda of Understanding is to pay retroactive compensation only to active employees at the time of the City Council's approval of the MOU. This practice is hereby memorialized in this agreement between the City and the Association.

2.2 Deferred Compensation

2.2.1 The City will make available a Deferred Compensation Plan to all employees.

2.2.2 Effective July 1, 2020. Employees hired after July 1, 2006, the City will provide a pretax contribution of two percent (2%) of base salary to a Deferred Compensation plan of the employee's choice of those provided by the City of Woodland.

2.2.3 To receive the contribution, employee must have completed their initial probationary period.

2.2.4 Employee must enroll in one of the Deferred Compensation plans offered by the City.

2.2.5 There is no vesting requirement. The contribution is immediately vested into the employee's account.

2.3 Uniforms and Safety Equipment

2.3.1 The City shall provide uniforms to employees in the classifications reflected in Exhibit B. The City shall provide the necessary protective devices, wearing apparel and other equipment as necessary to protect an employee from injury. Additionally, the City will provide employees with uniforms, as appropriate. A uniform can consist of shirts, pants, and outerwear. Certain job classes in Public Works may have specific policies regarding uniforms. The City will consult with the Association on any future changes to uniforms.

2.3.2 Employees in classifications who are required by the department to wear approved safety shoes/boots while in the performance of the duties of the classification when in any field or hazardous conditions or settings will receive a reimbursement upon proof of purchase of safety boots. The City will provide a reimbursement up to \$250 per fiscal year for purchase and maintenance of a safety boot/shoe. The employee is required to provide proof of purchase or repair cost of the safety shoe/boots prior to reimbursements. Any amount in excess of the \$250 reimbursement shall be the responsibility of the employee and is not eligible for reimbursement. The safety shoe/boot must meet the American National Standards Institute (ANSI) Standard for their applicable use. Failure to wear serviceable safety shoes/boots is a violation of this MOU and City of Woodland Personnel Rules.

2.3.3 The City shall approve payment for any employee who is required by the department director to wear prescription safety glasses in their position. The amount the City will pay for the frame portion of safety glasses is limited to the current allowance for regular glasses. This is a rolling twelve (12) month benefit. The employee's department director will contact Human Resources who will authorize payment for such glasses. The vendor will bill the City for the frame portion up to the current allowance for regular glasses, and the cost of the lenses.

2.3.4 Employees required by their department director to wear uniform jackets shall have the jacket provided, and replaced on an as needed basis as determined by the department head.

2.4 Longevity Pay

2.4.1 The City shall pay longevity pay monthly, once an employee completes the years of service, according to the following schedule:

<u>Length of Service</u>	<u>Annual Amount</u>	<u>Monthly Amount</u>
10 years	\$600	\$50.00
15 years	\$700	\$58.33
20 years	\$800	\$66.67

2.5 Call-Back Pay

2.5.1 Employees who are physically called back to work after the completion of their regular shifts shall be compensated at the rate of time and one-half for all time worked. There shall be a minimum

call-back time of two (2) hours. Employees called out between the hours of 10:00 p.m. and 5:00 a.m. and not assigned to stand-by shall receive a minimum call-back of three (3) hours.

2.6 Stand-by Pay

2.6.1 Standby assignments shall be governed by the City stand-by policy dated May 2010.

2.6.2 Employees assigned and required to be on stand-by status shall be compensated at the flat rate of thirty eight (\$38) dollars per weekday and fifty five (\$55) dollars each Saturday, Sunday and Holiday.

2.7 Promotional Pay

2.7.1 The City agrees that all promotions within the unit shall result in the minimum five percent (5 %) increase in pay for the affected employee.

2.7.2 Represented employees in or to be assigned to the journey level position of a split classification, shall be entitled to receive consideration for a merit salary step increase six (6) months after the reassignment.

2.8 Acting Pay

2.8.1 The purpose of acting pay is to provide appropriate compensation to employees who are assigned to work out-of-class. Employees assigned by their supervisor to perform substantially all the duties in a higher level classification shall receive an additional five percent (5%) of base pay as acting-pay compensation provided the following requirement is met, minimum period of time to be eligible for acting pay must be at least three (3) consecutive work days, the position is vacant due to resignation or the incumbent is on leave. Payment shall continue for the term of the assignment to the higher level classification duties. Acting assignments shall be limited to six (6) months, which may be extended an additional three (3) months on approval of the City Manager. This compensation is considered none "PERS-able".

2.9 Bilingual Pay

2.9.1 The City shall maintain the existing bilingual policy. Designated bilingual employees shall receive additional compensation above their regular salary at a rate of two-hundred dollars (\$200).

2.10 Jury Duty Pay

2.10.1 Employees shall be entitled to full pay in addition to any compensation received for serving as a member of a jury. This does not include Grand Jury duty.

2.11 Overtime

2.11.1 Unit employees shall receive overtime compensation at the rate of time and one-half for all hours worked in paid status in excess of forty hours per work week. Paid time off shall be counted as time worked for overtime calculation purposes. Employees handling City business at home on the telephone shall be eligible for overtime compensation in accordance with the Fair Labor Standards Act (time paid to the nearest 12-minute increment).

2.11.2 Employees shall have the option of choosing either paid overtime or compensatory time off. Paid time shall be calculated using the FLSA rate of pay. Compensatory time off may be accrued to a maximum of sixty (60) hours at any one time. Compensatory time off maximums may be waived for employees working alternative work schedules by mutual consent. Upon termination, employees shall be paid for any accrued compensatory time. Compensatory time accrued after sixty (60) hours will be paid in accordance with Section 2.1.

2.11.3 The provisions of section 2.11.2 above shall apply to Recreation and Aquatic Supervisors and Recreation Coordinators. It is mutually understood that Recreation and Aquatic Supervisors and Recreation Coordinators work flexible schedules. The City will not mandate split shifts for Recreation and Aquatic Supervisors and Recreation Coordinators.

2.11.4 Once in a fiscal year, employees shall have the option of converting up to forty (40) hours accrued compensatory time to cash.

2.12 Shift Differential

2.12.1 Employees who work in the Library between the hours of 5:00 p.m. to 9:00 p.m. shall receive a shift differential pay of \$.75 per hour.

2.12.2 Library employees who were employed as such on or before July 1, 1999, and who are required to work Sundays shall receive a thirty-five (\$35) dollar Sunday payment differential. Library employees hired after July 1, 1999 and those individuals hired specifically for the Sunday opening shall be assigned Sunday work without the Sunday differential.

2.13 Flexible Spending Account

2.13.1 The City agrees to maintain in effect the Section 125 program providing for pre-tax treatment of employee obligations for medical and dependent care costs.

ARTICLE III

EDUCATION INCENTIVE

3.1 Education Reimbursement

3.1.1 Employees with the City of Woodland are eligible to participate in the Professional Growth Incentive Program. The purpose of the professional growth incentive is to allow employees to gain critical skills needed to advance in their positions. Employees may receive a reimbursement for professional memberships (including licenses, applications and renewal fees), subscriptions, professional training, attainment of academic degrees, and equipment limited to desktop computers or components (memory, hard drives, video cards, power supplies, mother boards), keyboards, monitors, computer mouse(s)/pointing devices, laptop/notebook/tablet computers, printers, City standard suite of office productivity software (currently Microsoft Office Suite), Security Software programs and personal digital assistants (PDA) and accessories, unless used mostly for personal entertainment. All such requests require advance approval by the City. Maximum reimbursement per fiscal year per employee shall be \$625.00.

3.1.2 Travel, Meal and Lodging Reimbursements, in addition to attendance at an approved conference, tuition/registration fees, books etc., may be reimbursed. The amount of reimbursement shall be governed by the City's travel policy. Amounts of all reimbursements per fiscal year shall not exceed \$625.

3.1.3 Employees terminating prior to January 1 of any fiscal year shall be responsible for repaying a prorated share of Professional Growth Reimbursement they have spent. For example, an employee working 25% of the year would be entitled to a Professional Growth Incentive Reimbursement not to exceed, \$156.25. If employee received a reimbursement of greater than \$156.25, at the time of termination, the employee would be responsible for payment of the difference. This will be taken out of the employee's final check. If there are not enough funds to cover this amount, the City will invoice the employee for the difference.

ARTICLE IV
MEDICAL AND RELATED BENEFITS

4.1 Medical Insurance

4.1.1 The City shall make available to all unit employees, the medical insurance program. Employees shall have the option of enrolling in any of the plans offered by the City.

4.1.2 For Employees **hired before April 23, 2007**, the City provides a two tier medical benefits program:

- Tier One: Employee Only and Employee plus One
- Tier Two: Employee plus Family

4.1.3 Employees hired before April 23, 2007 who provide proof of dual coverage under PERS or other medical insurance programs may decline to accept medical coverage. These employees shall be eligible for a payment of \$405 per month.

Employees hired before April 23, 2007			
Effective	Employee Only	Employee Plus One	Family
January 1, 2020	\$1,637.30	\$1,637.30	\$2,128.49
January 1, 2021	\$1,719.16	\$1,719.16	\$2,234.91
January 1, 2022*	\$1,805.12	\$1,805.12	\$2,346.66
January 1, 2023*	\$1,895.38	\$1,895.38	\$2,463.99

* If the CalPERS Kaiser rate for health premiums increases by more than 20% from January 2021 to January 2022, the City's contribution will increase by 8% from 2021 to 2022. If the CalPERS Kaiser rate for health premiums increases by more than 20% from January 2022 to January 2023, the City's contribution will increase by 8% from 2022 to 2023.

For Employees **hired on or after April 23, 2007**, the City provides a three tier medical benefits program:

- Tier One: Employee Only
- Tier Two: Employee plus One
- Tier Three: Employee plus Family

4.1.4 Employees hired after April 23, 2007 who provide proof of dual coverage under PERS or other medical insurance programs may decline to accept medical coverage. These employees shall be eligible for a payment of \$405 per month.

Employees hired on or after April 23, 2007			
Effective	Employee Only	Employee Plus One	Family
January 1, 2020	\$818.65	\$1,637.30	\$2,128.49
January 1, 2021	\$859.59	\$1,719.16	\$2,234.91
January 1, 2022*	\$902.57	\$1,805.12	\$2,346.66
January 1, 2023*	\$947.69	\$1,895.38	\$2,463.99

* If the CalPERS Kaiser rate for health premiums increases by more than 20% from January 2021 to January 2022, the City's contribution will increase by 8% from 2021 to 2022. If the CalPERS Kaiser rate for health premiums increases by more than 20% from January 2022 to January 2023, the City's contribution will increase by 8% from 2022 to 2023.

4.2 Medical Insurance Upon Retirement

4.2.1 Employees who retire from the City may be eligible for Medical Insurance in accordance with the CalPERS Medical Plan or the current plan offered by the City. Dental, Vision and Long Term Disability Insurance is not provided to retirees.

4.2.2 The parties agree to meet and confer to impasse and imposition on restructuring the retiree medical program.

4.2.3 Employees who were **hired before July 1, 2006**, and have ten (10) years of continuous consecutive service with the City of Woodland are eligible to receive benefits under the City's PERS plan, or the current plan offered by the City, or retire for disability under PERS shall be eligible for continued health and life insurance coverage subject to the following terms and conditions:

4.2.3.1 Employees 50 years old or older who separate from City service but postpone application to receive PERS retirement benefits must pay the premiums for any continued insurance coverage until the application for benefits is approved.

4.2.3.2 Insurance benefits levels to retirees will be equal to the schedule reflected in paragraph 4.1.3 above less the Public Employees' Medical & Hospital Care Act (PEMCHA) minimum, which is set by CalPERS annually. Retirees who were hired before July 1, 2006, will receive a benefit equal to the "Total Benefit" reflected in 4.1.3 above; however, provisions of paragraphs 4.1.3 (Cash in Lieu) and 4.1.4 (Cash in Lieu) do not apply to retired employees.

4.2.3.2.1 Retirees who were hired prior to July 1, 2006 have a vested right to receive full medical insurance benefits in retirement equal to the total medical benefit provided to active employees. In the immediate case, such retirees shall receive the combined value of the medical benefit and the cafeteria plan benefit to equal the total benefit. In future cases, should the City again restructure its health care benefits, such retirees shall continue to receive the full value provided to active employees for health benefits irrespective of how they may subsequently be structured.

4.2.3.3 Life Insurance will be continued with the same benefit level and conditions as active employees except as adjusted according to the schedule outlined in the City's "Life Insurance Outline of Benefits" or in any modifications or other plans that replace the current plan;

4.2.3.4 Health Insurance coverage will be coordinated with Medicare when retirees become eligible; and

4.2.3.5 Dental, Vision and Long Term Disability Benefits will not be offered or provided to retirees.

4.2.4 Employees who were **hired on or after July 1, 2006**, will receive medical insurance benefits in retirement as follows:

4.2.4.1 Insurance benefits levels to retirees who were hired after July 1, 2006, will receive a benefit equal only to the Public Employees' Medical & Hospital Care Act (PECHMA) minimum which is set by CalPERS annually, however, provisions of paragraphs 4.1.3 (Cash in Lieu) do not apply to retired employees.

4.2.4.2 Retirement Health Savings Plan. The City of Woodland has established a program in which employees participate to save, on a tax deferred basis, money to help pay the cost of healthcare once an individual retires. The Retirement Health Savings Plan (RHSP) may be used for medical, dental and vision care as well as other healthcare expenses.

4.2.4.2.1 For employees hired on or after July 1, 2006, participation in the City's RHSP is mandatory.

4.2.4.2.2 Contributions: The City shall contribute \$50 per month to the employee's RHSP account; likewise, the employee shall contribute \$50 per month to their RHSP account. These contributions shall start after an employee has successfully completed their initial probationary period. However, upon successful completion of probation, the City shall contribute a lump sum of \$50 per month for each month served in the employee's initial probation.

4.2.4.2.3 Initial Probationary Period. During an employee's initial probationary period with the City, neither the employee nor the City shall contribute to the employee's RHSP account. The initial probationary period is that probationary period when an employee is first hired. A probationary period is also in effect when an individual changes classification or is promoted to a higher classification; City and employee contributions to RHSP accounts will continue during such promotional probationary periods.

4.2.4.2.4 Conversion of Sick Leave. Once an employee has accrued 500 hours of sick leave, the City shall convert 50% of additional sick leave earned to a cash contribution to an employee's RHSP account. This results in all sick leave earned above 500 hours being changed to 4 hours per month (versus 8 hours) with the value of 4 hours of salary being contributed to the employee's RHSP account.

4.3 Dental Insurance

4.3.1 For the term of this agreement, at no premium cost to the employee the City shall provide a Dental Insurance program with benefits equivalent to that provided under the prior self-insurance plan including a \$2,000 annual maximum benefit and a \$1,000 lifetime maximum benefit for

orthodontia (employee only and dependents 19 and under). Dental insurance ends the last day of the month of active employment.

4.3.1 The City will notify the Association if the Dental Plan is changed.

4.3.3 The City shall provide for coordination of dental benefits of married couples who are both City employees.

4.4 Long Term Disability Insurance

4.4.1 The City shall continue to provide a long term disability insurance plan at a coverage level currently in effect for all represented employees. Represented employees must meet eligibility requirements as prescribed in the program in order for City participation to begin and be maintained.

4.4.2 The City shall pay 100% of the applicable premium, and City shall continue to pay for the dollar equivalent of 100% of the applicable premium. Coverage ends on the last day of the month of active employment.

4.5 Vision Insurance

4.5.1 The City shall continue to supply vision insurance with a fifteen (\$15) dollar deductible at a coverage level currently in effect for all represented employees. Dependent children are covered upon proof of full time student status. Coverage ends on the last day of the month of active employment.

4.6 Life Insurance

4.6.1 The City shall continue life insurance for covered employees at fifty thousand (\$50,000) dollars.

ARTICLE V

LEAVES

5.1 Holidays

5.1.1 City holidays to be observed by represented employees shall be:

January 1st (New Year's Day)
Third Monday in January (Martin Luther King's Birthday)
Third Monday in February (President's Day)
Fourth Monday in May (Memorial Day)
July 4th
First Monday in September (Labor Day)
November 11th (Veteran's Day)
Thanksgiving Day
The Day after Thanksgiving Day
Christmas Eve - 1/2 day (Observed last work day before Christmas)
December 25th (Christmas Day)

5.1.2 In addition, each represented employee shall have sixteen (16) hours added to his/her vacation leave total as of July 1 each year. Employees hired after July 1 will receive a prorated amount of floating holiday hours based on date of hire.

5.1.3 Represented employees in permanent part-time positions shall receive pay for City holidays on a pro-rated basis regardless of whether they are scheduled to work on the holiday or not. The pro-rated holiday benefit to be received shall be equal to the employee's average daily work hours, regardless of the time they would have otherwise been scheduled to work.

5.1.4 All represented employees shall be paid at time and one-half their hourly rate of pay for each hour worked on a City holiday.

5.1.5 Library Holiday Observance. Because the City Library is subject to being open to the public seven days a week, special consideration is necessary for Library Holiday Observance of City holidays. The following applies to library employees covered by this Memorandum of Understanding and has been developed in conjunction with the City, the Association and the Woodland City Library Board.

5.1.5.1 Holidays falling on a Friday or Saturday. When a City-observed holiday falls either on a Friday or Saturday, the Library will be closed both Friday and Saturday. Employees will use 8 hours of City-provided holiday time for one of the two days. For the other of the two day observance, if not regularly scheduled off, employees will either work during their regularly scheduled day-off the following week or charge the time to vacation leave or compensatory time-off balance. In such instances, the employee will decide if he/she will work on their scheduled day off or take vacation/compensatory time-off.

5.1.5.2 Holidays falling on a Sunday or Monday. When a City-observed holiday falls either on a Sunday or Monday, the Library will be closed both Sunday and Monday. Employees will use 8 hours of City-provided holiday time for one of the two days. For the second of the

two day observance, employees will either work during their regularly scheduled day off the following week or charge the time to vacation leave or compensatory time-off balance. In such instances, the employee will decide if he/she will work on their scheduled day off or take vacation/compensatory time-off. The provision of this paragraph applies only when the Library is operating a seven-day a week schedule.

5.1.5.3 Thanksgiving Holiday. Notwithstanding the provisions of paragraph 5.1.5.1 above, the City observed Thanksgiving Holiday will be Thanksgiving Day and the Day after Thanksgiving Day. The Library will be open on the following Saturday and if on a seven day a week schedule the Library will be open the following Sunday. Overtime provisions of this MOU may apply to employees working on the Saturday and Sunday following the Thanksgiving Holidays.

5.1.5.4 Christmas Eve. As defined in paragraph 5.1.1, Christmas Eve is a half-day holiday observed the "last work day before Christmas." Employees will be required to work only four hours, from 8:00 a.m. until 12:00 noon, of their scheduled eight-hour work day. At the discretion of the Library Director/Board, these four hours may include time that the library is open to the public.

5.2 Vacation Leave

5.2.1 The vacation leave earning rate for represented employees shall be as follows:

<u>Years of Service</u>	<u>Vacation Earned Per Month</u>
0 to 3 years	6.7 hours
4 to 5 years	8.7 hours
6 to 10 years	11.34 hours
11 to 15 years	13.34 hours
16 to 20	15.34 hours
Over 20 years	16.67 hours

5.2.2 Vacation accumulation maximum shall be 352 hours. However, employees who had more than 304 hours of accrued vacation on February 15, 2000 shall have their vacation accumulation maximum set at the amount in their vacation bank at that time, plus three (3) months accrual. At such time as their vacation accrual is reduced to 352 hours or below, the 352 hour limit shall apply.

5.3 Payment in Lieu of Time-Off

5.3.1 Employees may cash out accrued vacation leave once they have three (3) or more years of service with the City, based on the chart below. Eligible employees may request to have up to eighty (80) accrued hours of vacation paid directly to him/her at their regular hourly rate of pay at the time of the request in lieu of time off providing the employee has previously taken at least up to two (2) week (80 hours) of vacation time off in the same calendar year and has worked the required years of service based on the chart below. **Please note:** The leave taken does not have to be consecutive.

<u>Years of Service</u>	<u>Annual Maximum Vacation Leave Cash out</u>	<u>Vacation Leave Taken</u>
0 to 3 years	0 hours	0 Hours
3 to 5 years	40 hours	40 hours
5 + years	80 hours	80 hours

Payment will be made at the straight time rate. No employee may buy out more than two (2) weeks of vacation per calendar year.

5.4 Sick Leave

5.4.1 Represented full-time employees earn and accumulate sick leave at the rate of eight (8) hours per month. An employee continues to earn sick leave while on any paid leave. There shall be no limit to the amount of sick leave credit an employee may accrue.

5.4.2 Each employee has one (1) hour deducted from the employee's accrued sick leave time for each hour of sick leave taken.

5.4.3 In the event that a paid holiday occurs during a period when the employee is on sick leave, the holiday is not charged against the employee's accrued sick leave.

5.4.4 An employee eligible for sick leave is granted such leave for the following reasons:

- a. Non-service related illness or injury to the employee or physical or mental incapacity of the employee due to non-service related illness or injury
- b. Medical or dental office or hospital visits for examination, diagnosis, or treatment.
- c. For regular full-time employees, up to 48 hours sick leave off with pay may be granted during a calendar year in the event of illness or disability of an employee's immediate family member or the birth or adoption of a child. Regular part-time employees shall receive a pro-rated benefit based on the number of sick leave hours accrued in a six (6) month period.

5.4.5 No employee is entitled to sick leave while absent from duty on account of any of the following causes:

- a. Sickness or injury sustained while on leave of absence without pay.
- b. Sickness or injury sustained from improper employee conduct as defined in the City's Personnel Rules Section 14.2.

5.4.6 In the event an employee uses all of the sick leave the employee has accrued, the employee may have any other paid leave days the employee has accrued deducted for each day or portion thereof he/she is absent due to illness, upon the approval of the supervisor. This deduction will continue until the employee either returns to work or uses all his/her accrued leave time. With the

concurrence of the department head, the supervisor may allow the employee to take a leave of absence without pay if the employee does not have any paid leave time or sick leave remaining to his/her credit.

5.4.7 Upon separation, an employee is not entitled to receive salary for unused earned sick leave. Unused earned sick leave may be used as a credit in service retirement pursuant to contract provisions with the Public Employees' Retirement System as described in the Memorandums of Understanding.

5.5 Catastrophic Illness or Injury

5.5.1 Represented employees may donate portions of their vacation or CTO accumulations to other employees who have suffered catastrophic illness or injury per the catastrophic leave policy. A catastrophic illness defined as a life threatening medical condition, by a health care provider, to a City employee or someone in their immediate family as defined by the City's personnel rules. Employees receiving donations of time from other employees must first exhaust all available vacation, compensatory time and sick leave.

ARTICLE VI

RETIREMENT

6.1 Retirement

6.1.1 The City will continue its participation in the Public Employee's Retirement System during the term of this agreement.

Permanent Employees of the City of Woodland fall under one of the three CalPERS Pension formulas as follows:

- **Tier 1:** Employees hired by the City of Woodland on or before December 4, 2012 for the 2.7%@55 CalPERS retirement pension program calculated at the single highest year pensionable compensation formula.
- **Tier 2:** Employees hired by the City of Woodland on or after December 5, 2012 and before January 1, 2013 or who are new hires to the City of Woodland but are legacy/classic members determined by CalPERS are eligible for the 2%@60 CalPERS retirement pension program calculated at the three-year average pensionable compensation formula.
- **Tier 3:** Public Employees' Pension Reform Act (PEPRA) Employees hired on or after January 1, 2013 and who are not CalPERS legacy/classic members are eligible for the 2%@62 CalPERS retirement pension program calculated at the three-year average pensionable compensation formula

Tier 1 and Tier 2 employees,

- Effective July 1, 2015 (those employees hired on or before December 31, 2012) will pay a total of 8% of "PERSable" income.

Tier 3,

- Those employees hired on or after January 1, 2013 shall pay 50% of normal cost as determined by CalPERS.

Effective January 1, 2016, all Tiers, 1, 2, and 3 in this unit shall pay an additional 1% towards the employers share consistent with CalPERS 20516 contract amendment requirements.

6.1.2 The City provides the 1959 Survivor's Security Benefit as specified in the Government Code, Section 20862.8.

6.1.3 The City provides the sick leave conversion benefit as specified in the Government Code, Section 20862.8

6.1.4 The City shall maintain the PERS single highest year option for all employees hired before December 4, 2012. All employees hired on or after December 5, 2012, the PERS rate is based on the highest three year average.

ARTICLE VII

ASSOCIATION RIGHTS AND SECURITY

7.1 Communications

7.1.1 The Association shall have the right to reasonable use of bulletin boards and City conference rooms and other facilities, to the extent that such usage does not interfere with official City use. The Association may be charged reasonable costs in conjunction with such use, consistent with normal City policy.

7.2 Association Officers and Official Representatives

7.2.1 City employees who are official representatives or officers shall be given reasonable time off with pay to meet and confer or consult in scheduled meetings with management representatives. Association representatives designated by the Association (maximum of four) shall be granted a reasonable amount of release time for the processing of grievances. The City shall accrue no overtime or other costs resulting from the exercise of this right. Representatives shall be released to process grievances only upon authorization of their supervisor. If the supervisor is unable to release the representative for the time requested, the supervisor shall arrange a release time as soon as practicable thereafter. Whenever an employee is required to meet with a supervisor and the employee reasonably anticipates that such meeting will involve questioning leading to disciplinary action, he/she shall be entitled to have an Association or other representative present if he/she so requests.

7.3 Access to Employees

7.3.1 Association representatives may have access to employees for purposes related to the administration of this Agreement. Representatives shall receive prior approval before entering City facilities and shall arrange visits during non-working hours. Access shall not interfere with work of the employee. Access to employees shall not be unreasonably withheld.

7.4 Association Leave

7.4.1 Elected officers of the Association shall be entitled to take leave with pay from work in order to perform Association business, but such leave shall be limited to an aggregate total of eight (8) hours per calendar month. Each employee taking such leave shall arrange a convenient time approved in advance by his/her immediate supervisor. Unused time shall not accumulate for use in future months, without prior written approval by the City's Personnel Officer.

7.4.2 Employees authorized by the Association President shall be entitled to use work time in order to prepare and distribute an Association Newsletter. Such time off shall be taken only with advance approval by the employee's immediate supervisor and the maximum time off allowed, in the aggregate, shall be ten (10) hours per month. Unused time shall not accumulate for use in future months without prior written approval by the City's Personnel Officer.

7.5 Advance Notice

7.5.1 Except in cases of emergency as provided below in this subsection the Association, if affected, shall be given reasonable advance written notice of any ordinance, resolution, rule or regulation directly relating to matters within the scope of representation proposed to be adopted by the City and shall be given the opportunity to meet with the appropriate management representatives prior to adoption.

7.5.2 In cases of emergency when the foregoing procedure is not practical or in the best public interest, the City may adopt or put into practice immediately such measures as are required. At the earliest practicable date thereafter the Association shall be provided with the notice described in the preceding paragraph and be given an opportunity to meet with the appropriate management representatives.

7.5.3 The City shall provide the Association with a copy of all job announcements. Upon hiring, the City shall provide the Association with the names of all hires within the bargaining unit.

7.5.4 The City shall notify the Association upon the commencement of any reclassification study.

7.6 New Hires

7.6.1 When a person is hired in any classification represented by the Association, the City shall notify that person that the Association is the recognized employee organization of the employees in said classification and make available to that person, a copy of the current Memorandum of Understanding as well as an approved packet of information which has been supplied by the Association.

ARTICLE VIII

WORKING CONDITIONS

8.1 Rest Periods

8.1.1 Each employee shall be granted a fifteen (15) minute rest period with pay in a time and location which will be scheduled by the Supervisor approximately mid-point in first one-half of the employees regular work shift and in the second one-half of the shift. The fifteen (15) minutes shall include from the time when work stops until it resumes. The rest period is to be a recess to be proceeded and followed by an extended work period; thus, it may not be used to cover an employee's late arrival to work or early departure nor may it be taken in conjunction with the lunch hour nor may it be regarded as accumulated if not taken. Rest periods shall be scheduled in such a way as to minimize disruption of the normal work period.

8.2 Training

8.2.1 To the extent practical, Unit employees will be afforded the opportunity to cross train in other departments/functions. The parties specifically acknowledge that cross-training is mutually beneficial and is encouraged.

8.2.2 Entry level unit employees will be provided reasonable job counseling as to training and experience required for advancement. To the extent practical, employees will be allowed to operate equipment on a training basis. No claim for out of classification pay shall be made when training on equipment.

8.2.3 The City will provide necessary hazardous materials training for all employees who may have contact with hazardous materials in the course of their employment.

8.3 Tools

8.3.1 In trades where the tools or equipment are normally owned by the employee, the City may require that the employee furnish his/her own hand tools. In such event, the City will provide a safe place for the storage of said tools.

8.3.2 The employee will give to his/her immediate supervisor an inventory of such tools and/or equipment by September 1 of each year.

8.3.3 The City shall fully compensate all bargaining unit employees for tools and/or equipment which are lost or damaged because of theft, fire, or other catastrophe, provided that such tools are listed in an approved inventory and are stored in a place designated by the City.

8.3.4 The City will provide an annual tool reimbursement allowance of \$500 per fiscal year for employees in the classifications of: Senior Equipment Mechanic, Heavy Equipment Mechanic and Light Equipment Mechanic.

8.4 Work Hours for City Hall Employees

8.4.1 The work hours for employees working in City Hall shall normally be 8:00 a.m. to 5:00 p.m., unless alternative hours are established as outlined below.

8.4.2 A department head may establish alternative work schedules for employees of his/her department.

8.4.3 Any employee or group of employees desiring an alternative schedule may request, in writing, that the department establish such a schedule. Such a request shall be considered by the department head, who may accept or reject it. If such a request is denied, the department head shall explain the reasons.

8.4.4 For purposes of this section, alternative work schedules shall include, but not be limited to:

- a. Alternate Work Week - A biweekly work schedule consisting of eighty (80) hours of work in no fewer than eight (8) work days, and with no more than ten (10) hours scheduled on any work day.
- b. Flex Time Schedule - A weekly work schedule consisting of forty (40) work hours during five (5) work days at other than traditionally scheduled hours for the assigned shift.
- c. Other schedules approved by the department head.

8.4.5 Alternative work schedules may be discontinued by the department head at any time if it is determined that such schedules inhibit the efficiency or maintenance of City operations and/or services. At the request of effected employees, the department head shall meet and discuss the discontinuance of an alternative work schedule prior to terminating the schedule.

8.5 Contracting Out

8.5.1 The City shall notify the Association of any formal consideration made by the City Council for the contracting of services presently performed by represented employees. Whenever the City contemplates contracting such services, the City shall endeavor to have the new contractor give first consideration for employment opportunities to represented employees who would be displaced from their job as a result of the contract.

8.5.2 The City retains the right to decide to contract out prior to beginning negotiations. However, the City shall negotiate the effect of contracting out with the Association prior to taking any further action to contract out.

8.6 Introduction of New Technology

8.6.1 The City agrees to meet and confer over impacts on the use of new technology. The City retains the right to change technology as needed.

8.7 Reclassification Procedures

8.7.1 Employees who believe that their job duties have materially changed to the extent that their position is no longer properly classified may request that their position be subject to a study.

8.7.2 The request shall be made to the employee's department head. The department head shall forward the request to the City Manager with his/her recommendations to the City Manager within ten (10) working days. The City Manager shall arrange, within ten (10) working days, for whatever job classification study the Manager believes is necessary and appropriate. The study shall be completed within ninety (90) working days. Any recommendations for change in the employee's classification shall be submitted to the City Council for consideration with the submittal of the fiscal year's preliminary budget.

8.7.3 If a recommendation results in the addition of a new classification to the City's Classification Plan, the City shall notify the recognized employee representative and, upon request, meet and confer regarding the salary proposed for the new classification.

8.8 Alternative Transportation Program

8.8.1 The City shall retain the existing Alternative Transportation Program only for those members of the Association who were enrolled on July 1, 2006.

8.9 Probationary Period

8.9.1 During the initial probationary period for new employees, and upon satisfactory completion of the twelve (12) month probationary period, the employee is eligible for a merit step increase. Nothing herein shall preclude the City from accelerating the award of merit step increases prior to the completion of the initial probationary period. In no event will a merit step increase be proposed at the recommendation of the supervisor, in less than 6 months and must be accompanied by a completed successfully performance evaluation. If an employee receives a merit increase prior to the completion of the initial probationary period, then the employee's timeline for consideration of the next merit step is reset. The new merit increase eligibility date will be one year from the date of increase.

8.10 Other Working Conditions Not Set Forth Herein

8.10.1 Other working conditions not set forth herein for employees covered by this Resolution shall continue as applicable on June 30, 2019 unless determined otherwise by the Woodland City Council in accordance with law or required otherwise by law.

ARTICLE IX

GRIEVANCES

9.1 Grievances

9.1.1 The purpose of the Grievance Procedure is to:

- a. Afford employees a systematic means of obtaining consideration of concerns or problems.
- b. Provide that grievances are settled as near as possible to the point of origin.
- c. Provide that appeals are conducted as informally as possible.

9.1.2 Any alleged violation of this agreement or the Personnel Rules and Regulations, any alleged improper treatment of an employee, or any decision affecting an employee's employment is considered to be a matter subject to review through the grievance procedure (except as they relate to disciplinary matters as set forth in Rule 14).

9.2 Grievance Procedures

9.2.1 Step One - An attempt must be made to resolve all grievances on an informal basis between the employee and the immediate supervisor. It is the responsibility of the employee and the immediate supervisor. It is the responsibility of the employee to initiate this process within ten (10) calendar days of the date when the aggrieved action or incident became known to the employee.

9.2.2 Step Two - If the grievance is not satisfactorily resolved on an informal basis, the grievance is submitted in writing to the employee's immediate supervisor within ten (10) calendar days after the informal decision of the immediate supervisor. The supervisor must deliver his/her answer in writing to the employee within ten (10) calendar days after receiving the appeal.

9.2.3 Step Three - If the grievance is not satisfactorily resolved at the second step, the employee shall present the grievance to his/her supervisor's immediate supervisor within ten (10) calendar days after receipt of the written decision of his/her supervisor. The supervisor receiving the appeal shall render a decision, in writing, and return it to the employee within ten (10) calendar days after receiving the appeal.

9.2.4 Step Four - If the grievance is not satisfactorily resolved at the third step, it shall be submitted in writing to the department head within ten (10) calendar days after the supervisor's decision in writing to the employee within ten (10) calendar days after submission of the grievance to the department head.

9.2.5 Step Five - If the grievance is not satisfactorily resolved at the fourth step, it shall be submitted in writing to the Personnel Officer within ten (10) calendar days after the department head's answer is received. The Personnel Officer may designate a fact-finding committee, an officer not in the

normal line of supervision, or the Personnel Board to investigate and provide advice concerning the appeal. The Personnel Officer shall render a decision in writing to the employee within twenty (20) calendar days after receiving the appeal.

9.2.6 Unit employee may request that the service of the California Mediation and Conciliation Service be used prior to the Step Five of this rule. If utilized, the mediator shall attempt to mediate a settlement to the grievance. If the grievance is not solved through the mediation, it shall then proceed to the Fifth Step. All time limits of the grievance procedure shall be waived pending completion of the mediation process. At the end of the process, time limits shall be reinstated.

9.3 Conduct of Grievance Procedure

9.3.1 Time limits specified above may be extended to a definite date by mutual agreement of the employee and the reviewer concerned.

9.3.2 The employee may request the assistance of another person of his/her own choosing in preparing and presenting his/her appeal to any level of review.

9.3.3 The employee and his/her representative shall be privileged to use a reasonable amount of work time as determined by the appropriate department head or supervisor in conferring about and presenting the appeal.

9.3.4 Employee shall be assured freedom from reprisal for using the grievance procedure.

9.3.5 Grievance documents shall be filed separately from an employee's personnel file.

ARTICLE X

SAFETY

10.1 Safety

10.1.1 The City agrees to provide a place of employment which shall be safe and healthful for the employees therein and shall furnish and use safety devices and safeguards, and shall adopt and use methods and processes adequate to render such places of employment safe and healthful; and shall do every other thing necessary to protect life, health and safety of such employees. The City shall repair and maintain every place of employment as to render it safe and healthful. The term "safe and healthful" or "safety and health" as applied to employment or place of employment shall include conditions and methods of sanitation and hygiene necessary for the protection of the life, health and safety of employees.

In accordance with the requirements of the Occupational Safety and Health Act of 1970, it shall be the exclusive responsibility of the employer to ensure the safety of its employees and compliance by them with the safety rules herein.

10.1.2 The City agrees that all machinery, equipment and facilities the City furnishes shall meet with all required legal standards of safety and sanitation.

10.1.3 Accident records shall be kept and maintained by the City and shall be made available on request to departmental safety committees.

ARTICLE XI

OTHER COMPENSABLE ITEMS NOT SET FORTH HEREIN

11.1 Other Compensable Items Not Set Forth Herein

11.1.1 Other items not set forth herein which are compensable as terms and conditions of employment of the employees covered by this Resolution shall continue to be compensated by the City of Woodland at the rate applicable on June 30, 2019 unless determined otherwise by the Woodland City Council in accordance with law or required otherwise by law.

**ARTICLE XII
INTEREST CARDS**

12.1 Interest Cards

12.1.1 The City shall establish a system whereby current employees may submit interest cards providing notice of their interest in transfer and/or promotional opportunities.

PASSED AND ADOPTED THIS 2nd day of July, 2019 by the following vote:

AYES: COUNCILMEMBER:

NOES: COUNCILMEMBER:

ABSENT: COUNCILMEMBER

Mayor

STATE OF CALIFORNIA)

COUNTY OF YOLO)

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

DATED: _____, 2019

Ana Gonzalez, Woodland City Clerk

Exhibit A
City of Woodland
General Services Unit

Salary Range Schedule
Effective July 1, 2019

Exhibit A

Current Salary

Range	A	B	C	D	E	F
28	\$2,710.40	\$2,845.92	\$2,988.22	\$3,137.64	\$3,294.51	\$3,459.24
29	\$2,778.16	\$2,917.08	\$3,062.93	\$3,216.08	\$3,376.88	\$3,545.73
32	\$2,991.78	\$3,141.37	\$3,298.44	\$3,463.36	\$3,636.53	\$3,818.35
33	\$3,066.58	\$3,219.90	\$3,380.91	\$3,549.94	\$3,727.44	\$3,913.81
34	\$3,143.25	\$3,300.40	\$3,465.42	\$3,638.69	\$3,820.63	\$4,011.67
35	\$3,221.82	\$3,382.92	\$3,552.06	\$3,729.66	\$3,916.15	\$4,111.96
36	\$3,302.37	\$3,467.49	\$3,640.87	\$3,822.92	\$4,014.07	\$4,214.77
37	\$3,384.93	\$3,554.18	\$3,731.89	\$3,918.48	\$4,114.40	\$4,320.12
39	\$3,556.28	\$3,734.10	\$3,920.81	\$4,116.85	\$4,322.69	\$4,538.83
40	\$3,645.20	\$3,827.46	\$4,018.82	\$4,219.77	\$4,430.76	\$4,652.30
41	\$3,736.32	\$3,923.14	\$4,119.30	\$4,325.26	\$4,541.53	\$4,768.60
42	\$3,829.73	\$4,021.23	\$4,222.28	\$4,433.40	\$4,655.06	\$4,887.82
43	\$3,925.47	\$4,121.75	\$4,327.84	\$4,544.24	\$4,771.45	\$5,010.02
44	\$4,023.62	\$4,224.80	\$4,436.04	\$4,657.84	\$4,890.73	\$5,135.27
45	\$4,124.21	\$4,330.42	\$4,546.93	\$4,774.29	\$5,013.00	\$5,263.65
46	\$4,227.31	\$4,438.68	\$4,660.61	\$4,893.64	\$5,138.32	\$5,395.24
47	\$4,333.00	\$4,549.64	\$4,777.13	\$5,015.98	\$5,266.79	\$5,530.12
48	\$4,441.31	\$4,663.38	\$4,896.55	\$5,141.38	\$5,398.45	\$5,668.37
49	\$4,552.35	\$4,779.97	\$5,018.96	\$5,269.92	\$5,533.41	\$5,810.08
50	\$4,666.16	\$4,899.47	\$5,144.44	\$5,401.66	\$5,671.74	\$5,955.33
51	\$4,782.82	\$5,021.96	\$5,273.06	\$5,536.71	\$5,813.54	\$6,104.22
52	\$4,902.39	\$5,147.50	\$5,404.88	\$5,675.13	\$5,958.88	\$6,256.82
53	\$5,024.94	\$5,276.19	\$5,540.00	\$5,817.00	\$6,107.85	\$6,413.24
54	\$5,150.56	\$5,408.10	\$5,678.50	\$5,962.43	\$6,260.55	\$6,573.57
55	\$5,279.33	\$5,543.30	\$5,820.46	\$6,111.48	\$6,417.05	\$6,737.91
56	\$5,411.32	\$5,681.88	\$5,965.98	\$6,264.27	\$6,577.49	\$6,906.36
57	\$5,546.60	\$5,823.93	\$6,115.13	\$6,420.88	\$6,741.92	\$7,079.02
58	\$5,685.27	\$5,969.53	\$6,268.00	\$6,581.41	\$6,910.47	\$7,256.00
59	\$5,827.40	\$6,118.76	\$6,424.70	\$6,745.93	\$7,083.24	\$7,437.40
60	\$5,973.08	\$6,271.74	\$6,585.32	\$6,914.59	\$7,260.32	\$7,623.34
62	\$6,275.47	\$6,589.24	\$6,918.70	\$7,264.64	\$7,627.87	\$8,009.26
63	\$6,432.35	\$6,753.97	\$7,091.66	\$7,446.24	\$7,818.55	\$8,209.48
67	\$7,100.12	\$7,455.12	\$7,827.87	\$8,219.27	\$8,630.24	\$9,061.75

Exhibit B

Classifications Provided Uniforms at City Expense

Electrician's Assistant
Electrical / Signs & Markings Supervisor
Environmental Compliance Inspector I/II
Environmental Compliance Specialist
Equipment Service Clerk
Equipment Service Worker
Facility Maintenance Worker I/II/III
Heavy Equipment Mechanic
Industrial Electrical/Electronics Technician
Laboratory Technician I/II
Light Equipment Mechanic
Maintenance Supervisor
Maintenance Worker I/I/III/Sr.
Meter Services Technician
Park Maintenance Worker I/II/Sr.
Senior Equipment Mechanic
Senior Signs and Markings Technician
Senior Water System Operator
Signs and Markings Technician I/II
Traffic Signal / Street Lights Technician
Treatment Plant Mechanic
Tree Trimmer I/II/Sr.
Underground Service Locator
Utilities Maintenance Supervisor
Utilities Maintenance Worker I/II/III/IV/Sr. (Water and Sewer)
Water / Wastewater Instrumental Technician
Water Pollution Control O-I-T
Water Pollution Control Operator I/II/III/IV
Water Systems Operator I/II



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2019
ITEM #: I.17.
SUBJECT: Appoint Member to the Historical Preservation Commission

Recommendation for Action: Staff recommends that the City Council appoint James Lapsley and Jeff Rosenthal to the Historical Preservation Commission consistent with the recommendations of the Mayor and Mayor Pro Tempore.

Staff Contact:

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

Discussion

Mayor Xochitl Rodriguez and Mayor Pro Tempore Rich Lansburgh are recommending the appointment of James Lapsley and Jeff Rosenthal to fill the remaining two vacancies on the Historical Preservation Commission.

Historical Preservation Commission

James Lapsley New 4-yr term 6/30/2023

Jeff Rosenthal Fill unexpired term 6/30/2021

Conclusion:

Staff recommends that the City Council appoint James Lapsley and Jeff Rosenthal to the Historical Preservation Commission consistent with the recommendations of the Mayor and Mayor Pro Tempore.

Prepared By: Ana B. Gonzalez, City Clerk


Paul Navazio
City Manager

Attachments:

None



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2019
ITEM #: J.18.
SUBJECT: PUBLIC HEARING - RESCHEDULED Gateway Lighting and Landscape District

The public hearing for the Gateway Landscape and Lighting Assessment District will be held on Tuesday, July 16, 2019.



Paul Navazio
City Manager

Attachments:

None



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2019
ITEM #: J.19.
SUBJECT: PUBLIC HEARING - RESCHEDULED Lighting and Landscape District

The public hearing for the previously scheduled Spring Lake Landscape and Lighting Assessment District will be held on Tuesday, July 16, 2019.


Paul Navazio
City Manager

Attachments:

None



TO: THE HONORABLE MAYOR AND CITY COUNCIL

AGENDA: City Council Regular Meeting

DATE: July 2, 2019

ITEM #: J.20.

SUBJECT: Extension of an Urgency Interim Ordinance Establishing a Moratorium on Mini-Storage/Warehouse Facilities in the Industrial District

Recommendation for Action: Staff recommends that the City Council: 1) Hold a public hearing to receive a staff report regarding the Interim Urgency Ordinance adopted by the City Council on May 21, 2019 and to take public comment; 2) Issue a Report on the Measures Taken to Study Mini-Storage/Warehouse Uses and Appropriate Zoning for Such Uses; and 3) Adopt Ordinance No. _____, by a Four- Fifths Vote Extending Ordinance No.1643 which imposed a 45-day Moratorium on the Establishment of Mini-Storage/Warehouse Facilities in the Industrial Zone within the City of Woodland.

Staff Contact

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

Fiscal Impact

There is no fiscal impact as a result of the Moratorium Extension

Background

On May 21, 2019, the Woodland City Council adopted an Interim Urgency Ordinance establishing a moratorium in the Industrial zoning district on the establishment of new or the expansion of existing mini-storage/warehouse facilities. Pursuant to Government Code Section 65858, the Ordinance is effective for forty-five days, or until July 6, 2019, unless the City Council further extends it. The City Council is permitted to extend Ordinance No.1643 for an additional ten months and fifteen days (One year). The maximum time allowed for a moratorium is 2-years with extensions.

The City's existing Zoning Code regulates the location of mini-storage/warehouse facilities, which have been allowed to operate in the Industrial district as a permitted use.

Existing Conditions

The City currently has eighteen existing and operational mini-storage/warehouse facilities. Ten of the existing facilities are located within the Industrial or Industrial/Light Industrial Overlay districts with five in the Corridor Mixed Use area, two in the Regional Commercial district. Two of those facilities were constructed in the last year, on Cannery Road and Tide Court. More recently, a new mini-storage facility has purchased and has submitted building permits for an existing property and building in the Industrial District at the corner of northeast corner of Tide Court and Pioneer Avenue. Added to that is a new mini-storage facility which is currently under construction within Yolo County, in the City's Urban Limit Line, on County Road 102. Further, the City is currently processing an application that was previously submitted for a new mini-storage facility in the Community Commercial District at the southeast of Main Street and Matmor Road. This application would be subject to the regulations concerning mini-storage (Personal Storage) facilities approved in Interim Zoning Ordinance.

Mini-storage facilities in the Industrial Zone are currently allowed as a by right use only subject to design review. However, there is now increasing concern about the over-saturation of mini-storage/warehouse

facilities and about the increasing interest in locating even more mini-storage/warehouse facilities on land and in existing buildings in the Industrial Zone. There are multiple concerns regarding mini-storage facilities. The City already has a large concentration of such facilities. These facilities take up large amounts of valuable land in areas that have higher base tax rate. This use generally has very low employment and generates no sales tax. Therefore, it is felt that such use does not promote the City's goals of achieving improved aesthetic design, fiscal health, or economic growth in the community. Large land areas are required for these types of uses that might be better developed following principles of complete neighborhoods, active living, or economic development.

The proliferation of mini-storage uses in Woodland, particularly in the Industrial Zone, poses a threat to the public health, safety and welfare in that expansion of such uses depreciates the potential tax base, presents a negative image to existing and prospective desirable business, and damages the vitality and synergistic opportunities in the industrial district thereby harming the overall development potential in the community.

The City did not anticipate the large influx of applications proposed to be submitted in the Industrial Zone for mini-storage/warehouse facilities or the conversion of existing buildings into mini-storage facilities, and the City Council finds that there are new circumstances previously unanticipated by the City during the development of the Interim Zoning Ordinance and that this Interim Urgency Ordinance is necessary to protect the public health, safety, and welfare from an event separate and distinct from the circumstances that give rise to the interim zoning ordinance imposing a moratorium on all mini-storage facilities Citywide.

Staff is recommending that the City Council consider extending the moratorium in the form of an urgency ordinance that prohibits mini-storage/warehouse facilities from locating in the Industrial District of the City of Woodland to prevent over-saturation and the location of such facilities in a manner that is not consistent with General Plan goals and policies, until staff is able to modify the Zoning Ordinance for the Industrial Zone to limit or prohibit mini-storage facilities.

Discussion

Ordinance 1643 imposed an immediate moratorium on the establishment of new mini-storage/warehouse facilities in the Industrial Zone in City of Woodland. It set forth the reasons for the urgent need for the ordinance. It specifically stated that no application for a building permit, business permit, conditional use permit, or any entitlement for the establishment or expansion of a mini-storage/warehouse facility shall be approved during the term of the moratorium established by the Ordinance.

The City Council may adopt an urgency ordinance, which goes into effect immediately and remains in effect for 45 days unless extended within those 45 days. An interim urgency ordinance requires a 4/5 vote for adoption and requires the City Council to make findings that the interim ordinance is being adopted for the immediate protection of the public health, safety, and welfare. The intent of such an urgency ordinance would be for it to remain in effect only until the City Council adopts an ordinance to regulate mini-storage/warehouse facilities within the City of Woodland to prevent further over-saturation of mini-storage/warehouse facilities

The proposed ordinance extension would go into effect immediately and would remain in effect until May 20, 2020.

Environmental Review

The City Council determined that the Urgency Interim Zoning Ordinance is not a project within the meaning of Section 15378 of the State of California Environmental Quality Act ("CEQA") Guidelines because it has no potential for resulting in physical change in the environment, directly or indirectly. Additionally, pursuant to

CEQA Section 15061(b)(3), the City Council determined that the Ordinance is exempt from CEQA because the activity is covered by the general rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The City Council therefore directs that a Notice of Exemption be filed with the County Clerk of the County of Yolo in accordance with CEQA Guidelines.

Conclusion

Staff recommends that the City Council:

- 1) Hold a public hearing to receive a staff report regarding the Interim Urgency Ordinance adopted by the City Council on May 21, 2019 and to take public comment;
- 2) Issue a Report on the Measures Taken to Study Mini-Storage/Warehouse Uses and Appropriate Zoning for Such Uses; and
- 3) Adopt Ordinance No. _____, by a Four- Fifths Vote Extending Ordinance No. 1643, which Imposed a 45-day Moratorium on the Establishment of Mini-Storage/Warehouse Facilities in the Industrial Zone within the City of Woodland.

Prepared By: Cindy Norris, Principal Planner

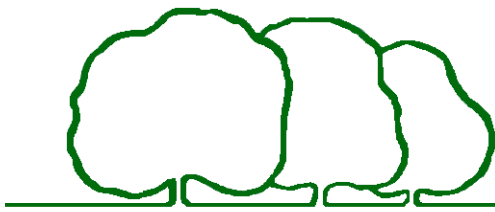
Reviewed By: Ken Hiatt, Assistant City Manager/Community & Economic Development Director



Paul Navazio
City Manager

Attachments:

1. CC Report on measures taken during 45 Day Expiration of Urgency Moratorium Ordinance
2. Ordinance to Extend Moratorium Mini-Storage
3. Ord_1643 Moratorium Mini-Storage and Warehouse



City of Woodland

Community Development Department 300 First Street, Woodland CA 95695

DATE: June 7, 2019

FROM: Woodland City Council

SUBJECT: Report on Measures Taken to Alleviate the Conditions that led to the Adoption of Ordinance No. 1643, an Urgency Interim Zoning Ordinance Establishing a Moratorium on Any and All Mini-Storage/Warehouse Facilities in the Industrial Zone in the City of Woodland.

On May 21, 2019, the Woodland City Council adopted Ordinance No. 1643, an interim urgency-zoning ordinance that imposed a moratorium on the establishment of mini-storage/warehouse facilities in the Industrial zone in the City of Woodland. Ordinance No. 1643 was adopted pursuant to Government Code Section 65858, which provides that an interim moratorium expires-45 days from the date of its adoption, unless the ordinance is extended by the Woodland City Council after additional notice and public hearing. The moratorium is set to expire on July 6, 2019.

Government Code Section 65858(d) requires that at least ten (10) days prior to the expiration of the moratorium, the Woodland City Council must issue a written report describing the measures taken to alleviate the condition that led to adoption of the Ordinance. The conditions that led to adoption of the interim moratorium were listed in Ordinance No. 1643, and are still in existence as of the date of this report. The following is a report of the measures and actions that have been taken by the City and other governmental agencies since May 21, 2019, to alleviate the conditions set forth in Ordinance No. 1643:

- During the course of the moratorium, City staff has continued to study the issue of regulation of mini-storage/warehouse facilities. These efforts have included studying how other cities have opted to regulate mini-storage, evaluating goals and policies in the 2035 General Plan.
- The City continues to work on a Comprehensive Zoning Ordinance, through which consideration of appropriate permitted, conditionally permitted and prohibited uses in the Industrial zone is being analyzed with completion this effort anticipated on or before May 20, 2020.

ORDNANCE NO. __

**AN URGENCY INTERIM ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF WOODLAND PURSUANT TO GOVERNMENT CODE
SECTION 65858 EXTENDING INTERIM URGENCY ORDINANCE NO.
1643 FOR AN ADDITIONAL TEN MONTHS AND FIFTEEN DAYS TO
CONTINUE DURING THIS PERIOD THE TEMPORARY
MORATORIUM ON THE ESTABLISHMENT OF NEW, OR EXPANSION
OF, EXISTING MINI-STORAGE/WAREHOUSE FACILITIES IN THE
INDUSTRIAL DISTRICT**

WHEREAS, on May 21, 2019, pursuant to section 65858 of the California Government Code, the City Council of the City of Woodland adopted Ordinance No. 1643, an Urgency Interim Zoning Ordinance Establishing a Moratorium in the Industrial Zoning District on Mini-Storage/Warehouse Facilities; and

WHEREAS, Government Code 65858 also provides that prior to expiration of Ordinance 1643, the City Council may extend Ordinance 1643 for up to an additional ten (10) months and fifteen (15) days after giving notice pursuant to Government Code 65090 and conducting a public hearing; and

WHEREAS, on May 21, 2019, the City Council authorized the issuance of a written report describing the measures and actions taken by the City to alleviate the circumstances and conditions that led to the adoption of Ordinance 1643, since its adoption on May 21, 2019, as required by Government Code Section 65858 (d) (“Council Report”); and

WHEREAS, based on the Council Report, the City Council has determined that the circumstances and conditions that led to the adoption of Ordinance No. 1643, which are set forth in the recitals of Ordinance No. 1643 and are fully incorporated herein by reference, have not been alleviated as of the date of this Ordinance and continue to create the concerns described in Ordinance 1643; and

WHEREAS, the City Council now seeks to extend the temporary moratorium on the establishment of new, or expansion of existing mini-storage facilities, as currently authorized by Ordinance No. 1643, to continue studying possible amendments to the City’s zoning regulations to help ensure that mini-storage/warehouse facilities are located in a manner consistent with the goals and policies of the General Plan; and

WHEREAS, the City Council has determined that the scope of the moratorium on mini-storage/warehouse facilities should extend to all projects in the Industrial Zoning district of the City; and

WHEREAS, the purpose of extending Ordinance No. 1643 is to avoid the potentially significant adverse impacts to the public’s health, safety, and welfare described in Ordinance No 1643; and

WHEREAS, the City Council has determined that there is a need to extend Ordinance No. 1643 for ten (10) months and fifteen (15) days as authorized under Government Code section 65858, until 12:00 a.m. on May 20, 2020; and

WHEREAS, the notice and public hearing required by Government Code section 65858 for the extension of Ordinance 1643 has been provided in accordance with applicable law.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Adoption of this Urgency Interim Ordinance (“Ordinance”) shall constitute an extension of Ordinance No. 1643 pursuant to Government Code Section 65858.

Section 2. During the time this Ordinance is in effect, the City shall not approve or issue land use approvals or permits, including but not limited to, use permits, building permits, variances, zoning code amendments, tentative subdivision or parcel maps, site plan approvals, design review approvals, or other permits or entitlements, whether administrative or discretionary, for mini-storage/warehouse facilities unless the mini-storage/warehouse facility had received all applicable entitlements from the City but had not received a building permit as of May 21, 2019.

Section 3. Mini-Storage/Warehouse Facility, Defined.

A “mini-storage/warehouse facility” has the same definition in this Ordinance as set forth in Section 25-3-10 of the Woodland Municipal Code, which defines “mini-storage/warehouse facility” as “a building or group of buildings in a controlled-access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled-access stalls or lockers for the dead storage of customer's goods or wares.”

Section 4. The City Council hereby enacts this Interim Urgency Ordinance by not less than a four-fifths vote, and in light of the findings set forth in Ordinance No. 1643, under the authority granted to it by Article XI, Section 7 of the California Constitution and Government Code Section 65858, which allows the City to adopt an interim urgency ordinance, in order to protect the public safety, health, and welfare, prohibiting any uses that may be in conflict with a zoning proposal that the City Council, Planning Commission, or Community Development Department is considering or studying or intends to study within a reasonable time.

Section 5. The City Council hereby finds and determines that the recitals set forth above are hereby adopted and incorporated herein as a portion of the City Council’s findings in support of the adoption of this Ordinance and that the adoption of this Ordinance and the extension of Ordinance No. 1643 is necessary for the current and immediate protection of the public health, safety, and welfare of the City and its residents for all the reasons set forth in the recitals above, the recitals of Ordinance 1643, the Council Report, and the agenda report prepared in connection with this Ordinance, which are hereby expressly incorporated as though fully set forth herein, and for the following additional reasons:

- The City continues to study the issue of regulation of mini-storage/warehouse facilities, which includes studying how other cities have opted to regulate mini-storage, evaluating goals and policies in the 2035 General Plan.
- The City continues to work on development of the Comprehensive Zoning Ordinance, through which consideration of appropriate permitted, conditionally permitted, and prohibited uses in the Industrial zone is being analyzed, with completion of this effort anticipated on or before May 20, 2020.

Section 6. The City Council hereby directs the Community Development Department to continue considering and studying possible means of regulating or prohibiting mini-storage/warehouse facilities.

Section 7. Ten days prior to the expiration of this Ordinance, the City Council shall issue a written report describing the measures that the City has taken to alleviate the conditions that led to the adoption of this Ordinance.

Section 8. This Ordinance is not a project within the meaning of Section 15378 of the State of California Environmental Quality Act (“CEQA”) Guidelines because it has no potential for resulting in physical change in the environment, directly or indirectly. The Ordinance will maintain current levels of development and will not permit any mini-storage/warehouse facility that may have a significant impact on aesthetics or traffic levels. The City Council further finds, under Title 14 of the California Code of Regulations, Section 15061 (b)(3), that this Ordinance is nonetheless exempt from the requirements of CEQA, in that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The City Council therefore directs that a Notice of Exemption be filed with the County Clerk of the County of Yolo in accordance with CEQA Guidelines.

Section 9. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof.

Section 10. The City Clerk shall certify to the passage of this Ordinance and cause the same or a summary thereof to be published within fifteen (15) days after adoption in a newspaper of general circulation, printed and published in Woodland, California.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Woodland City Council this 2nd day of July, 2019.

ATTEST:

Ana B. Gonzalez, City Clerk

Xochitl Rodriguez, Mayor

Approved as to Form

Kara K. Ueda
City Attorney

URGENCY ORDINANCE NO. 1643

AN URGENCY INTERIM ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND ESTABLISHING A MORATORIUM ON ANY AND ALL MINI-STORAGE/WAREHOUSE FACILITIES IN THE INDUSTRIAL DISTRICT OF THE CITY OF WOODLAND, TO TAKE EFFECT IMMEDIATELY, AND DECLARING THE URGENCY THEREOF

WHEREAS, the City of Woodland has been experiencing a proliferation of mini-storage/warehouse facility construction both within the City and immediately adjacent to the City; and

WHEREAS, the City Council of the City of Woodland adopted an interim urgency ordinance (Ordinance No. 1617) on June 6, 2017, and extended the interim ordinance on July 18, 2017 by Ordinance No. 1628 under the authority of Government Code section 65858. These Ordinances imposed a moratorium on land use approvals for mini-storage/warehouse facilities in all zones of the City of Woodland; and

WHEREAS, during the pendency of that moratorium, the City drafted an interim urgency zoning ordinance to be consistent with the City Council's then recent approval of the 2035 City of Woodland General Plan; and

WHEREAS, the City Council adopted the Interim Zoning Ordinance on May 1, 2018 (Ordinance No. 1634), in which new mini-storage/warehouse facilities were either restricted or require a conditional use permit in most zoning districts of the City; and

WHEREAS, the Interim Zoning Ordinance permits mini-storage/warehouse facilities in the Industrial Zone as the City did not address development of these types of facilities within this zone; and

WHEREAS, the City now anticipates receiving applications for new mini-storage facilities proposed to be located within the Industrial Zone, an area in which the City would like used for traditional industrial purposes such as manufacturing and other mass production uses; and

WHEREAS, mini-storage facilities in the Industrial Zone do not further the purpose and intent of the Industrial Zone, create a negative aesthetic image, and use valuable land that hinders vital and synergistic development within the Industrial Zone; and

WHEREAS, the City did not anticipate the large influx of applications proposed to be submitted in the Industrial Zone for mini-storage/warehouse facilities or the conversion of existing buildings into mini-storage facilities, and the City Council finds that there are new circumstances previously unanticipated by the City during the development of the Interim Zoning Ordinance and that this Interim Urgency Ordinance is necessary to protect the public health, safety, and welfare from an event separate and distinct from the circumstances that give rise to the interim zoning ordinance imposing a moratorium on all mini-storage facilities Citywide. The City Council further finds that this Interim Urgency Ordinance is appropriate under Government Code section 65858(f) due to these changed circumstances; and

WHEREAS, the anticipated proliferation of mini-storage uses in Woodland in the Industrial Zone, through conversion of limited valuable existing facilities or construction of new mini-storage uses, poses a threat to the public health, safety and welfare in that expansion of such uses depreciates the potential tax base, presents a negative image to existing and prospective desirable business, and damages the vitality and synergistic opportunities in the industrial district thereby harming the overall development potential in the community; and

WHEREAS, mini-storage/warehouse facilities in the Industrial Zone do not promote the City's goals of achieving either aesthetic or fiscal health of the community, do not foster economic growth, do not promote the City's agricultural heritage or an environmentally sustainable community, and the City is becoming increasingly concerned about the over-saturation of mini-storage/warehouse facilities in the City and the increased interest in locating even more mini-storage/warehouse facilities within the City's Industrial Zone in existing buildings; and

WHEREAS, the City needs additional time to draft appropriate Zoning regulations for mini-storage uses in the Industrial Zone and will do so while this Interim Urgency Ordinance is in effect; and

WHEREAS, the City Council now desires to adopt a moratorium that prohibits mini-storage/warehouse facilities from locating in the Industrial Zone of the City of Woodland; and

WHEREAS, during the pendency of this moratorium, the City Council directs City staff to prepare a proposal to regulate mini-storage/warehouse facilities within the Industrial Zone of the City of Woodland to prevent further over-saturation of mini-storage/warehouse facilities; and

WHEREAS, this urgency ordinance is adopted pursuant to the requirements of Government Code section 65858 and shall be in effect for 45 days unless further extended by the City Council of the City of Woodland.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Mini-Storage/Warehouse Facility. Defined in the Existing Zoning Code:

A "mini-storage/warehouse facility" has the same definition in this Ordinance as set forth in Section 25-3-10 of the Woodland Municipal Code, which defines "mini-storage/warehouse facility" as "a building or group of buildings in a controlled-access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled-access stalls or lockers for the dead storage of customer's goods or wares."

Section 2. Findings.

The City Council of the City of Woodland hereby makes the following findings in support of the immediate adoption and application of this urgency interim Ordinance regulating mini-storage/warehouse facilities in the Industrial Zone in the City of Woodland:

A. The City currently has an over-concentration of mini-storage/warehouse facilities within its borders and has recently seen an increase in applications and inquiries to locate even

more mini-storage/warehouse facilities within the Industrial Zones. The interim Woodland Zoning Code recently adopted by the City Council permits mini-storage/warehouse facilities in the Industrial Zone as it was not anticipated the Industrial Zone would be a desirable place for this type of use to locate. This Interim Urgency Ordinance imposing a moratorium on mini-storage/warehouse facilities in the Industrial Zone is authorized pursuant to Government Code section 65858(f) because of the changed circumstances of the unanticipated proposals to convert existing buildings into mini-storage facilities and the anticipated new applications for mini-storage facilities in the Industrial Zone.

B. The Land Use Element of the City's 2035 General Plan includes specific goals and policies that aim to minimize land use conflicts and develop a logical pattern of land use as well as to upgrade the City's appearance and establish a strong economic base. Specifically, Goal 2.A of the City's General Plan provides that the City will 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. The General Plan includes a policy that the City should maintain high expectations for development as land is a finite resource, especially given the City's Urban Limit Line. The City Council finds that construction of new storage/warehouse facilities within the Industrial Zone is inconsistent with the General Plan's goals of economic growth and high expectations for development.

C. The City of Woodland is a small city with a focus on industrial and agricultural uses. The potential proliferation of mini-storage/warehouse facilities in the Industrial Zone has the potential to adversely affect the City's economy as well as its aesthetic environment by oversaturating the City with mini-storage/warehouse facilities for storage purposes rather than with traditional industrial uses that the City is endeavoring to promote.

D. The potentially large number of mini-storage/warehouse facilities within the Industrial Zone would contribute to an overall negative aesthetic image, and by removing land that could be used for industrial uses does not promote economic development.

E. Adoption of a moratorium on mini-storage/warehouse facilities in the Industrial Zone will provide the City with an opportunity to review and revise its Zoning Ordinance in order to adequately address the siting of mini-storage/warehouse facilities in the Industrial Zone.

F. Due to the City's need to update its Zoning Ordinance, it is urgent that the City study and evaluate the options available to it regarding regulation of mini-storage/warehouse facilities in the Industrial Zone to prevent the adverse impacts that may result from continued approvals and conditional approvals of mini-storage/warehouse facilities in the Industrial Zone of the City.

G. Based on the above findings and all evidence in the record, there is a need to enact an urgency interim ordinance establishing a moratorium on all new mini-storage/warehouse facilities within the Industrial Zone in the City of Woodland. This Ordinance is necessary for the preservation of the public health, safety, and welfare. It is the intent of the City Council that this Ordinance take effect immediately pursuant to Section 65858 of the Government Code.

Section 3. Moratorium. Based on the facts and findings set forth in the recitals and Section 2 of this Ordinance, the City of Woodland hereby establishes a moratorium on the establishment of new mini-storage/warehouse facilities in the Industrial Zone of the City of Woodland. No new application for a building permit, business permit, conditional use permit, or any entitlement for the establishment or expansion of a mini-storage/warehouse facility shall be processed or approved in the Industrial Zone during the term of the moratorium established by this Ordinance received after May 21, 2019, unless already in review.

Section 4. Moratorium Term. This Ordinance shall expire, and the moratorium established herein shall terminate, 45 days after the date of its adoption unless extended by the City Council, at a regularly noticed public hearing, pursuant to California Government Code section 65858.

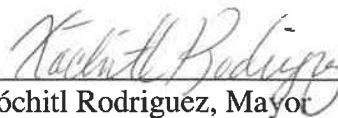
Section 5. Planning Study. The Community Development Director shall promptly commence the review of the Zoning Ordinance and shall prepare all items necessary and appropriate in order to recommend to the City Council the appropriate Zoning Ordinance amendments and criteria for further regulation of mini-storage/warehouse facilities in the Industrial Zone.

Section 6. CEQA Finding. The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption of this Ordinance and establishment of a moratorium on mini-storage/warehouse facilities in the Industrial Zone will have a significant effect on the environment because the Ordinance will maintain current levels of development and will not permit any mini-storage/warehouse facility that may have a significant impact on aesthetics or traffic levels. It is therefore exempt from any California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations.

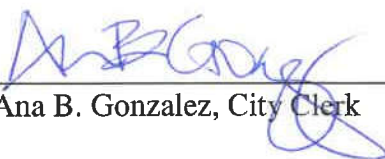
Section 7. Certification and Publication. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published once in an adjudicated newspaper in the City of Woodland.

PASSED AND ADOPTED by the City Council this 21st day of May, 2019, by the following vote:

AYES:	Barajas, Fernandez, Lansburgh, Rodriguez and Stallard
NOES:	None
ABSENT:	None
ABSTAIN:	None


Xóchitl Rodriguez, Mayor

ATTEST:


Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:


Kara K. Ueda, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2019
ITEM #: J.21.
SUBJECT: Merritt Ranch (APN:042-580-001) Tentative Subdivision Map #5160

Recommendation For Action: Staff recommends that the City Council take action on the following:

- 1) Conduct a public hearing; and
- 2) Adopt the attached Resolution No. _____, approving the CEQA EIR Addendum together with the previously Certified Turn of the Century EIR as the appropriate level of environmental review in accordance with the California Environmental Quality Act (Attachment 1); and
- 3) Adopt the attached Resolution No. _____, amending the Spring Lake Specific Plan land use designations (rezone) (Attachment 2); and
- 4) Adopt the attached Resolution No. _____, approving Tentative Subdivision Map #5160 in accordance with the Conditions of Approval (Attachment 3);and
- 5) Introduce and waive the first reading of Ordinance No. _____, 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 (Attachment 4).

Staff Contact

Megan Meier, Associate Planner, (530) 661-5814, megan.meier@cityofwoodland.org

Project Site Description

The Merritt Ranch project site is located in the Spring Lake Specific Plan Area and encompasses an approximately 23.6 acre parcel located south of Gibson Road between Pioneer Avenue and Harry Lorenzo Avenue. The site is largely used for agricultural purposes, and has one existing single-family home on the west side of the parcel with associated trees and vegetation. Existing commercial and residential are to the north of the project site on Gibson Road, along with plans for a new fire station, to the west is future residential development by KB HOME and to the east is Pioneer High School.

Fiscal Impact

All application processing costs have been paid for by the applicant. The proposed Tentative Subdivision Map includes 159 single-family lots. The Spring Lake Infrastructure Fee (SLIF) equivalent is currently \$47,826 per single-family unit, for a total of \$7,604,334. In addition to paying SLIF, this project will also pay the citywide Development Impact Fees (DIF), which are currently \$29,011 per single-family unit, for a total of \$4,612,749.

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 Tentative Subdivision Map #5160 was previously reviewed by the City of Woodland Planning Commission at its meeting held May 16, 2019. Additionally, Woodland City Council held a duly noticed public hearing on June 18, 2019. The City Council opened and continued the public hearing to July 2, 2019, based upon a request by the applicant and due to a lack of a quorum due to Council member Fernandez request to be recused from the item.

The Merritt Ranch property is a proposed new single family residential subdivision located south of Gibson Road in between Harry Lorenzo Avenue and Pioneer Avenue within the Spring Lake Specific Plan (SLSP) area

in the City of Woodland. Currently, 11.74 acres of the site has a specific plan zone of R-8 with the remaining 11.33 acres zoned R-5. The applicant wishes to increase the density for the site, which triggers the need for a Spring Lake Specific Plan Amendment. Specifically, the applicant is requesting 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. A request to rezone of 11.33 acres of R-5/Single Family (4-5 du/acre) to R-8 /Single Family (6-8 du/acre) acres as outlined in the following table

EXISTING LAND USE			PROPOSED LAND USE DESIGNATION				NET CHANGE		
LAND USE SUMMARY		AREA	PERMITTED UNITS	MAX. NET DENSITY	AREA	TOTAL UNITS	NET DENSITY	AREA	TOTAL UNITS
R-5	SINGLE-FAMILY RESIDENTIAL (4-5 du/ac)	*11.33 ac.	45-56	*4.94 du/ac	0 ac.	0		<11.33 ac.>	0
R-8	SINGLE-FAMILY RESIDENTIAL (6-8du/ac)	*11.74 ac.	70-93	*7.92du/ac	*23.03 ac.	159	*6.90du/ac	*+11.29	159
COLLECTOR	HARRY LORENZO AVENUE	.053 ac.	0		0.59	0		+0.06	0
RIGHT-OF-WAY ADJUSTMENTS	PIONEER AVENUE	0 ac.	0		<0.02 ac.>	0		<0.02 ac.>	0
		23.60 ac.	115-149		23.60 ac.	138-184		0 ac.	159
*NET ACREAGE AND DENSITY EXCLUDES HARRY LORENZO AVE RIGHT-OF-WAY.									

Tentative Subdivision Map

The development proposes 159, R-8 lots with lot widths ranging from 45 to 68 feet and 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 block length is longer than the Spring Lake design requirements, because the inclusion of bike/pedestrian paths to break up the longer block are located near the east and west corners rather than at the block center to allow for the logical 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 a 91.5-foot right-of-way with curb, gutter sidewalk provided on both sides with landscaping on the east side except at PG&E facilities. The project will construct the southwest street section and landscape. KB HOME is currently completing the roadway to the west curb line. Additionally, the Merritt Ranch 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. Also, 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 an 8-foot high sound wall along Gibson, to connect with the existing Spring Lake perimeter wall. A 6-foot high sound wall will be constructed along Harry Lorenzo and Pioneer Avenue, with the exception of the southern property boundary that is shared with the future Pioneer Village parcel (Merritt 5/8). Merritt Ranch will connect with the Pioneer Village 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" Street intersects "A" Street 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.

Development Agreement

Resolution No. 3542 adopted May 15, 1990 establishes procedures for the consideration of Development Agreements (DA) in Woodland. These procedures essentially parallel the requirements of Section 65864 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 DA template for the City to use with all SLSP developers. The draft DA is provided at Attachment 5. The City Council will take action to approve the DA concurrent with action on 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.

In addition, the Development Agreement provides for project specific fees as follows:

- General Purpose Fee calculated using \$4,000 (will increase for CCI inflation) 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 Over-crossing.
- Fair Share Cost of public facilities, services and improvements as determined by the City of Woodland nexus study.

It should be noted that continued negotiation has taken place on the DA between the June 18th Council meeting and the item continue date for July 2nd Council meeting. Specific items that were changed in the DA include the removal of the Community Benefit Fee (\$1,572 per SFD) and a \$1,000 reduction of the General Purpose Fee.

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 June 8, 2019.

- Notices were mailed to all property owners within 1,000 feet of the project site.

Copies of the staff report for the proposed project have been on file at City Hall since June 14, 2019.

Note: prior to the Planning Commission meeting, project notices were mailed to all property owners in the Spring Lake development area

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.

Proposed Addendum

Proposed Addendum #16 has been prepared for the purposes of amending the General Plan and Spring Lake Specific Plan to rezone of 11.33 acres of R-5 to R-8, resulting in an increase of 10 single family dwelling units.

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, with approximately 11 additional peak hour trips 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. All technical reports were prepared as required and are outlined further in the attached Planning Commission staff report. Key analysis focused on Biological, Noise and an Arborist reports.

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.

Additionally, the SLSP requires all projects to adhere to the recently approved Yolo Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) along with associated Avoidance and Minimization Measures specific to the project site. Project required mitigation shall comply with the newly adopted HCP/NCCP resulting in the payment of approximately \$305,926. in in-lieu fees. This replaces the requirement for the applicant to obtain mitigation easement land on their own.

Specific conditions have been added to the project with regard to tree preservation, the existing home, noise and HCP/NCCP:

Tree Preservation

An arborist report for the site was prepared on September 25, 2018 that identified a total of twenty (20) trees

clustered around the existing home on site. 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. The Merritt Ranch site has one identified heritage oak tree that the applicant is working with the City to preserve on site otherwise the replacement requirement for a heritage tree removed is at a rate of four 15-gallon trees for each six-inches, or fraction thereof, of trunk diameter removed.

A condition has been placed on the project with regard to preservation of three trees, a Heritage Oak Tree (#167) and two additional trees (#165 & 166) as follows:

COA #26:

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.

Home Preservation

The site has an existing "Arts and Crafts" home on site dating from the 1920's. A historic resources assessment was prepared by Peak and Associates, Inc., October 2018. 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 not be 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. The condition requires the applicant/owner to make a good faith effort to find a new location for the structure at 1425 Harry Lorenzo Avenue. 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.

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 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. 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 noise level standard.

HCP/NCCP

Conditions of approval (COA #42 & #43) have been placed on the project with regard to the Yolo Habitat Conservation Plan HCP/NCCP. Additionally, item 1.1 of the Development Agreement outlines the City's agreement to pre-paying four (4) acres of the Project's estimated 24-acres of habitat mitigation fee obligation to the Yolo Habitat Conservancy on or before June, 2019 to lock in the lower fees with the applicant/owner reimbursing the City by May 1, 2020 or upon City Council approval of the first final map for the Project, whichever occurs first.

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.

Key areas of development and subdivision review include the following:

Density

The SLSP density range for the R-5 category is four to five dwelling units per acre (du/ac) and for R-8 is six to eight dwelling units per acre (du/ac). The net density for the project is 7.64 dwelling units per acre.

Affordable Housing

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

- The payment of fees provides greater certainty to the City and applicant in defining the affordability obligation;
- Allows the City to focus resources on individuals and households with the greatest need;
- Allows the City the ability to support housing needs independent of State and Federal subsidies and to reduce program administration burdens; and
- 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, or the fee in effect at the time of building permit issuance. 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.

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.

Agricultural Mitigation

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 required in the Turn of the Century EIR.

Water Conservation Ordinance

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

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:

T/LU-1 Complete Streets Program (multimodal street buildout)
T/LU-5 Increased Mass Transit Use, Walking, and Bicycling (pedestrian and bicycle paths to offsite amenities)
UF-2 Increased Tree Planting (extensive tree planting in landscape areas)
UF-3 Maintenance of Existing Trees (proposed tree preservation)
W/W-1 Increased Water Conservation (recycled water infrastructure in portion of project)
MO-3 Increased Energy Efficiency and Use of Renewable Energy (solar ready homes and Title 24 energy efficiency requirements)
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

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. 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.

Planning Commission Action

At its meeting held May 16, 2019, the City of Woodland Planning Commission voted unanimously (6-0) to recommend City Council approve the projects as stated above. Commissioners did voice some concern over the use of an affordable housing in lieu fee in general on subdivision projects.

Recommendation

Staff recommends that the City Council take action on the following:

- 1) Conduct a public hearing; and
- 2) Adopt the attached Resolution No. _____, approving the CEQA EIR Addendum together with the previously Certified Turn of the Century EIR as the appropriate level of environmental review in accordance with the California Environmental Quality Act (Attachment 1); and
- 3) Adopt the attached Resolution No. _____, amending the Spring Lake Specific Plan land use designations (rezone) (Attachment 2); and
- 4) Adopt the attached Resolution No. _____, approving Tentative Subdivision Map #5160 in accordance with the Conditions of Approval (Attachment 3);and
- 5) Introduce and waive the first reading of Ordinance No. _____, 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 (Attachment 4).

Attachments:

1. Attachment 1- Resolution CEQA Addendum
2. Exhibit 1-A_ Merritt Ranch Addendum_with Appendix
3. Attachment 2 - Resolution _Amending Specific Plan
4. Attachment 3-Resolution_ Merritt Ranch Map 5160
5. Attachment 4- Merritt Ranch DA Ordinance
6. Attachment 5 Merritt Ranch - Spring Lake Draft DA-fnl
7. Exhibit 5-A_ Legal Description
8. Exhibit 5-B_ Property Location Map
9. Exhibit 5-C_ Conditions of Approval
10. Exhibit 5-D_ Project Fees
11. Attachment 6 - Application & Project Narrative
12. Attachment 7 - Project Information Summary Sheet
13. Attachment 8 - Tree Inventory 09-25-18
14. Attachment 9 - Planning Commission Report

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND ADOPTING CEQA EIR ADDENDUM #16 TO THE TURN
OF THE CENTURY EIR**

WHEREAS, on August 12, 2000, the City Council adopted Resolution No. 4215 Certifying the Environmental Impact Report (EIR)(SCH#99022069) for the Spring Lake Specific Plan (SLSP); and

WHEREAS, on December 18, 2001, the City Council adopted Resolution No. 4330 adopting EIR Addendum #1 to the Certified EIR and approving the Spring Lake Specific Plan; and

WHEREAS, on November 19, 2002, the City Council adopted Resolution No. 4399 adopting EIR Addendum #2 to the Certified EIR and approving Amendment #1 to the Spring Lake Specific Plan; and

WHEREAS, on December 17, 2002, the City Council adopted Resolution No. 4406 adopting EIR Addendum #3 to the Certified EIR and approving Amendment #2 to the Spring Lake Specific Plan; and

WHEREAS, on April 15, 2003, the City Council adopted EIR Addendum #4 for the proposed Williamson Act Rescission Agreement for the Russell Property; and

WHEREAS, on August 19, 2003, the City Council adopted Resolution No. 4467 adopting the Final Supplemental EIR to the Certified EIR and approving the Spring Lake Specific Plan Off-Site Infrastructure Facilities; and

WHEREAS, on May 4, 2004, the City Council adopted Resolution No. 4537 adopting EIR Addendum #1 to the Supplement to the Turn of the Century Specific Plan EIR to address offsite infrastructure facilities; and

WHEREAS, on October 19, 2004, the City Council held a noticed public hearing to consider EIR Addendum #5 and Spring Lake Specific Plan Amendment #3; and

WHEREAS, on February 27, 2007, the City Council held a noticed public hearing to consider EIR Addendum #6 and Spring Lake Specific Plan Amendment #4, for the purposes of amending the plan based on a request by Reynen and Bardis for the Spring Lake Central project; and

WHEREAS, on November 16, 2010, the City Council held a noticed public hearing to consider EIR Addendum #7 and Spring Lake Specific Plan Amendment # 5 for the purposes of amending the plan based on a request by Gibson Ogden Investors, LLC to remove a bike overcrossing on Gibson Road and a bike path east of the High School; and

WHEREAS, on December 14, 2010, the City Council held a noticed public hearing to consider EIR Addendum #8 and Spring Lake Specific Plan Amendment #6 for the purposes of amending the plan based on a request by Cal West Investors, LLC to modify land use designations and rezone a school site; and

WHEREAS, on March 5, 2013, the City Council held a noticed public hearing to consider EIR Addendum #9 and Spring Lake Specific Plan Amendment #7 for the purposes of amending the plan based on a request by ALC IV Woodland Spring Lake, LLC to modify land use designations and rezone a school site; and

WHEREAS, on June 17, 2014, the City Council held a noticed public hearing to consider EIR Addendum #10 and Spring Lake Specific Plan Amendment #8 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); and

WHEREAS, on February 3, 2015, the City Council held a noticed public hearing to consider EIR Addendum #11 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; and

WHEREAS, on May 5, 2015, the City Council held a noticed public hearing to consider EIR Addendum #12 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

WHEREAS, on September 1, 2015, the City Council held a noticed public hearing to consider the proposed EIR Addendum #13 for the purposes of amending the Spring Lake Specific Plan based on a request by Turn of the Century, LLC, to rezone portions of the Heritage Remainder Area Project Site; and

WHEREAS, on November 15, 2016, the City Council held a noticed public hearing to consider the proposed EIR Addendum #14 for the purposes of amending the Spring Lake Specific Plan based on a request by Vacaville Land Investors, LLC, to rezone portions of the Oyang North Project Site.

WHEREAS, on November 15, 2016, the City Council held a noticed public hearing to consider the proposed EIR Addendum #15 for the purposes of amending the Spring Lake Specific Plan based on a request by Vacaville Land Investors, LLC, to rezone portions of the Oyang South project site; and

WHEREAS, on July 2, 2019, the City Council held a noticed public hearing to consider the proposed EIR Addendum #16 for the purposes of amending the Spring Lake Specific Plan based on a request by Darkhorse Estates, LLC, to rezone portions of the of the Merritt Ranch (Merritt 3/8) Project Site.

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the City Council of the City of Woodland hereby takes the following actions:

1. Affirms that EIR Addendum #16 is hereby included (Exhibit “1-A”) in or attached to the Certified EIR as required by Section 15164 of the State CEQA Guidelines.
2. Affirms that EIR Addendum #16 has been considered with the Certified EIR as required by Section 15164 of the State CEQA Guidelines.
3. Adopts EIR Addendum #16 dated May 2019, as attached.

PASSED AND ADOPTED by the City Council on July 2, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Xochitl Rodriquez, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Dated: _____

Exhibit - CEQA EIR Addendum

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



1501 SPORTS DRIVE, SUITE A, • SACRAMENTO • CA • 95834
OFFICE 916.372.6100 • FAX 916.419.610

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>				

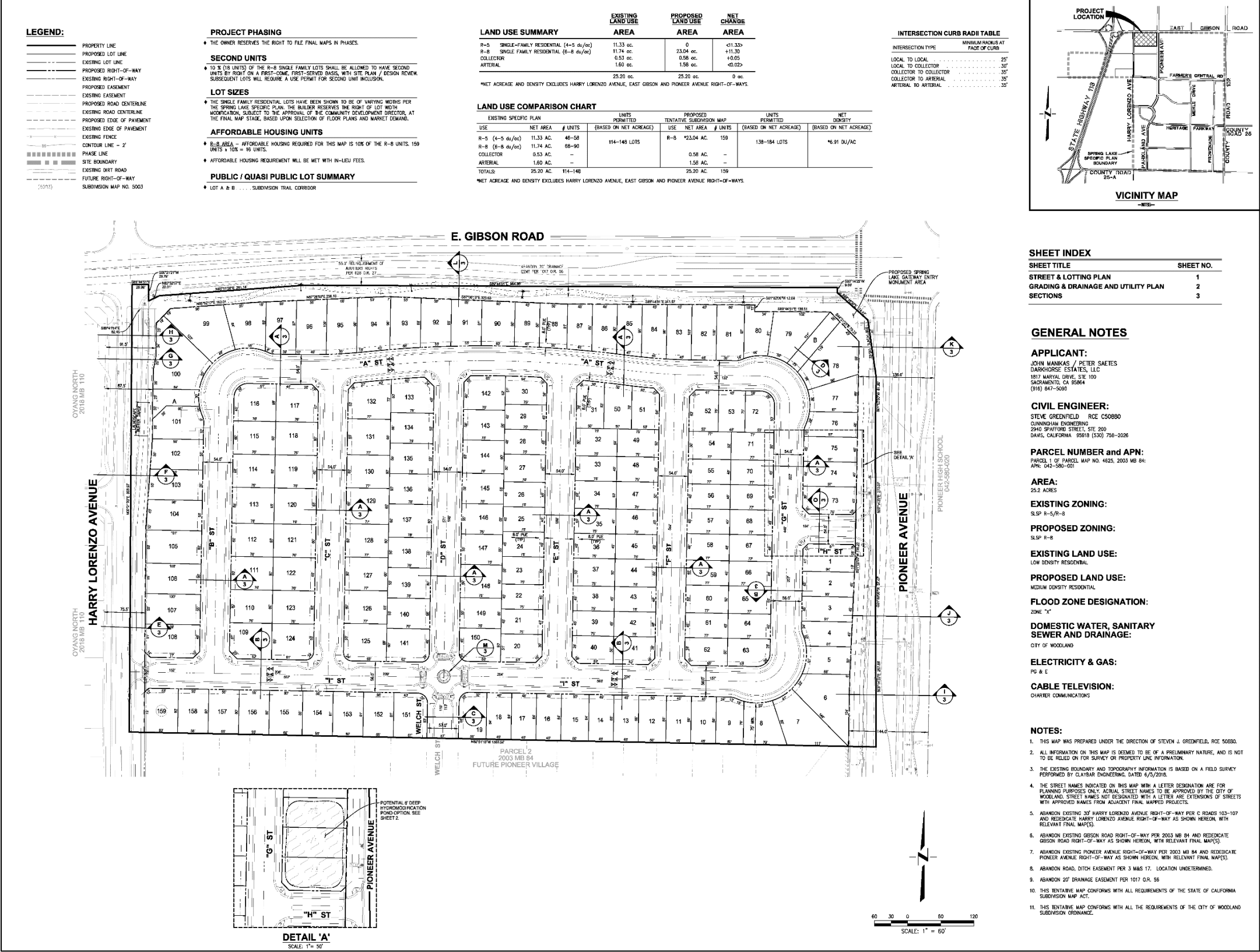
Although the proposed project includes re-designation of a portion of the project site, the proposed project would not include new types of land uses, such as commercial or industrial uses, which could result in more severe impacts than the various residential densities anticipated in the SLSP or analyzed 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

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	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 &

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	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.

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	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.

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	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

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	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.

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	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

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	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.

Comparison of 15162 CEQA Requirements and Project																				
CEQA Requirement (Section 15162)	Relationship to Request																			
	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</th></tr><tr><th colspan="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>		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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Existing SLSP	1,409	259																		
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	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																			

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	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.

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	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.

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
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.

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	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,

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	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>

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	<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**

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	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

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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
---------------------	-------------

Institute Recycling and Composting Services Percent Reduction in Waste Disposed	
--	--

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND AMENDING THE SPRING LAKE SPECIFIC PLAN LAND
USE DESIGNATIONS FOR THE MERRITT RANCH PROJECT TO BE
DEVELOPED BY DARKHORSE ESTATES, LLC**

WHEREAS, the applicant, Darkhorse Estates, LLC, filed Planning Application # PLNG 18-00092, proposing amendments to the General Plan and Spring Lake Specific Plan; and

WHEREAS, the City desires to adopt an amendment to the Spring Lake Specific Plan, consisting of the re-designation of the land use category in the Specific Plan for properties identified as the Spring Lake Merritt Ranch Project as described in more detail in Exhibit “1” attached herein; and

WHEREAS, the City of Woodland Planning Commission held a duly noticed public hearing on May 16, 2019, to receive public testimony concerning the Amendments; and

WHEREAS, the City of Woodland City Council held a duly noticed public hearing on June 18, 2019, and opened the item with a request by the applicant to continue the item to a date certain of July 2, 2019; and

WHEREAS, the City of Woodland City Council held a public hearing on July 2, 2019, to receive public testimony concerning the Amendments, consider the Planning Commission's recommendations, and take action on the Amendments; and

WHEREAS, the City of Woodland City Council, based on oral testimony and documentary evidence submitted during the public hearing, now finds it proper to amend the Spring Lake Specific Plan as described in Exhibit “1;” and

WHEREAS, the City of Woodland has taken action to approve all entitlements necessary for implementation of the Amendments for the Spring Lake Merritt Ranch Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland that:

1. The foregoing recitals are hereby true and correct.
2. The City of Woodland City Council finds that the actions as set forth in this Resolution are in the public interest and necessary to the public health, safety, and welfare.
3. The City Council hereby finds that the proposed Amendments are consistent with both the Spring Lake Specific Plan and the City of Woodland General Plan.
4. The City Council hereby approves the following Amendments:

A. Amendment to the Spring Lake Specific Plan for the Spring Lake Merritt Ranch Project, as described in Exhibit "1."

These Amendments shall take effect only upon execution by the City and the owner of the Property of a Development Agreement governing the Property. No final map shall be recorded or approved for the Property in conformance with the Amendments until the Amendments have taken effect pursuant to this paragraph.

PASSED AND ADOPTED by the City Council on July 2, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Xochitl Rodriquez, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana Gonzalez, City Clerk

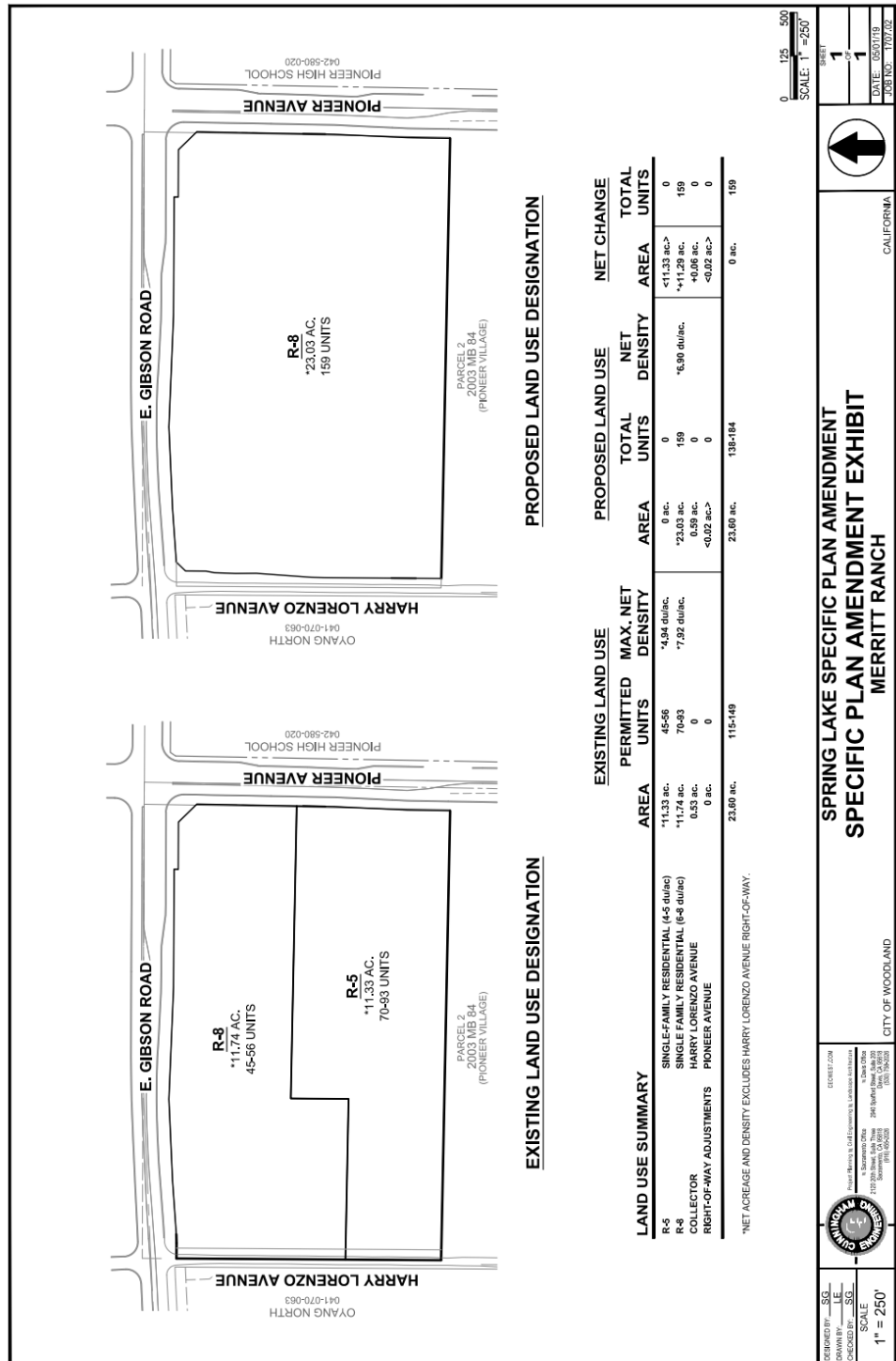
Kara K. Ueda, City Attorney

Dated: _____

Exhibit "1" - Spring Lake Specific Plan Land Use Amendment Exhibit

Exhibit 1

SPRING LAKE SPECIFIC PLAN LAND USE AMENDMENT DIAGRAM



RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVAL OF TENTATIVE SUBDIVISION MAP NO. 5160 FOR THE
MERRITT RANCH PROJECT IN SPRING LAKE, IN ACCORDANCE
WITH THE CONDITIONS OF APPROVAL**

WHEREAS, the applicant, Darkhorse Estates, LLC, filed Planning Application # PLNG 18-00092, proposing 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 “1”**; 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 Victoria Curtis and Scott A. Van Tassel 2017 Revocable Trust, etc.; and

WHEREAS, the City of Woodland City Council held a duly noticed public hearing on June 18, 2019, and opened the item with a request by the applicant to continue the item to a date certain of July 2, 2019; and

WHEREAS, the Woodland City Council held a public hearing on July 2, 2019, to review and consider approval of the proposed Merritt Ranch Project in Spring Lake (“Project”) Tentative Subdivision Map No. 5160; 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 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, proper notice of this public hearing was given in all respects as required by law; and

WHEREAS, the City Council has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED, that the City Council 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, for the Tentative Subdivision Map No. 5160:

The City Council, in approval makes the following findings regarding:

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.

2. Spring Lake Specific Plan Consistency Findings:

- a. 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.
- b. 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.
- c. 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.
- d. The Project as conditioned is consistent with the SLSP design standards and SLSP Affordable Housing Plan.

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

- a. 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.
- b. 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.
- c. 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.
- d. 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.
- e. 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.
- f. 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.
- g. Any proposed phases and their proposed sequence of construction are identified on the submitted map.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting on the 2nd day of July, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Xochitl Rodriquez, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Dated: _____

Exhibit "1" – Tentative Subdivision Map No. 5160

Page 326



ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WOODLAND, CALIFORNIA APPROVING A DEVELOPMENT
AGREEMENT BETWEEN THE CITY OF WOODLAND AND
DARKHORSE ESTATES, LLC TO USE AND DEVELOP THE MERRITT
RANCH PROJECT SITE LOCATED WITHIN THE SPRING LAKE
SPECIFIC PLAN AREA**

WHEREAS, pursuant to Government Code Section 65864 *et seq.*, the City of Woodland (“City”) is authorized to enter into development agreements providing for the development of land under the terms and conditions set forth herein; and

WHEREAS, the City has found that development agreements strengthen the public planning process, encourage private participation in comprehensive planning by providing a greater degree of certainty in that process, reduce the economic costs of development, allow for the orderly planning of public improvements and services, allocate costs to achieve maximum utilization of public and private resources in the development process, and ensure that appropriate measures to enhance and protect the environment are achieved; and

WHEREAS, the Merritt Ranch Project Site is owned by Victoria Curtis & Scott A. Van Tassel which has entered into an assumption and assignment agreement with Darkhorse Estates, LLC. providing that Darkhorse Estates, LLC.. will purchase the property from the owner; and

WHEREAS, Darkhorse Estates, LLC. (“Developer”) proposes to develop certain real property located in the City of Woodland (“Property”), more particularly described in the Development Agreement, as “**Attachment 5**” and incorporated herein by reference, for residential use (“Project”); and

WHEREAS, Developer’s interest in the Property constitutes a legal or equitable interest in real property pursuant to Government Code Section 65865; and

WHEREAS, Developer proposes the Project to achieve the goals of the City’s General Plan (“General Plan”) and the Spring Lake Specific Plan (“SLSP”); and

WHEREAS, the City desires timely, efficient, orderly, and proper development of the Project in furtherance of the goals of the General Plan and SLSP; and

WHEREAS, the City Council has found that the Development Agreement is consistent with the City’s General Plan and the SLSP; and

WHEREAS, because of the logistics, magnitude of the expenditure, and considerable lead time prerequisite to planning and developing the Project, the Developer requires assurances that the Project can proceed without disruption caused by a change in the City’s planning policies and requirements, except as provided in the Development Agreement, which assurances will thereby

reduce the actual or perceived risk of planning for and proceeding with development of the Project; and

WHEREAS, City has determined that by entering into the Development Agreement, City will (i) promote orderly growth and quality development on the Property in accordance with the goals and policies set forth in the General Plan and the SLSP and (ii) benefit from increased housing opportunities created by the Project for residents of the City; and

WHEREAS, it is the intent of the City and Developer to establish certain conditions and requirements related to review and development of the Project that are or will be the subject of subsequent development applications for the Project; and

WHEREAS, the City and Developer have reached mutual agreement and desire to voluntarily enter into the Development Agreement to facilitate development of the Project, subject to conditions and requirements set forth herein; and the Planning Commission recommended to the City Council approval of both the Tentative Subdivision Map #5160 for the Merritt Ranch Project Site and the Development Agreement; and

WHEREAS, on July 2, 2019, the City Council conducted a public hearing pursuant to Government Code section 65867, not less than ten (10) days notice of which was provided in accordance with Government Code sections 65090 and 65091, at which hearing all persons wishing to testify in connection with the Development Agreement were heard and at which time the Development Agreement was comprehensively reviewed; and

WHEREAS, on July 2, 2019, the City Council introduced this Ordinance through a waiving of the first reading of this Ordinance; and

WHEREAS; pursuant to the California Environmental Quality Act (CEQA) Public Resources Code section 21000 *et seq.*, the proposed Project is consistent with the Environmental Impact Report (SCH #99022069, Turn of the Century EIR) on the Spring Lake Specific Plan certified on August 15, 2000 and with prior addenda to the Turn of the Century EIR, including Addendum #16 pertaining to the rezoning of certain portions of the project site; and

WHEREAS, the terms and conditions of the Development Agreement have undergone review by the City at publicly noticed hearings and have been found to be fair, just and reasonable and consistent with the General Plan and the SLSP. Further, the City Council finds that (i) the economic interests of the City's citizens and the public health, safety, and welfare will be best served by entering into the Development Agreement; (ii) the Development Agreement is consistent with the General Plan and SLSP; (iii) the Development Agreement is in conformance with the public convenience, general welfare, and good land use practice; (iv) the Development Agreement will not be detrimental to the public health, safety, or general welfare; and (v) the Development Agreement will not adversely affect the orderly development or the preservation of property values for the Property or any other property.

THE CITY COUNCIL OF THE CITY OF WOODLAND DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Pursuant to California Government Code Sections 65865 *et seq.*, the City Council hereby approves the Development Agreement as “**Attachment 5.**”

Section 2. Based on the entire record before the City Council and all written and oral evidence presented to the City Council, the City Council finds this Ordinance promotes the public health, safety, and welfare of the community because the Development Agreement will permit land uses that best reflect the community needs and will allow for the most logical and efficient development of the real property governed by the Development Agreement in the City.

Section 3. The City Council hereby incorporates by reference the recitals set forth herein and adopts those recitals as its own as though fully set forth in this Ordinance. Pursuant to Government Code section 65867.5 (b) and based on the entire record before the City Council, including all written and oral evidence presented to the City Council, the City Council hereby finds that the Development Agreement will continue to result in the development of the Property at the intensity and density allowed under the General Plan and SLSP and with the restrictions and standards set forth in the City’s Municipal Code and the Development Agreements.

Section 4. The City Council hereby expressly determines that all of the procedures of CEQA have been met with respect to the Development Agreement because, the project is consistent with the Environmental Impact Report (SCH #99022069, Turn of the Century EIR) on the Spring Lake Specific Plan certified on August 15, 2000 and with prior addenda to the Turn of the Century EIR.

Section 5. The City Clerk shall cause to be recorded with the Yolo County Recorder a copy of the executed Development Agreement, or a Memorandum of Agreement, within ten (10) days following execution thereof.

Section 6. The City Clerk shall certify to the adoption of this Ordinance and shall cause a summary thereof to be published in the Daily Democrat, a newspaper of general circulation, printed and published in the city of Woodland and county of Yolo, at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the City Clerk, and within fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted ordinance in the office of the City Clerk, in accordance with California Government Code section 36933. This Ordinance shall take effect thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council on _____, 2019 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Xochitl Rodriquez, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Dated:_____

Attachment 4-A – Merritt Ranch Development Agreement

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

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

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 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, 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 have the first right of refusal on any excess fill from the 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.

4.1.1 General Purpose Fee. OWNER agrees to pay a General Purpose Fee of Four Thousand Dollars (\$4,000.00) per unit, payable at final map, towards improved Spring Lake bicycle and pedestrian connectivity and other neighborhood enhancement projects such as, but not limited to, the Highway 113 Bike/Pedestrian Overcrossing. The City shall adjust the fee annually for inflation by the Construction Cost Index (“CCI”)s amount starting January 1, 2021 until the City Council approves the final map.

4.2 Development Impact Fees.

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

4.2.2 Time of Payment. The fees required pursuant to Subsection 4.2.1 shall be paid to CITY prior to the issuance of building permits for each residential unit. No fees shall be payable for building permits issued prior to the Effective Date of this Agreement, but the fees required pursuant to Subsection 4.2.1 shall be paid prior to the re-issuance or extension of any building permit for a residential unit for which such fees have not previously been paid.

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

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

4.2.5 Prepayment. In no event shall the prepayment of any Development Impact Fees required hereunder establish a vested right on the part of OWNER or any other owner of the Property or any person or entity with an interest therein to develop the Project or the Property following the expiration, cancellation, or termination of the Term of this Agreement. Following the expiration, cancellation, or termination of this Agreement, all Development Impact Fees then in effect shall be applicable to the Project and Property notwithstanding any provision of this Agreement and notwithstanding the prepayment of the Development Impact Fees set forth in Exhibit “D”, any increase or amendment of any Development Impact Fee, or any combination thereof. Nothing contained in this Subsection 4.2.5 shall be construed as limiting the right of OWNER to a credit against any Development Impact Fees as set forth in “Exhibit D” 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 HCP/NCCP Pre-payment. CITY commits to pre-paying four (4) acres of the Project's estimated 24-acres of habitat mitigation fee obligation to the Yolo Habitat Conservancy on or before June 20, 2019. Payment on or before June 20, 2019 will result in payment of mitigation fees in the amount of Twelve Thousand Nine Hundred Fifty-Two Dollars (\$12,952) per acre. OWNER shall reimburse CITY for this payment (estimated at \$51,808) by May 1, 2020 or upon City Council approval of the first final map for the Project, whichever occurs first. OWNER shall pay the Yolo Habitat Conservancy for the remaining approximate 20-acres of mitigation fee obligation as required at the time of grading permit issuance or site disturbance at the habitat mitigation fee amount in effect at the time of payment.

4.6 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.

4.7 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.

4.8 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.

4.9 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.

4.10 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

4.11 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

4.12 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.

4.13 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.

4.14 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. 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.

4.15 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.

4.16 Contribution to Proportionate Share of Damages. 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.

4.17 Transit Capital Fee. Prior to final map or Project approval (for multi-family units that do not require a map), OWNER shall pay a Two Hundred Seventy Four Dollar (\$274.00) per Dwelling Unit Equivalent fee. The City shall adjust the fee annually for inflation by the CCI amount starting January 1, 2020 until the City Council approves the final map.

4.18 Transit Operation Fee. Prior to final map or Project approval (for multi-family units that do not require a map), OWNER shall pay a Forty-Six Dollar (\$46.00) per Dwelling Unit Equivalent fee. The City shall adjust the fee annually for inflation by the CCI amount starting January 1, 2020 until the City council approves the final map.

4.19 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 understands and agrees that both the projects in the SL CIP and the cost of such projects are subject to change and that the set aside amount for the payment of SLIF fees also may, accordingly, change. OWNER agrees to pay the applicable SLIF for its Project, including any changes that may occur as a result of changes or additions to the SL CIP and the SLIF.

4.20 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 side of Gibson Road, landscaping, road restriping, road rehabilitation and special emergency vehicle preemption as determined by the City, and signal interconnect from the Pioneer/Gibson intersection to the HLA/Gibson signal.

Final intersection reconfiguration shall consist of:

Westbound left turn

Eastbound left turn

Two westbound thru lanes to remain

Two eastbound thru lanes to remain

Northbound left

Northbound thru/left

Southbound left

Southbound thru/left

OWNER may request and enter into a reimbursement agreement with the City for all improvements except landscaping and the ADA improvements on the south side to be reimbursed from the City impact fee program. The ADA improvements on the south side can be

reimbursed from the SLIF CIP.

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.

4.22 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 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_____

LEGAL DESCRIPTION

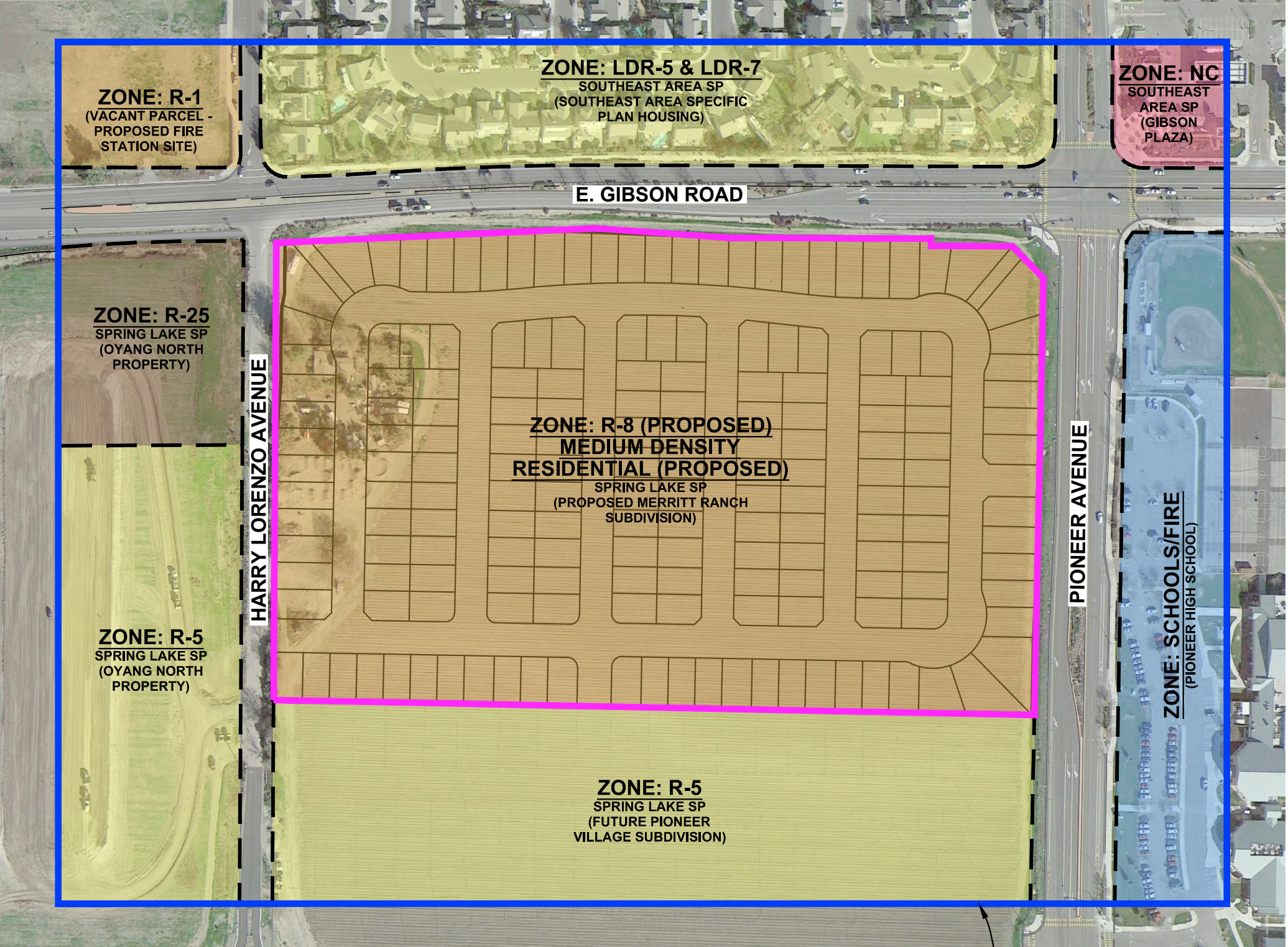
Real property in the City of Woodland, County of Yolo, State of California, described as follows:

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 5-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. Public art can be provided either through

design review or in the form of an in-lieu fee with minimum valuation of \$15,000. A single lump sum payment shall be provided prior to approval of the first final map. 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 along project bordering E. Gibson.
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 5-D

Project Specific 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 as defined in the body of this development agreement. 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.

SLIF fees for SFD \$47,826 for the fair share of backbone infrastructure to the Spring Lake Specific Plan area. This fee is scheduled to be updated during the 2019 calendar year (Fees are subject to annual CCI January 1st each year).

IMPACT FEES:

Development Impact Fees for the following categories and amounts are shown as of April 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 January 1st each year) (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 (as stated in the body of this Agreement). These fees include, but are not limited to, the following:

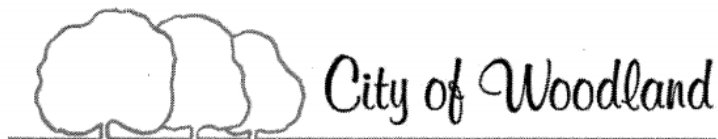
- Spring Lake Fire Department Operation and Maintenance Funding Fee of \$771.00 for SFD;
- Public transit capital fee of \$274/DUE (will increase for inflation) for the construction of transit capital improvements
- Public transit operations fee of \$46 (will increase for inflation) for SFD
- Fiscal 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

PROJECT FEES:

- General Purpose Fee calculated using \$4,000 (will increase for inflation) 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.
- 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 sixteen (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))

**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

 11-1-18
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 #: H.2.
SUBJECT: Merritt Ranch (APN:042-580-001) Tentative Subdivision Map #5160;
Spring Lake Specific Plan Amendment; EIR Addendum; and associated
Development Agreement

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

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:

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 on the east side except at PG&E facilities. The project will construct the south west street section and landscape on the east side. Oyang North currently completing the roadway to the east curb line. 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:

1. Legal notice was published in the Woodland Daily Democrat on or before April 8, 2019.
2. 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).

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 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

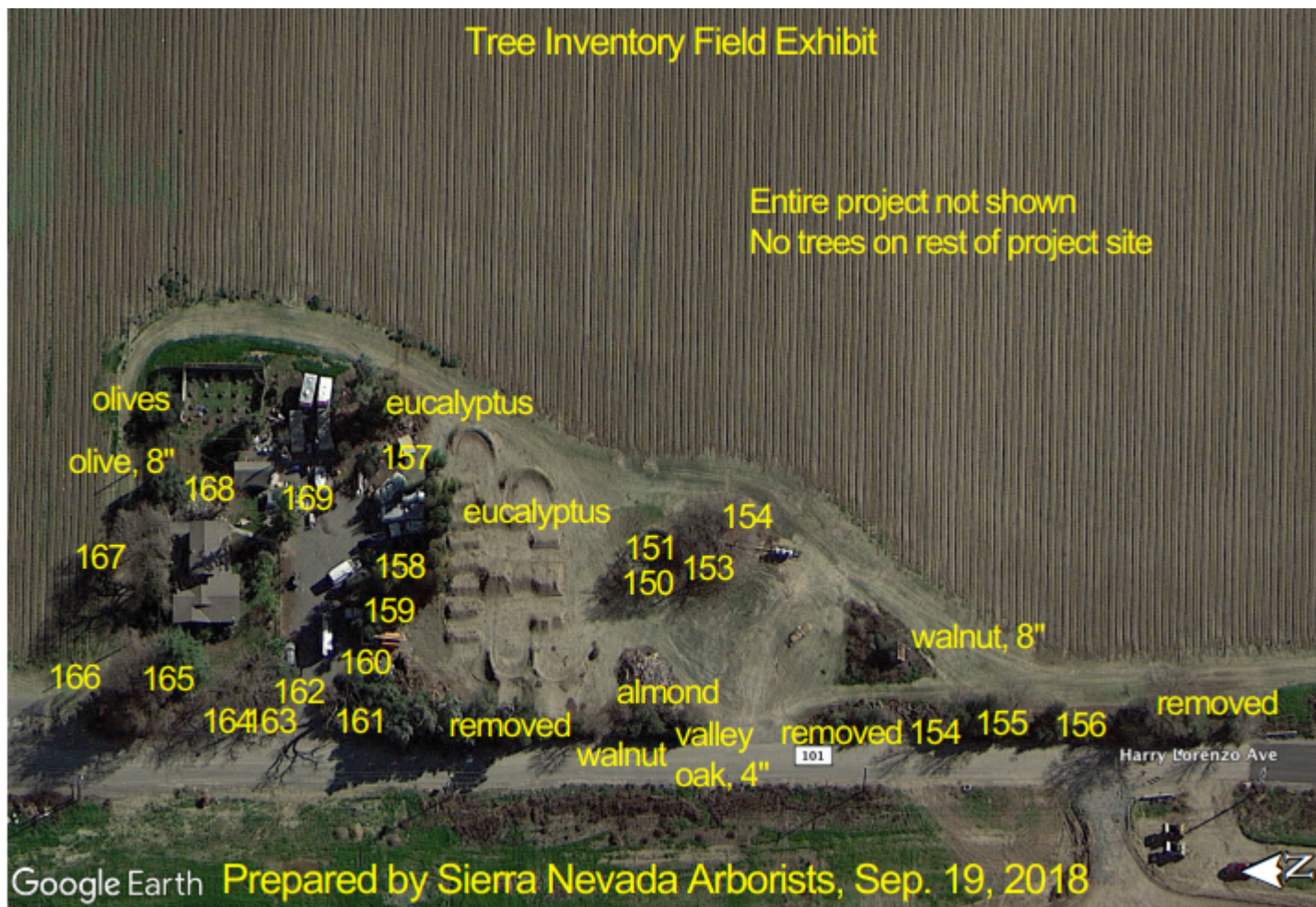
An Arborist report for the site was prepared on September 25, 2018. The City regulates impacts to or removal of trees under Section 12.48.100 of the Municipal Code. Trees are defined as any woody plant with a trunk of 6 inches or more in diameter at breast height (54 inches above grade). Applications 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.

- 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.

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 Areas ¹ Van Tassel Property Residential Development – Woodland, California					
Roadway	Distance from Roadway Centerline, ft. ²	Predicted Future Exterior Traffic Noise Level, L _{dn} (dB)			
		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 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 1 shows the locations of the barriers. Barrier insertion loss calculation worksheets are provided in Appendix F.

Source: Bollard Acoustical Consultants, Inc. (2018)

a.

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.

- The payment of fees provides greater certainty to the city and applicant in defining the affordability obligation;
- Allows the City to focus resources on individuals and households with the greatest need;
- Allows the City the ability to support housing needs independent of State and Federal subsidies and to reduce program administration burdens; and
- 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 6 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:

5. T/LU-1 Complete Streets Program (multimodal street buildout)
6. T/LU-5 Increased Mass Transit Use, Walking, and Bicycling (pedestrian and bicycle paths to offsite amenities)
7. UF-2 Increased Tree Planting (extensive tree planting in landscape areas)
8. UF-3 Maintenance of Existing Trees (proposed tree preservation)
9. W/W-1 Increased Water Conservation (recycled water infrastructure in portion of project)
10. MO-3 Increased Energy Efficiency and Use of Renewable Energy (solar ready homes and Title 24 energy efficiency requirements)
11. 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.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2019
ITEM #: J.22.
SUBJECT: Landmark Tree Designation

Recommendation: Staff recommends that the City Council 1) Consider the historical significance of the four trees recommended for designation as Landmark Trees; and 2) Adopt Resolution No. _____, designating as Local Landmark Trees two native Valley Oak (*Quercus lobata*) trees, one located at Lee Middle School, approximately 200 feet south of West and Lincoln Street, the other located at Douglass Middle School, just south of the gym; an American Elm (*Ulmus americana*) located at 420 Third Street; and a Cork Oak (*Quercus suber*) located in the planting strip on the southwest corner of First Street/Marshall Avenue.

Staff Contact

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

Background

On November 9, 2018, local historian and President of the Woodland Tree Foundation, David Wilkinson, submitted a letter to planning staff requesting the designation of three trees located on publicly owned land as “Landmark Trees.” Additionally, on December 6, 2018, Woodland Tree Foundation board member, Rolf Frankenbach, submitted a letter to planning staff requesting the designation of two additional trees located on land owned by the Woodland School District.

The City Council is asked to consider the historical importance of the trees and approve the designation as Local Landmark Trees four of the five trees nominated including:

- American Elm (*Ulmus americana*) at 420 Third Street
- Cork Oak (*Quercus suber*) at the southwest corner of First Street and Marshall Avenue
- Valley Oak (*Quercus lobata*) at Lee Middle School (near West and Lincoln Street)
- Valley Oak (*Quercus lobata*) at Douglass Middle School (just south of the gym)

The fifth tree nominated, a Valley Oak (*Quercus lobata*), is located on the Yolo County, Gibson House (Yolo County Museum) property. Staff recommends that this nomination be deferred until a letter of support from the County can be obtained.

On May 15, 2019, and May 20, 2019, respectively, the City’s Historical Preservation Commission and Parks and Recreation Commission unanimously recommended City Council approval of the four recommended Landmark Trees.

Fiscal Impact

Funding to cover staff time and commission meetings is covered under related department budgets through the General Fund.

Discussion

Section 12.48 of the Woodland Municipal Code defines a “Landmark tree” as a tree or stand of trees which is of historical or public significance as designated by the city council upon the recommendation of all of the

following groups and/or commissions: 1) the Parks and Recreation Commission; 2) the Historical Preservation Commission; and 3) the Urban Forestry Group. The Urban Forestry Group has since merged with the Parks and Recreation Commission.

Section 15.24 of the Woodland Municipal Code (pertaining to the standards for designation of historical landmarks, districts and resources) states that a building, structure, object, or particular place may be designated for preservation as a landmark if it meets the following criteria:

Historical Importance: The building, structure, object, particular place, vegetation or geology has character, interest of value, as part of the development, heritage or cultural characteristics of the city, state or nation; or is the site of an historic event with an effect upon society; or is identified with a person or group or persons which had some influence on society; or exemplifies the cultural, political, economic, social or historic heritage of the community.

As described in Section 15.24.030, the Historical Preservation Commission by resolution may recommend to the City Council designation of a landmark.

While neither the City's Tree Ordinance nor the Historical Preservation Ordinance (Municipal Code Chapters 12.48 and 15.24) provide criteria for the designation of landmark trees specifically, the City Council may wish to consider one or more of the following factors in its decision:

Whether the tree's age and association with a historic building or district gives the tree historical significance.

Whether the tree represents a specimen that is particularly rare in Woodland or the region and is of considerable size and age.

Whether the tree possesses unique characteristics or special horticultural significance.

Whether the tree is of a significant size and/or makes a significant and outstanding aesthetic impact to its setting and is an exceptional specimen in good condition and health.

These factors correlate to the standards for designation of historical landmarks, historical districts and historical resources as described above (Municipal Code Section 15.24) and are factors other communities have used to designate landmark trees.

Mr. Wilkinson and Mr. Frankenbach, in their letters to planning staff, provide a brief history of each of the trees nominated for landmark designation, including a summary of their historical importance as follows:

1. The iconic American elm (*Ulmus americana*) located at 420 Third Street. This is one of the few remaining historical American elms whose upper limbs were not "topped" by the city years ago. This tree is likely a century old and has a 62.1" diameter. It has retained its renowned and iconic spreading canopy. A beloved American tree, noted for its toughness and dappling shade, it was widely planted throughout U.S. cities until Dutch elm disease (DED) destroyed millions of elms beginning in the 1930s.

The few remaining American elms checkering Woodland streets are truly survivors. These trees were widely planted in Woodland in the nineteenth century and early twentieth century and valued for their tremendous shade properties and hardiness. By the 1930s, however, Woodland's elms became infested with the elm leaf beetle, whose larvae feast on the leaves, denuding the tree of its canopy. According to city records, in 1936 when Woodland began spraying to control the elm leaf beetle there were about 650 elms in Woodland.

Eighty years later, there are only 75 American elm street trees cared for by the city, with a handful of others dotting private residences in the core area. Most of these trees are in decline due to their age and structural issues related to the tree topping, which weakened upper branches. One reason American elms fell out of favor as a street tree was the fear of DED infecting the elms. Consequently, few (if any) American elms were planted in Woodland after the 1930s. Fortunately, DED has never infected any of Woodland's American elms. However, many were removed in the late twentieth century when Woodland embarked on road widening projects in the older section of town. Entire city blocks were left devoid of shade.

In recent years the Woodland Tree Foundation and city have planted hybrid Asian elms to reintroduce this valuable tree species to Woodland. And, today, disease-resistant American elms are once again being planted in the country. Landmarking the American elm at 420 Third Street and installing an interpretive sign will honor the most iconic historical shade tree planted in Woodland and explain the reasons for its disappearance. Honoring this regal tree will also serve as a bridge between the eras when this elm was widely planted and valued for its canopy and efforts being made today to reintroduce disease-resistant *Ulmus americana* to the American landscape. I would like to see the American elm reintroduced to Woodland.

2. Cork Oak (*Quercus suber*) located in the planting strip on the southwest corner of First Street and Marshall Ave. This non-native oak appears to be very old with a 61.1" diameter. It may have been planted at the time when Hesperian College moved from downtown in the 1890s to this location (see city historic marker placed along College Street, near Marshall Ave.). This site eventually became Woodland's first public high school. There are a significant number of cork oaks in Woodland, which are well adapted to our climate and should be planted more often.
3. A valley oak (*Quercus lobata*) located at Lee Middle School. This tree is adjacent to the school building, about 200 feet south of the intersection of West and Lincoln Street. This is a very large specimen tree; David Wilkinson and I measured the diameter (at breast height – DBH) in October 2018 at 72.9 inches. This is the fourth-largest diameter tree in Woodland. This tree is in good health and has been tastefully pruned by the Woodland School District and remains an aesthetically pleasing tree. Its location on public school property makes it a good candidate for imparting an appreciation of native trees by Lee Middle School students.
4. A valley oak located at Douglass Middle School, just south of the gymnasium. This tree has a DBH of 51.3 inches, and though it is quite smaller than the tree at Lee Middle school, it is an aesthetically pleasing tree that with continued good care by Woodland School District it will continue to grow and thrive and yield benefits for many more decades (perhaps even many generations), including cooling from shade and resulting energy savings, air pollution migration, food and habitat for native scrub jays, storm water attenuation, and beauty. It will also serve as an example of our native Sacramento Valley natural history, which by its mere presence will be noticed (perhaps helped with appropriate signage) and appreciated by current and future Douglass Middle School students. Some of these students might perhaps be inspired by this tree and develop interest in working to preserve native trees, or trees in general, or work in other areas of natural resource management.

The designation of historical landmarks within the City of Woodland is intended to protect the designated structure or vegetation from substantial modification or removal unless it becomes a threat to public safety. By designating the trees listed and described above as Landmark Trees, removal or major alteration of the trees, or improvements or modifications under the canopy or within the drip line of the designated trees, will require review and approval by the Historical Preservation Commission (HPC) unless the proposed improvements/modifications will not have a detrimental effect on the tree as determined by the City's Arborist

(or a qualified arborist and reviewed by the City's Arborist). If a designated tree is found to be a public health or safety hazard as determined by the City's Arborist, it can be removed without review by the HPC. Routine maintenance of the listed trees by a qualified arborist is exempt from HPC review.

Conclusion

Staff recommends that the City Council 1) Consider the historical significance of the four trees recommended for designation as Landmark Trees; and 2) Adopt Resolution No. _____, designating as Local Landmark Trees two native Valley Oak (*Quercus lobata*) trees, one located at Lee Middle School, approximately 200 feet south of West and Lincoln Street, the other located at Douglass Middle School, just south of the gym; an American Elm (*Ulmus americana*) located at 420 Third Street; and a Cork Oak (*Quercus suber*) located in the planting strip on the southwest corner of First Street/Marshall Avenue.

Prepared by: Erika Bumgardner, Senior Planner

Reviewed by: Cindy Norris, Principal Planner



Paul Navazio
City Manager

Attachments:

1. City Council Resolution Landmark Trees 2019

City Council Resolution

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
DESIGNATING FOUR TREES AS LOCAL LANDMARK TREES**

WHEREAS, the City Council held a duly noticed public hearing on July 2, 2019, to review and consider approval of the designation of four trees as Local Landmark Trees including specifically two native Valley Oak (*Quercus lobata*) trees, one located at Lee Middle School, approximately 200 feet south of West and Lincoln Street, the other located at Douglass Middle School, just south of the gym; an American Elm (*Ulmus americana*) located at 420 Third Street; and a Cork Oak (*Quercus suber*) located in the planting strip on the southwest corner of First Street/Marshall Avenue. as identified in Exhibit A; and

WHEREAS, Woodland Municipal Code Section 15.24 sets forth procedures and criteria for the designation of historical landmarks; and

WHEREAS, the iconic American Elm (*Ulmus americana*) located at 420 Third Street is one of the few remaining historical American elms whose upper limbs were not “topped” by the city years ago. This tree is likely a century old and has a 62.1” diameter. It has retained its renowned and iconic spreading canopy; and

WHEREAS, the Cork Oak (*Quercus suber*) located in the planting strip on the southwest corner of First Street and Marshall Ave appears to be very old with a 61.1” diameter. The tree may have been planted at the time when Hesperian College moved from downtown in the 1890s to this location, eventually becoming Woodland’s first public high school; and

WHEREAS, the Valley Oak (*Quercus lobata*) located at Lee Middle School adjacent to the school building, about 200 feet south of the intersection of West and Lincoln Street, is a very large specimen tree measured at 72.9 inches. This is the fourth-largest diameter tree in Woodland. This tree is in good health and has been tastefully pruned by the Woodland School District and remains an aesthetically pleasing tree. Its location on public school property makes it a good candidate for imparting an appreciation of native trees by Lee Middle School students; and

WHEREAS, the Valley Oak located at Douglass Middle School, just south of the gymnasium has a diameter of 51.3 inches, and though it is quite smaller than the tree at Lee Middle school, it is an aesthetically pleasing tree that with continued good care by Woodland School District will continue to grow and thrive and yield benefits for many more decades, including cooling from shade and resulting energy savings, air pollution migration, food and habitat for native scrub jays, storm water attenuation, and beauty. It serves as an example of our native Sacramento Valley natural history, which by its mere presence will be noticed and appreciated by current and future Douglass Middle School students; and

WHEREAS, the City Council finds that the nominated trees are of historical importance to the community and are part of the original fabric of the city, its heritage and its namesake; and

WHEREAS, the age, size, visibility and historical significance of the trees warrants preservation and honorary designation as Local Landmarks to ensure, for as long as the trees are in good health, that they are preserved; and

WHEREAS, local landmark designation of the trees, with proper marking, will inform the general public about Woodland's tree heritage, tree species, and longevity of native oaks; and

WHEREAS, the Historical Preservation Commission and the Parks and Recreation Commission have both unanimously recommended that the four trees be designated as Landmark Trees as outlined in Chapter 15.24 of the Woodland Municipal Code; and

WHEREAS, the City Council has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Woodland does hereby designate the two native Valley Oak (*Quercus lobata*) trees, one located at Lee Middle School, approximately 200 feet south of West and Lincoln Street, the other located at Douglass Middle School, just south of the gym; an American Elm (*Ulmus americana*) located at 420 Third Street; and a Cork Oak (*Quercus suber*) located in the planting strip on the southwest corner of First Street/Marshall Avenue pursuant to Section 15.24 of the Woodland Municipal Code.

PASSED AND ADOPTED by the City Council this ____ day of _____, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CITY OF WOODLAND

Xochitl Rodriguez, Mayor

ATTEST:

APPROVED AS TO FORM:

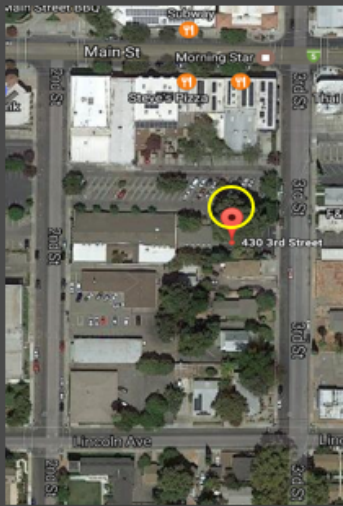
Ana Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Dated:_____

EXHIBIT A





American Elm (*Ulmus americana*)
420 Third Street



Valley Oak (*Quercus lobata*)
Lee Middle School





Valley Oak (*Quercus lobata*)
Douglass Middle School





TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2019
ITEM #: K.23.
SUBJECT: Yolo Resiliency Collaborative

Recommendation for Action: Staff recommends that Council: (1) receive a presentation on the Yolo Resiliency Collaborative (previously Yolo Resiliency Planning Group) Resiliency Plan Toolbox project (Toolbox), and (2) provide feedback and questions pertinent to use of the Toolbox as a planning resource by the City.

Staff Contact:

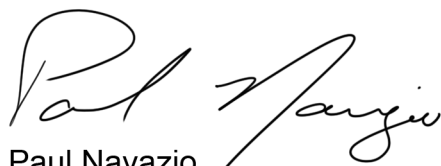
Ken Loman, (530) 661-2060, ken.loman@cityofwoodland.org

Discussion:

The Yolo Resiliency Collaborative (YRC, previously the Yolo Resiliency Planning Group) is an ad-hoc staff level organization of Yolo jurisdictions working collaboratively to increase the resilience of our communities. The YRC formed in October 2017 to kick-start collaborative resiliency planning across Yolo County. Current participants include Yolo County; the Cities of Woodland, Winters, West Sacramento, and Davis; the UC Davis Office of Sustainability and the Policy Institute of Energy, Economy, and Environment; Yolo County Housing; the Yocha Dehe Wintun Nation; Valley Vision; Cool Davis; Yolo Energy Watch (YEW); the Local Government Commission (LGC); and the Capital Region Climate Readiness Collaborative (CRC).

The purpose of this presentation is to inform and update Council on progress on the YRC's Resiliency Planning Toolbox project (Toolbox). The Toolbox includes best practices and template language to incorporate heat impact analysis and resiliency strategies into local planning. This toolbox was identified as a desired tool at a YRC workshop in early 2018 with 38 attendees from agencies throughout Yolo county, including the City Manager and several other key staff from the City of Woodland. To build this toolbox, the YRC hired a CivicSpark Fellow in September 2018. CivicSpark is a Governor's Initiative AmeriCorps program dedicated to building capacity for local public agencies to address community resilience issues such as climate change, water resource management, housing, and mobility. CivicSpark is a program of the Local Government Commission in partnership with the State of California through the Office of Planning and Research, and CaliforniaVolunteers. Staff and the CivicSpark Fellow will present an update and overview of the toolbox to Council. The toolbox is expected to be finalized by August 2019.

Prepared by: Ken Loman
Environmental Sustainability Manager


Paul Navazio
City Manager

Attachments:

1. Draft YRC Resiliency Planning Toolbox 6-26-19

The following document is a preliminary draft of the Yolo Resiliency Collaborative (YRC) Resiliency Planning Toolbox. This document reflects the state of the template as of June 26, 2019, and the material is not finalized for planning documents. As of June 26, 2019, the YRC is collecting feedback for this draft from willing reviewers. Send feedback, comments, and questions regarding this draft to yoloresilience@gmail.com

The Yolo Resiliency Collaborative

Resiliency Planning Toolbox

Responses to Heat-Related Impacts

Draft 6/26/19

DRAFT

Yolo Resiliency Collaborative Member Agencies

[Capital Region Climate
Readiness Collaborative](#)



[City of Davis](#)



[City of West Sacramento](#)



[City of Winters](#)



[City of Woodland](#)



[University of California, Davis](#)



[Yocha Dehe Wintun Nation](#)



[Yolo County](#)



[Yolo County Housing](#)



[Yolo Energy Watch](#)

YOLO ENERGY WATCH

Table of Contents

Introduction

I.	Purpose of Resiliency Planning Toolbox.....	6
A.	Addressing Heat.....	6
B.	Commitments to Adaptation.....	8
i.	California Law.....	8
ii.	Public Commitments.....	8
II.	Using this Toolbox.....	9
A.	Resiliency Planning - Process Overview.....	9
B.	Vulnerability Assessments.....	11
C.	Related Resources.....	13
III.	Equity Framework.....	15
IV.	Who Will Use Toolbox.....	16

Planning Language

I.	Language for why your plan is addressing adaptation.....	17
A.	Explaining the necessity of adaptation.....	17
B.	Explaining legal reasons for adaptation in California.....	18
II.	Language for why your plan addressing extreme heat.....	19
III.	Definitions.....	21
A.	Adaptation.....	21
B.	Resiliency.....	21
C.	Extreme Heat Events.....	21
D.	Cooling Centers.....	22
E.	Cool/Green Roofs.....	22
F.	Urban Greening.....	23
G.	Weatherization.....	23
H.	Social Capital.....	23
I.	Populations Vulnerable to Heat.....	23

Sample Policies and Actions

I.	Agriculture/Habitat.....	27
A.	Heat Resilient Agriculture.....	27
B.	Habitat.....	28
II.	People/Community.....	29
A.	Labor.....	29
B.	Community Relations.....	30
C.	Social Capital.....	31
D.	Individual Resilience.....	33
III.	Housing/Building.....	33
A.	Weatherization and Energy Efficiency.....	34

B. Indoor Air Quality.....	34
C. Cool/Green Roofs.....	35
D. Climate Appropriate Architecture.....	36
IV. Public Health and Safety.....	37
A. Cooling/Air Quality Resources.....	37
B. Heat Alert Systems.....	39
V. Social Equity.....	40
A. Populations Most Vulnerable to Heat.....	40
B. Addressing Discrimination.....	41
C. Senate Bill 1000 - relevant for California jurisdictions.....	42
VI. Planning/Public Works/Parks.....	42
A. Urban Greening.....	42
B. Recreation.....	44
C. Landscape.....	45
D. Transportation.....	45
VII. Utilities/Infrastructure.....	46
A. Water Resources.....	46
B. Energy.....	47
C. Climate Resilient Infrastructure.....	49
Implementation Strategies	
I. Overview.....	51
A. What is Implementation.....	51
B. Questions to Consider in Implementation Planning.....	51
C. Equity and Implementation.....	53
D. Implementation Tasks.....	53
II. Staffing.....	54
A. Establishing Responsibility.....	54
B. Institutionalizing Resiliency.....	54
III. Financing.....	55
A. Financing Guidance Resources.....	55
B. Grant Opportunities.....	56
IV. Monitoring.....	58
A. Develop Metrics.....	58
B. Track Scientific Updates, Tools, and Technology.....	60
C. Establish Feedback Loops.....	61
V. Collaborating.....	61
A. In-Agency Partners.....	61
B. Beyond-Agency Partners.....	61
i. Regional partnerships.....	62
ii. State and Federal partnerships.....	62
iii. Private partnerships.....	62

VI. Summary.....62

 A. Implementation Considerations.....62

 B. Hypothetical Case Study.....65

Conclusion.....69

References.....70

DRAFT

Introduction

I. Purpose of Resiliency Planning Toolbox

The Yolo Resiliency Collaborative (YRC) created this Toolbox to help build stronger, more resilient communities. In the face of increasingly frequent and severe disasters exacerbated by climate change, bolstering community resilience to these disasters is imperative for our health, economy, infrastructure, environment, social equity, safety, and well-being. This toolbox provides strategies for addressing one of these disasters, extreme heat events.

Extreme heat events are one of the deadliest natural disasters. According to the NOAA (National Oceanic and Atmospheric Administration) National Weather Service, extreme heat is the leading cause of weather-related deaths in the United States¹. In 2018, and for the ten-year average and 30-year average from 2009 to 2018, more people died from heat than floods, lightning, tornadoes, hurricanes, cold, or rip currents². Therefore, as climate change heightens the frequency and impact of extreme heat, it is imperative that communities bolster their heat resilience.

This toolbox is also intended to streamline planners' abilities to comply with California state law³. Drafting planning documents can be time and money intensive, especially for jurisdictions with limited capacity. The toolbox offers draft language, policies, actions, and implementation recommendations to assist local governments, agencies, community organizations, and other jurisdictions in integrating heat resilience into their jurisdictional plans, as well as into their community and neighborhood institutions. By providing a comprehensive list of customizable strategies and resources, this toolbox allows jurisdictions to efficiently review, select, and integrate resiliency measures into planning documents, and increases capacity to prepare for disaster.

A. Addressing heat

¹ U.S. National Oceanic and Atmospheric Administration, National Weather Service, *Natural Hazard Statistics, Weather Fatalities 2018*, (Silver Springs Maryland, 2019), <https://www.nws.noaa.gov/om/hazstats.shtml>.

² U.S. National Oceanic and Atmospheric Administration, National Weather Service, *Natural Hazard Statistics, Weather Fatalities 2018*.

³ Note: The YRC is based in the Sacramento area of California. Much of the content in this Toolbox is based on California realities, however this Toolbox is intended to be useful not only for California planners, but for any planner interested in heat resiliency.

California is getting hotter. Temperatures are rising, snowpacks are declining, and extreme heat events are increasing in frequency⁴. Southern California has gotten 3°F warmer in the last century, the rest of the state has warmed as well, and this increase in temperature is projected to continue⁵. The average water supply from the California snowpack is projected to decline to $\frac{2}{3}$ of historic levels by 2050, and if greenhouse gas emissions are not reduced, the supply could decline to $\frac{1}{3}$ of historic levels by 2100⁶. Heat waves are also becoming more common in our state⁷.

In Yolo County, between 1961-1990, the historical annual mean maximum temperature was 74°F and the average number of extreme heat days was four^{8, 9}. Between 2061-2090, these numbers are expected to have increased to 79.4°F - 81.7°F and 32 - 52 days^{10, 11}. The heat impacts of climate change have serious consequences at the local level. Extreme heat events heavily stress infrastructure, agriculture, service provision, and public health. However, counties and cities can take a wide variety of steps to mitigate, and in some instances prevent, these detrimental heat impacts. By planning for these extreme heat events in decision-making, our jurisdictions and communities can be prepared for extreme heat events, increase resilience to rising temperatures, better protect public health, strengthen our civil society and neighborhood institutions, and ultimately create communities that are better places to live.

⁴ California Natural Resources Agency, *California's Changing Climate 2018. A Summary of California's Fourth Climate Change Assessment*, James H. Thorne, Joseph Wraithwall, and Guido Franco. 2018. Web, <http://www.climateassessment.ca.gov/state/docs/20180827-SummaryBrochure.pdf> (accessed January 11, 2019).

⁵ U.S. Environmental Protection Agency, *What Climate Change Means for California*. EPA 430-F-16-007, 2004. Web, <https://www.epa.gov/sites/production/files/2016-09/documents/climate-change-ca.pdf> (accessed January 11, 2019).

⁶ California Natural Resources Agency, *California's Changing Climate 2018. A Summary of California's Fourth Climate Change Assessment*.

⁷ U.S. EPA, *What Climate Change means for California*.

⁸ "Annual Averages," Cal-Adapt, accessed January 8, 2019, <https://cal-adapt.org/tools/annual-averages/#climatevar=tasmax&scenario=rcp45&lat=38.59375&lng=-121.46875&boundary=locagrid&units=fahrenheit>.

⁹ "Extreme Heat Days & Warm Nights," Cal-Adapt, accessed January 8, 2019. <https://cal-adapt.org/tools/extreme-heat/>.

¹⁰ "Annual Averages," Cal-Adapt.

¹¹ "Extreme Heat Days & Warm Nights," Cal-Adapt.

B. Commitments to Adaptation

i. California Law

In 2015, state Senate Bill 379 (SB 379) became law in California. This bill requires all California cities and counties to include climate change adaptation and resiliency strategies in the safety element of their general plans and/or local hazard mitigation plan. The bill stipulates that after January 1 2017 and before January 1 2022, adaptation and resiliency must be addressed upon the next revision of general plans and local hazard mitigation plans. SB 1035 (legalized in 2018) further clarifies this timeline; once general plans include climate adaptation and resiliency, local planning agencies must review and, if necessary, revise the safety element no less than every 8 years (in accordance with the update timelines of the housing element or local hazard mitigation plan), to ensure hazards addressed by adaptation and resiliency strategies are up to date.

Both SB 379 and SB 1035 follow on Governor Jerry Brown's Executive Order B-30-15 (legalized in 2015). This Executive Order established the California greenhouse gas emissions target for 2030 at 40% below 1990 levels, and requires California state agencies to plan for climate change in planning and investment decisions. SB 379 and SB 1035 build on this requirement and necessitate that local governments address climate change resiliency and adaptation in their planning and decision-making.

ii. Public Commitments

In addition to laws outside of California stipulating adaptation commitments, there are also many non-law public commitments and accords at many levels of governance and organizing that call for adaptation action. These public commitments include:

- 2015 United Nations Paris Climate Accord: requests that committed parties consider adaptation and strengthen adaptation efforts at regional levels¹².
- We Are Still In: since June 2017, over 3600 leaders in government, businesses, healthcare organizations, universities, and more have

¹² "Paris Agreement," conclusion date: December 12, 2015, United Nations Treaty Series Online, registration no. I-54113, <https://treaties.un.org/pages/AdvanceSearch.aspx?tab=UNTS&clang=en>.

committed to supporting the Paris Climate Accord in their work and jurisdictions in the United States¹³.

- Presidents' Climate Leadership Commitments: prioritizes carbon neutrality and resilience as areas of extreme importance for climate action in higher education. The Presidents' Leadership Commitment establishes commitments for university and college presidents and chancellors, and is organized by Second Nature, a US based nonprofit dedicated to climate action through higher education¹⁴.
- Adaptation Pledge: participants at the 2017 US National Adaptation Forum created an Adaptation Pledge, which outlines commitments to pursuing adaptation and outlines a philosophical framework to support equitable, science-based, holistic adaptation. The Pledge is also meant to serve as a "tool for good practice" and may be useful for all resiliency planners¹⁵.

II. Using this Toolbox

A. Resiliency Planning - Process Overview

Resiliency planning is a process for fostering the ability of communities to survive, thrive, adapt, and grow in a dramatically changing and stressful world. Climate change is already impacting communities around the globe, and these impacts will increase in severity and frequency. Reducing our greenhouse gas emissions and mitigating climate change is no longer enough to protect future generations from these impacts; we must adapt to allow present and future generations to cope with these impacts.

The longer climate adaptation is delayed, the fewer options will be available to future generations. Therefore, it is imperative that in the present we look towards the future and plan for climate change challenges that our communities will face in this century. Resiliency planning encompasses this future-facing approach and promotes adaptation. Resiliency planning encourages planners to address climate

¹³ "We Are Still In' Declaration," We Are Still In, accessed January 14, 2019, <https://www.wearestillin.com/we-are-still-declaration>.

¹⁴ "The Presidents' Climate Leadership Commitments," Second Nature, accessed January 14, 2019, <https://secondnature.org/signatory-handbook/the-commitments/>.

¹⁵ "Adaptation Pledge," National Adaptation Forum, accessed January 14, 2019, <http://www.nationaladaptationforum.org/about/adaptation-pledge>.

issues before they become more costly (environmentally, socially, and economically) and to instigate changes that create positive impacts in the near and distant future.

The Toolbox includes template planning language, policies, actions, and implementation measures. These templates are meant to streamline jurisdictions' abilities to devise resiliency plans and put them into action. The templates may be included in Elements of General Plans (such as Safety or Housing), Climate Action Plans, Sustainability Plans, and other resiliency plans a jurisdiction, agency, or organization may seek to create.

Users of this toolbox should note that the language, policies, actions, and implementation measures in this document are primarily a list of suggestions that may or may not be relevant to your location or the plan you're working on. This document does not contain every section that could be incorporated into a local plan, as each of these plans should be tailored to local resources, vulnerabilities, and conditions.

Plan to plan: In order to make the best use of this Toolbox, we encourage jurisdictions and community organizations to take the time to map out and follow a step-by-step planning process. We suggest following the process steps recommended in the California Adaptation Planning Guide (Figure X), but each jurisdiction should amend and revise those steps, along with estimated timelines for the work, to match with their community and agency needs and resources.



Figure X. The California Adaptation Planning Guide's "nine steps in adaptation planning development" graphic. The gray steps (1-5) encompass vulnerability assessments, the blue steps (6-9) encompass adaptation strategy development.

B. Vulnerability Assessments

All resiliency planning is best started with a vulnerability assessment. Vulnerability assessments help jurisdictions identify the most pressing climate change impacts facing their communities, and determine how best to respond to these impacts.

For California local governments, SB 379 mandates that the resiliency update to the safety element of general plans include goals, policies, and objectives based on the results of local vulnerability assessments. Therefore, before using this document to streamline local heat resiliency planning, planners should first determine how vulnerable their communities are to heat impacts. The State of California has published numerous guiding documents for creating these vulnerability assessments, including the Adaptation Planning Guide (APG). This toolbox was written in 2019, during months when the APG was being updated. The original 2012 documents offer specific guidance on conducting vulnerability assessments. Figure X shows the APG's suggested guidance for developing adaptation plans, the first five steps represent the steps of a vulnerability assessment.

When determining vulnerability to heat specifically, jurisdictions should follow the outline of the Adaptation Planning Guide. Stemming from this guidance, local planners interested in heat resiliency should consider how extreme heat impacts your jurisdiction and evaluate the steps your jurisdiction has already taken toward heat resiliency. Some of the questions that should be considered when making these determinations and evaluations are listed below.

How extreme heat impacts your jurisdiction

- How are temperatures and extreme heat events anticipated to change in your jurisdiction?
- Are extreme heat events an impact of climate change that will affect your jurisdiction? To what degree?
- What members of your jurisdiction are particularly vulnerable to extreme heat?
- What assets, resources, and infrastructure in your jurisdiction are particularly vulnerable to extreme heat?

Evaluating steps your jurisdiction has already taken toward heat resiliency

- Has your jurisdiction implemented heat resiliency and heat response strategies into its governance and planning? Consider the questions in Table X.
 - Are there designated, well-known cooling centers?
 - Is there an updated heat-warning system in place?
 - Are cool building design programs and policies (cool/green roofs, cool pavements, cool parking lots, etc) encouraged and/or sanctioned?
 - Is land being used in ways that mitigate heat impacts (open and green spaces, urban forests, shade cover, community gardens, parks, etc)?

Table X. What steps has your jurisdiction taken toward heat resiliency?

Place	People	Infrastructure	Labor	Governance
Is land being used in ways that mitigate heat impacts (open and green spaces, urban forests, shade cover,	Are there campaigns to inform the public about the risks of extreme heat? Are people	Are there designated, well-known cooling centers? Have public infrastructure (roads, parking,	Does jurisdiction have plans in place for protecting outdoor laborers during heat events while still being able to	Is there an updated heat-warning system in place? Are cool building design programs and

community gardens, parks, active farming, protecting farmland, etc) Have land management practices that reduce irrigation needs but also manage fire risk been implemented?	discussing and preparing for extreme heat in community meetings? Are social networks encouraging neighbor check-ups and community resiliency in place and encouraged?	water systems, etc) been designed and maintained to mitigate and withstand extreme heat events? Is clean drinking water easily accessible during extreme heat events?	accomplish needed work?	policies (cool/green roofs, cool pavements, cool parking lots, etc) encouraged and/or sanctioned?
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- In your jurisdiction, how are the resiliency and response strategies that currently exist effective at mitigating and adapting to heat? How could they be altered and updated to be more effective and efficient in addressing the impacts of climate change?

C. Related Resources

There are many resources available to the public that can help local planners create comprehensive, useful, equitable data-based general plans. These resources include:

- California Resources
 - [Alliance of Regional Collaboratives for Climate Change \(ARCCA\)](#): Network connecting adaptation planners with peers across California. Resources include a newsletter with up-to-date legislative updates, news, and grant programs.
 - [Cal-Adapt](#): Tools, data, and resources for examining how climate change will impact California. Offers projections about multiple climate change impacts at a regional level (can also upload your own shapefile for data/models for specific locations). Cal-Adapt data is peer reviewed and approved by the California state government, it's data was used as the basis for California's Fourth Climate Assessment.
 - [California's Adaptation Planning Guide](#): Provides guidance to support regional and local communities in proactively address climate change. Offers a step-by-step process for local and regional climate vulnerability assessments and adaptation strategy development. Structured to allow for

flexibility in the commitment of time, money and effort to suit the needs of the community.

- [CalEnviroScreen](#): A mapping tool that helps identify California communities most impacted by many sources of pollution. Helps identify vulnerable communities at a census tract level.
- [Cal OES Office of Access and Functional Needs](#): Information and resources (including a mapping tool) to help improve emergency preparation and response for individuals with disabilities and other access and functional needs.
- [California Heat Assessment Tool \(°CHAT\)](#): A mapping tool with heat event information by census tract and resources for extreme heat events. CHAT is funded by the California Nature Resources Agency as part of the state's Fourth Climate Assessment.
- [Healthy Places Index](#): A mapping tool exploring how local social, economic, and environmental factors influence people's health and community conditions in California.
- [Regional Opportunity Index](#): A mapping tool exploring how the vulnerabilities of people and places in California due to social, economic, and environmental factors.
- [ResilientCA.org](#): Online clearinghouse database of information, resources, and case studies on climate adaptation and resiliency efforts in California
- National Resources
 - [Adaptation Clearinghouse](#): Online database and networking site for adaptation planning documents, grant programs, and other resources. Primarily lists US networks and resources, but could also be useful for international planners.
 - [EPA Adaptation Resource Center \(ARC-X\)](#): Contains adaptation information for regions in the US and climate change issues in those regions. Also lists EPA and other federal funding opportunities.
 - [American Society of Adaptation Professionals \(ASAP\)](#): Professional network to help adaptation practitioners exchange information and best practices, and connect with others in the field.
- International Resources
 - [CDP](#) (formerly the Carbon Disclosure Project): Contains datasets and analyses about environmental risks, opportunities, and impacts. Includes data on adaptation

actions. Also offers a platform for companies and jurisdictions to report their environmental performance.

- [Climate Adaptation Knowledge Exchange](#): Source for international case studies, documents, and tools. Can search through resources by international region, impact, scale, sector, or resource type. Also lists adaptation opportunities primarily based in the US.
- [Climate Ready Communities](#): (focused in USA and Canada) A resource to guide communities through the climate resilience planning process. The Framework aims to develop resilience plan and strengthen local adaptive capacity, to ensure that communities have the skills necessary to update their climate resilience plans over time.
- [UN Sustainable Development Goals: Knowledge Platform](#): Resources and information about the UN Sustainable Development Goals (SDGs). SDG 9, to “Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation” is particularly relevant to adaptation planning

III. Equity Framework

This toolbox was created using an equity framework. The suggestions listed in this toolbox are meant to prioritize the needs of people and populations most vulnerable to extreme heat. In this way, this toolbox was designed to promote not only heat resilience, but also equity in heat response and resilience.

Rising temperatures and extreme heat events impact neighborhoods, cities, and counties as a whole. However, sharing a geographic location does not mean people living in these areas and jurisdictions are all impacted by these challenges to the same extent. Populations vulnerable to extreme heat include children, the elderly, pregnant women, low-income individuals, people with existing health conditions, geographically isolated people, tribal communities, members of the LGBTQ+ community, people experiencing homelessness, some communities of color, outdoor workers and those active outdoors¹⁶. Local governments must ensure these populations are addressed and prioritized in planning for heat resilience and other emergencies.

¹⁶ California Natural Resources Agency, *Safeguarding California Plan: 2018 Update*. 2018. Web, <http://resources.ca.gov/docs/climate/safeguarding/update2018/safeguarding-california-plan-2018-update.pdf> (accessed January 11, 2019).

Another aspect of equity frameworks include recognizing the institutional structures that have made some populations more vulnerable than others. A person is not inherently vulnerable due to their race, sexual orientation, gender identity, national origin, first language, religion, or zip code. Rather, historic and structural discrimination have constructed systems to create differences and increase the vulnerability of groups of peoples in our world. For example, economically-secure individuals and communities have greater access to resources for managing extreme heat. However, a long history of racially discriminatory policies in the US have significantly limited the abilities of many communities of color to accumulate wealth. The impacts of these policies are evident in a 2017 Institute for Policy Studies report, which found that white middle-income households own almost eight times as much wealth as black middle-income households, and ten times as much wealth as middle-income Latino households¹⁷. Recognizing the role institutional discrimination has played in creating vulnerability is crucial when trying to develop and implement new policy to ameliorate that vulnerability.

IV. Who Will Use Toolbox

This Resiliency Planning Toolbox was designed for government planners seeking to incorporate resiliency into their jurisdictional plans. As of June 2019, the Resiliency Planning Toolbox includes language, policies, and actions related to heat resiliency and extreme heat preparedness. The Yolo Resiliency Collaborative plans to add additional resiliency topics into this toolbox over time, and hopes this document will be useful for multiple contexts and purposes, as climate change heat impacts reach across sectors and around the globe.

¹⁷ Asante-Muhammad, Dedrick, Collins, Chuck., Hoxie, Josh., Nieves, Emanuel., *The Road to Zero Wealth: How the Racial Wealth Divide is Hollowing Out America's Middle Class* (Washington D.C.: Institute for Policy Studies, 2017 ; Washington D.C.: Prosperity Now, 2017), page 5.
https://prosperitynow.org/sites/default/files/PDFs/road_to_zero_wealth.pdf (accessed January 11, 2019).

Planning Language

This chapter of the Resiliency Planning Toolbox offers template language that can be inserted into plans. This template language explains the necessity for adaptation, reasons why extreme heat should be addressed, and defines several key terms in heat resiliency planning.

As stated in the Introduction of this Toolbox, the content in this document is primarily a list of suggestions that may or may not be relevant to your location or the plan you're working on. Local planners should add or delete content as necessary, and ensure that plans are tailored to local resources, vulnerabilities, and conditions.

NOTE: The text in **red** is the draft language. The text in *italics and underlined* is for you to fill in with local information, projects, and/or preferences.

I. Language for why your plan is addressing adaptation

A. Explaining the necessity of adaptation

The world is changing. Climate change is a reality that can no longer be ignored; its consequences are already impacting millions around the globe, and these impacts will only increase in severity. Regardless of the success of mitigation efforts undertaken around the world, current and previous emissions have ensured that global temperatures will rise¹⁸. Therefore, it is necessary for people and planners to prepare for and adapt to the consequences of climate change.

Adapting to climate change is a challenge that calls for ample research, holistic thinking, and honest conversations. The longer adaptation is delayed, the fewer options will be available to future generations. However, adaptation also offers opportunities to build more resilient and more equitable communities that are also better places to live. Adaptation calls for changes across sectors in our own lives, and while change can be challenging, change offers space for creating positive differences in our existing systems and society. Adaptation will build safer communities in the face of climate change, and instigates changes that can create stronger communities.

¹⁸ Intergovernmental Panel on Climate Change, *Special Report: Global Warming of 1.5°C: Summary for Policymakers* (Intergovernmental Panel on Climate Change, 2018).
<https://www.ipcc.ch/sr15/chapter/summary-for-policy-makers/>.

B. Explaining legal reasons for adaptation in California¹⁹

Senate Bill 379 was signed into California law in 2015. This bill mandates that all cities and counties incorporate climate adaptation and resiliency into the safety elements of their General Plans beginning January 1, 2017 and by January 1, 2022.

Jurisdiction has taken steps to comply with this rule by updating the jurisdiction General Plan to include relevant policies, and current and future adaptation projects jurisdiction is undertaking.

- If addressing heat resiliency in a plan that is not your local jurisdiction's General Plan: Lead agency is addressing climate adaptation and resiliency in plan you are writing or updating to ensure [consistency between jurisdiction plans] {and/or} [concordance with the intent of Senate Bill 379].

SB 1035 (legalized in 2018), clarifies the timeline of SB 379 and mandates that once General Plans include climate adaptation and resiliency, local planning agencies must review and, if necessary, revise the safety element in accordance with each revision of the housing element or local hazard mitigation plan no less than every 8 years²⁰. These revisions to the safety element should identify and address new information regarding climate change adaptation and resiliency that was not available during the previous revision to the safety element²¹.

Jurisdiction will also comply with this rule and will review and, if necessary, revise the safety element of the General Plan upon each revision of the housing element {or} upon each revision of the local hazard mitigation plan {and/or} no less than every 8 years.

¹⁹ If your jurisdiction is not in California but there are adaptation related laws that encompass your jurisdiction, you can use this general format to discuss the legal requirements in your jurisdiction for addressing adaptation.

²⁰ SB 1035, Section 65302 (California, 2018),
https://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=201720180SB1035

²¹ In addition to climate adaptation and resiliency, SB 1035 also requires that new information regarding flood and fire risk be identified and addressed in the safety element of General Plans or local hazard mitigation plans no less than every 8 years.

- If addressing heat resiliency in a plan that is not your local jurisdiction's General Plan: Lead agency will review and, if necessary, revise plan you are writing or updating to ensure [consistency between jurisdiction plans] {or} [concordance with the intent of Senate Bill 1035].

II. Why your plan is addressing extreme heat

Jurisdiction/locality is getting hotter. Between 1961-1990, the historical annual mean maximum temperature in jurisdiction's county was ____²²F and the average number of extreme heat days was ____⁵. Last year, the average annual temperature in jurisdiction/locality {or} regional entity with average annual maximum temperature data was temperature and jurisdiction/locality {or} regional entity with extreme heat days data experienced number extreme heat days. By 2061-2090, these numbers are expected to have increased to ____⁵F and ____⁵ days.

Increasing temperatures and extreme heat events influence communities in many ways. Sectors stressed by heat include infrastructure, public health, emergency service provision, and the economy. Insert information about other ways heat stresses your jurisdiction/locality, or can note heat impacts of particular concern in your jurisdiction/locality.

Infrastructure: Electricity systems are heavily stressed by heat as demand for air conditioning increases, which increases the risk of prolonged power outages²³. Building and transportation materials like pavement and asphalt are at increased risk of cracking and rutting as a result of higher temperatures and extreme heat. These heat impacts also increases the risk of railroad track, bridge, and road failures²⁴.

²² These are just suggested metrics, other data about temperature and extreme heat available to your jurisdiction/locality will suffice. For jurisdictions/agencies in California, the information in the ____ spots above, and more, can be found on [cal-adapt](#) under "Annual Averages" and "Extreme Heat Days and Warm Nights". Heat data for California jurisdictions/localities can also be found on the [California Heat Assessment Tool](#).

²³ "Adapting to Heat", U.S. Environmental Protection Agency (EPA), accessed January 22, 2019, <https://www.epa.gov/heat-islands/adapting-heat>.

²⁴ "What does adaptation look like in the transportation sector?" Alliance of Regional Collaboratives for Climate Adaptation (ARCCA), accessed January 21, 2019, <http://arccacalifornia.org/roadmap-to-resilience/>.

Water Resources: Consumer demand for water increases during periods of extreme heat and increased temperatures. Water resources may also be strained by extreme heat events if used to cool metal structures and other infrastructure. Extreme heat events may also cause water temperatures to rise, which can decrease water quality and negatively impact fish populations in rivers and lakes²⁵.

Public Health: Extreme heat takes a great toll on public health. Heat-related illnesses include heat cramps, heat exhaustion, and heat stroke. Populations most at risk to heat-related illness include children, the elderly, pregnant women, low-income individuals, people with existing health conditions, geographically isolated people, tribal communities, people experiencing homelessness, some communities of color, members of the LGBTQ+ community, prescription drug users, outdoor workers and those active outdoors²⁶.

Heat-related death and illness is largely preventable, however extreme heat events are the leading cause of weather related deaths in the United States²⁷. In 2018, and for the ten-year average and 30-year average between 2009 to 2018, more people died from heat than floods, lightning, tornadoes, hurricanes, cold, or rip currents²⁸. According to the CDC, over 600 people in the United States are killed by extreme heat events every year. In 2006, over 650 people died in California from heat-related conditions during one 10-day heat wave alone²⁹. Furthermore, the number of heat-related deaths is severely

²⁵ Christopher R. Adams, "Impacts of Temperature Extremes," Colorado State University, n.d., accessed January 22, 2019, <https://sciencepolicy.colorado.edu/socasp/weather1/adams.html>.

²⁶ California Natural Resources Agency, *Safeguarding California Plan: 2018 Update*. 2018. Web, <http://resources.ca.gov/docs/climate/safeguarding/update2018/safeguarding-california-plan-2018-update.pdf> (accessed January 11, 2019).

²⁷ U.S. National Oceanic and Atmospheric Administration, National Weather Service, *Natural Hazard Statistics, Weather Fatalities 2018*, (Silver Springs Maryland, 2019), <https://www.nws.noaa.gov/om/hazstats.shtml>.

²⁸ U.S. National Oceanic and Atmospheric Administration, National Weather Service, *Natural Hazard Statistics, Weather Fatalities 2018*.

²⁹ California Environmental Protection Agency, California Department of Public Health, *Preparing California for Extreme Heat: Guidance and Recommendations*, Heat Adaptation Workgroup, 2013, Web, https://www.climatechange.ca.gov/climate_action_team/reports/Preparing_California_for_Extreme_Heat.pdf (accessed January 21, 2019).

under-reported in the United States, because there is no standardized definition for heat-related death in the US³⁰.

Emergency Service Provision: During extreme heat events, emergency service workers such as law enforcement officers, firefighters, and EMTs may face increased demand for their services. As public safety and health are compromised by extreme heat, more people may require emergency attention, straining the resources and personnel in emergency service provision.

Economy: The damages to infrastructure, stress on water resources, increased demand on healthcare resources, and increased demand on emergency services provision caused by heat also incur an economic cost. Furthermore, during periods of extreme heat, outdoor workers' safety and productivity are compromised, as well as those of other populations vulnerable to heat.

- For jurisdictions/agencies where agriculture is a prominent facet of the economy: Heat also has serious impacts on agriculture. Livestock and crops are heavily stressed by heat, and agricultural yields may decrease significantly as a result of extreme heat events and higher temperatures during key crop growth stages³¹.

III. Definitions

A. Adaptation

Adaptation is the process of changing to accept and be better suited for new circumstances. In discussions and studies of climate change, adaptation is typically used to refer to adapting to climate change.

B. Resiliency

Resiliency is the ability of individuals, communities, and systems to “survive, adapt, and grow” in response to and despite difficulties³². In discussions and studies of climate change, these difficulties typically

³⁰ California EPA, California DPH, *Preparing California for Extreme Heat: Guidance and Recommendations*.

³¹ Adams, “Impacts of Temperature Extremes.”

³² Lek Kadeli, “Survive, Adapt, and Grow: EPA, Rockefeller Foundation Team Up for Resilient Cities,” *The EPA Blog*, December 22, 2014, <https://blog.epa.gov/2014/12/22/survive-adapt-and-grow-epa-rockefeller-foundation-team-up-for-resilient-cities/>.

refer to the chronic stresses, acute shocks, and traumas caused by climate change.

C. Extreme Heat Events

The Centers for Disease Control and Prevention defines extreme heat as “summertime temperatures that are much hotter and/or humid than average”, and “average” depends on location and time of year³³. In accordance with this definition, many experts recommend using relative temperature indicators rather than an absolute temperature to define extreme heat days³⁴. Relative temperature definitions should be adjusted to local conditions, because human bodies gradually acclimatize to the temperatures wherever we live. People living in areas with cooler temperatures are at risk of heat-related illness at lower temperatures than those living in higher temperature areas.

D. Cooling Centers

Cooling centers are publicly available spaces where people can cool off during high heat days³⁵. Examples of cooling centers include public libraries, shopping malls, community centers, local government-run senior centers, and parks and recreation centers. {Jurisdictions/agencies} can also work with the private sector to designate private buildings as cooling centers during extreme heat events.

E. Cool/Green Roofs

Both of these roofing techniques reduce temperatures in and around buildings. Cool and green roofs decrease indoor air temperatures, lowering electricity costs and greenhouse gas emissions from air conditioning use, and making the indoors more comfortable in periods

³³ “About Extreme Heat,” Centers for Disease Control and Prevention (CDC), accessed January 22, 2019, https://www.cdc.gov/disasters/extremeheat/heat_guide.html.

³⁴ Cal-Adapt defines extreme heat events using relative temperature, with the preset condition for extreme heat days as above the 98th percentile of daily maximum/minimum temperatures in a location between 1961-1990. Users can redefine extreme heat days as they see fit.

³⁵ California Emergency Management Agency, California Natural Resources Agency, *California Adaptation Planning Guide: Identifying Adaptation Strategies*. Mather; Sacramento, 2012. Web, http://resources.ca.gov/docs/climate/APG_Identifying_Adaptation_Strategies.pdf (accessed January 24, 2019).

of extreme heat. Furthermore, cool and green roofs can help decrease the outdoor air temperature in urban areas, mitigating the urban heat island effect.

- Cool roofs are made with materials that reflect more sunlight off of roofs and radiate more absorbed heat than traditional roofs³⁶. Cool roofing products can be a variety of materials and range in primarily light-tinted colors.
- Green roofs are partially or completely covered with vegetation planted over a waterproofing membrane. Green roofs can sequester carbon and reduce energy consumption of buildings. Insulation from green roofs keep buildings warmer when temperatures are low, and sunlight absorbed by plants keep buildings cooler when temperatures are high.

F. Urban Greening

Urban greening refers to efforts to increase vegetation in urban areas. These efforts include green roofs, planting trees, and increasing vegetative cover.

G. Weatherization

Weatherization is a process of protecting a home or building from weather events in ways that improve health and safety, reduce energy consumption, and increase energy efficiency. Weatherization services include improving ceiling, wall, and floor insulation, installing caulking, weather-stripping, solar water heating and solar photovoltaics, and energy efficient appliances, fans, and lightbulbs, and repairing heating/cooling systems.

H. Social Capital

Social capital is a term to convey that having strong social relationships and networks in a community is an important resource for that community. Factors of social capital include trust, community participation, and social agency³⁷. Social capital helps ensure that societies function effectively and healthily.

³⁶ California Energy Commission (CEC), *California Cool Roofs: 2008 Building Energy Efficiency Standards*. 2012. Web <https://www.energy.ca.gov/2012publications/CEC-400-2012-003/CEC-400-2012-003-BR.pdf> (accessed January 24, 2019).

³⁷ Jenny Onyx and Paul Bullen, "Measuring Social Capital in Five Communities," *Journal of Applied Behavioral Science* 36, no. 1 (2000).

I. Populations Vulnerable to Heat

Resource: [California Governor's Office of Planning and Research Vulnerable Populations Guidebook](#)

- See this guide for more information about all of the following populations

Extreme heat impacts all populations, but some populations are particularly vulnerable. These populations include

Populations more physically vulnerable to heat

- Children – anatomic, cognitive, psychologic, and immunologic differences from adults make children and adolescents more vulnerable to heat³⁸.
- Elderly individuals – elderly individuals do not adjust as well to sudden changes in temperature, and are more likely to have a chronic medical condition and be on prescription medication³⁹.
- Pregnant women – pregnant women's abilities to thermoregulate are compromised, and temperature extremes may also negatively impact birth outcomes⁴⁰.
- People with existing health conditions – chronic and existing health conditions can decrease the body's ability to adjust to environmental and temperature changes⁴¹. People with existing health conditions may also rely on electrically powered tools, which may be compromised by power shortages during heat events.

³⁸ Columbia University's Mailman School of Public Health. "Children are highly vulnerable to health risks of a changing climate." ScienceDaily. www.sciencedaily.com/releases/2018/08/180806151856.htm (accessed June 26, 2019).

³⁹ "Heat and Older Adults," Centers for Disease Control and Prevention (CDC), accessed June 26, 2019, <https://www.cdc.gov/disasters/extremeheat/older-adults-heat.html>.

⁴⁰ Kuehn, Leeann, and Sabrina McCormick. "Heat exposure and maternal health in the face of climate change." *International journal of environmental research and public health* 14, no. 8 (2017): 853.

⁴¹ Kenny, Glen P., Jane Yardley, Candice Brown, Ronald J. Sigal, and Ollie Jay. "Heat stress in older individuals and patients with common chronic diseases." *Cmaj* 182, no. 10 (2010): 1053-1060.

- Prescription medication users - some prescription drugs can decrease the body's ability to cool itself, so individuals taking prescription drugs may be more vulnerable to extreme heat⁴².

Populations more socioeconomically vulnerable to heat⁴³.

- Outdoor workers - outdoor workers are regularly exposed to heat and temperature extremes, and are often engaged in exertional work, increasing their vulnerability to heat illness⁴⁴.
 - Indoor workers in hot conditions are also at risk for heat illness, so indoor workplaces must maintain adequate cooling systems.
- People who are housing-insecure - people who are experiencing housing-insecurity or homelessness are at higher risk of heat illness, as they are more exposed to high temperatures. Pre-existing medical and psychiatric conditions are also more common among people experiencing homelessness, further increasing their risk from extreme heat⁴⁵.
- Low-income individuals - individuals with low income may be unable to afford to keep cool and maintain their health during heat events. The cost of air conditioning, medical care, and transportation may all be barriers in the ability of low-income individuals to respond to heat events⁴⁶.
- Geographically isolated people - individuals and communities who are geographically isolated may have fewer resources,

⁴² Holliday Moore, "Extreme Heat and Prescription Medications can be a Recipe for Heat Stroke," KJZZ 91.5, August 31, 2017, <https://kjzz.org/content/527301/extreme-heat-and-prescription-medications-can-be-recipe-heat-stroke> (accessed May 22, 2019).

⁴³ A person is not inherently vulnerable due to their race, sexual orientation, gender identity, national origin, first language, religion, or zip code. Rather, historic and structural discrimination have constructed systems to create differences and increase the vulnerability of groups of peoples in our world.

⁴⁴ "Occupational heat Exposure," Occupational Safety and Health Administration (OSHA), accessed June 26, 2019, <https://www.osha.gov/SLTC/heatstress/>

⁴⁵ Case, Mary. "Homelessness: Programs and the people they serve: Findings of the national survey of homeless assistance providers and clients: Summary," American Planning Association, Journal of the American Planning Association 67, no. 1 (2001): 119.

⁴⁶ Gronlund, Carina J. "Racial and socioeconomic disparities in heat-related health effects and their mechanisms: a review." *Current epidemiology reports* 1, no. 3 (2014): 165-173.

including medical resources, easily accessible to them, and face delayed or limited assistance during crises⁴⁷.

- Communities of color - historic and structural discrimination in the United States has resulted in people of color being more likely to have low socio-economic status⁴⁸. Language barriers, occupational exposure, and other factors also contribute to increased risks for heat-vulnerability among communities of color⁴⁹.
- Tribal communities - Tribal communities often have close cultural, economic, and sustenance ties to the land, and extreme weather such as extreme heat may change the landscape in detrimental ways for Tribal communities, and restricting Tribes to reservation boundaries prevents Tribes from relocating to accommodate climate shifts⁵⁰. Furthermore, high rates of unemployment and poverty on reservations limits Tribes' resources to adapt to changing climate conditions⁵¹.
- Members of the LGBTQ+ community - discrimination against the LGBTQ+ community has led to members of this community having higher rates of poverty, mental illness, and homelessness, all of which may increase climate change and extreme heat risks⁵². Furthermore, older members of the LGBTQ+ community may become more socially isolated as they age, increasing their vulnerability to climate crises such as extreme heat events⁵³.

⁴⁷ California Governor's Office of Planning and Research, *Executive Order B-30-15 Resiliency Guidebook: Vulnerable Populations*, Technical Advisory Group, n.d., Web, http://opr.ca.gov/docs/20180312-Vulnerable_Communities_Descriptions.pdf (accessed June 26,, 2019).

⁴⁸ California Governor's Office of Planning and Research, *Executive Order B-30-15 Resiliency Guidebook: Vulnerable Populations*.

⁴⁹ Hansen, Alana, Linda Bi, Arthur Saniotis, and Monika Nitschke. "Vulnerability to extreme heat and climate change: is ethnicity a factor?." *Global health action* 6, no. 1 (2013): 21364.

⁵⁰ National Wildlife Federation, *Facing the Storm: Indian Tribes, Climate-Induced Weather Extremes, and the Future for Indian Country* (2011), https://www.nwf.org/~media/PDFs/Global-Warming/Reports/TribalLands_ExtremeWeather_Report.ashx

⁵¹ National Wildlife Federation, *Facing the Storm: Indian Tribes, Climate-Induced Weather Extremes, and the Future for Indian Country*.

⁵² Institute of Medicine (US) Committee on Lesbian, Gay, Bisexual, and Transgender Health Issues and Research Gaps and Opportunities. *The Health of Lesbian, Gay, Bisexual, and Transgender People: Building a Foundation for Better Understanding*. Washington (DC): National Academies Press (US); 2011. 6, Later Adulthood. <https://www.ncbi.nlm.nih.gov/books/NBK64800/#ch6.s29> (accessed June 26, 2019).

⁵³ Institute of Medicine (US) Committee on Lesbian, Gay, Bisexual, and Transgender Health Issues and Research Gaps and Opportunities. *The Health of Lesbian, Gay, Bisexual, and Transgender People: Building a Foundation for Better Understanding*.

Sample Policies and Actions

This chapter of the Resiliency Planning Toolbox lists suggested heat resiliency policies and actions that can be incorporated into jurisdictional plans and undertaken by jurisdictions and agencies. These policies and actions are organized by sector. Not all of these policies and actions may be relevant to your location or plan, and this Toolbox may not contain all the potential heat resiliency policies and actions relevant to your location.

The text in **red** is the draft policies and actions. The text in *italics and underlined* is for you to fill in with local information, projects, and/or preferences. The text in **purple** denotes an action's estimated timeframe and budget.

The timeframe in this tool is structured as follows:

- Short term - five years or less
- Medium term - five to 10 years
- Long term - more than 10 years
- Ongoing - a continuous action in all present and future planning

Policies are listed with a capital letter and number, actions are listed with a lowercase letter and number.

I. Agriculture/Habitat

A. Heat Resilient Agriculture

Policy

A.1 Heat and Crops: Recommend farmers plan for increasing and extreme heat and bolster crop resilience. Encourage techniques for building soil resilience, crop diversification, reducing erosion, and increasing water-holding capacity of soil. Provide information and incentives for farmers to practice agro-ecology techniques.

A.2 Heat and Livestock: Recommend ranchers consider heat in caring for livestock. Encourage improving livestock shelters to mitigate heat through cooling mechanisms such as coolers, fans, and sprinklers, adjusting water pH, increasing shade cover on land, and suggest potentially shifting to breed more heat tolerant species⁵⁴. Provide

⁵⁴ California Natural Resources Agency, *Safeguarding California Plan: 2018 Update*. 2018. Web, <http://resources.ca.gov/docs/climate/safeguarding/update2018/safeguarding-california-plan-2018-update.pdf> (accessed January 11, 2019).

information and incentives for ranchers to practice agro-ecology techniques.

A.3 Protect Farmland: Protect farmland from urban development.

Farmland is critical to the jurisdiction economy, and serves as both a mitigating and adapting asset in the face of climate change. Farmland acts as a carbon dioxide sink, and offers lower surface and air temperatures compared to urbanized areas⁵⁵.

Action

a.1 Create informational and educational materials on agro-ecology and on the necessity and benefits of heat resilient agriculture. Post materials on jurisdiction/agency website and distribute materials to farmers and ranchers.

- Timeframe: Short-term
- Budget: Low-cost

a.2 Host a workshop with local farmers and ranchers to discuss challenges they may face in increasing heat resilience on their land, and solutions to those challenges jurisdiction/agency can implement.

- Timeframe: Short term for the workshop, and long-term/ongoing for implementing discussed solutions
- Budget: Low-cost for the workshop, and low - high cost for solutions

B. Habitat

Policy

B.1 Foster ecosystem health: Promote ecosystem health to increase ecosystem resilience. Manage land and waterways to reduce stresses, such as water pollution, invasive species, urban and agricultural runoff, and habitat fragmentation⁵⁶.

B.2 Facilitate habitat climate change adaptation: Proactively plan for climate change's impacts on local habitats.

B.2a) Waterways: Provide adequate shade along streams and waterways through measures such as planting native trees.

⁵⁵The Earth Observatory, *What's the Value of Land Skin Temperature?*, (NASA, 2012), <https://earthobservatory.nasa.gov/features/HottestSpot/page3.php>. (Accessed May 24 2019).

⁵⁶ National Wildlife Federation, *Wildlife in Hot Water: America's Waterways and Climate Change* (2015), https://www.nwf.org/~media/PDFs/Water/2015/NWF-Report_Wildlife-In-Hot-Water.pdf

Manage waterways to provide adequate streamflow, and monitor and protect estuaries⁵⁷.

B.2b) Land: Manage land for projected local climate change impacts and risks, such as projected climate change impacts and risks in your jurisdiction (which may include increased frequency of drought, wildfire, increased risk of flooding, sea level rise, etc)

Action

b.1 Partner with land-use and water-management planners to ensure waterways and land are managed for heat resiliency.

- Timeframe: Ongoing
- Budget: Low/no cost

II. People/Community

A. Labor

Policy

A.1 Protect outdoor workers: Ensure the safety of outdoor laborers, including migrant and seasonal workers, in severe conditions (extreme heat events, poor air quality, etc). Visit work sites, interview outdoor laborers about their work conditions, and provide information to employees and employers about the risks of severe conditions and training on emergency procedures.

A.2 Bolster engagement with outdoor workers: Conduct outreach to outdoor workers to see how jurisdiction/agency can better support them through severe climate conditions.

Action

a.1 Establish routine checks of working conditions, and check that laborers are provided adequate shade, breaks, water, and safety materials, information about risks of severe conditions, and training on emergency procedures.

- Timeframe: Ongoing
- Budget: Low cost

a.2 Create or supply multilingual pamphlets to distribute to outdoor workers and employers with advice for increasing workplace safety in

⁵⁷ National Wildlife Federation, *Wildlife in Hot Water: America's Waterways and Climate Change*.

severe conditions, and increasing personal safety during periods of extreme conditions. Include health and worker support resources in pamphlets.

- Timeframe: Short Term
- Budget: Low-Medium cost

Note: There are many online resources with worker safety information, such as the [OSHA outdoor workers heat illness publications](#). Search online to find which resources could help you create your own pamphlet, or which resources your jurisdiction could use.

a.3 Organize outreach strategies to support and learn from outdoor workers. Meet with outdoor workers from multiple local economic sectors, create anonymous surveys to distribute to workers and ask about their working conditions and resources they need and want, and reach out to employers about resources they need and want to create a safer workplace.

- Timeframe: Ongoing
- Budget: Low Cost

B. Community Relations

Policy

B.1 Community engagement: Actively promote diverse community engagement in creating and implementing jurisdictional plans and projects. Work with stakeholders throughout local communities to increase public participation and understand community issues and opinions.

B.2 Community workshops: Ensure community workshops are accessible to all community members. Meet people in their communities to discuss concerns, ideas, and solutions. Hold community workshops during hours and in locations convenient for community members, provide childcare and food at workshops, and work with community leaders to ensure community advocates play an active role in workshop facilitation. Workshops will also be held in the first language of community members, with translation services available.

B.3 Communication with Public: Maintain clear and consistent communication channels with the public. Ensure [jurisdiction/agency](#) website is user-friendly and all resources are available on the website. Maintain a social media presence to interact with the public and further

promulgate emergency alerts and information. Promote accessibility and understandability of jurisdiction/agency outreach materials, public resources, and public documents by employing accessible language rather than technical jargon, and publishing them in all primary languages spoken by over 5% of the population.

Action

b.1 Involve community members directly while planning community workshops. Methods for doing so include (YRC recommends doing both of the following):

- Consult at least one community member and advocate (for example, a leader of a CBO) on their recommendations for workshop hours, location, amenities, activities, and format. Jurisdiction/agency will compensate consulted community members for their time and advice at a rate similar to rates of consultants currently hired by jurisdiction/agency.
 - Timeframe: Ongoing
 - Budget: Low - Medium cost
- Survey community members to ask what times work best for their schedules and what location, amenities, activities, and format they would prefer. Distribute survey by making paper copies for children in community school district to take home to their parents, putting paper copies in community centers, making survey available online, and having jurisdictional staff or volunteers distribute surveys in person in communities.
 - Timeframe: Ongoing
 - Budget: Low - Medium cost

b.2 Eliminate technical jargon from outreach materials, public resources, and public documents. Employ accessible and inclusive language that non-experts can understand.

- Timeframe: Ongoing
- Budget: Low/no cost

b.3 Translate {jurisdiction/agency} outreach materials, public resources, and public documents into all languages spoken by over 5% of the population in jurisdictional/agency regional entity.

- Timeframe: Short term/ ongoing
- Budget: Medium cost

C. Social Capital

Social ties and connections are critical in disaster recovery and relief, and jurisdiction/agency will play an active role in promoting these ties. Actions in plan you are writing or updating aim to build social cohesion and social capital to create stronger, safer, and more resilient communities.

Policy

C.1 Promote social capital: Create and maintain programs and events to foster social capital and cohesion. Bring people together to foster social networks and connections between community members, representatives, local businesses, and local organizations. These social ties are critical in disaster recovery and relief, and create stronger, safer, more resilient communities.

Action

c.1 Organize and encourage community events and celebrations to bolster interaction and connection between community members and strengthen social networks, and therefore increase social resiliency.

- Timeframe: Long Term/Ongoing
- Budget: Flexible
 - Low cost: Encourage collective neighborhood block parties by asking residents, Neighborhood Watch Liaisons, apartment complexes, etc to host informal potluck gatherings in their neighborhood. For reference, see the [San Francisco Neighborfest](#)
 - Medium - High cost: Organize an annual community fair or festival, or work with venues in your community to organize weekly or monthly events such as live music in public spaces

c.2 Design public spaces with social connections and ties in mind - design streets to be pedestrian-friendly, ensure development is multi-use and accommodates for common spaces and social interaction

- Timeframe: Ongoing
- Budget: Low cost

c.2a) Leverage existing funding for development of pedestrian-friendly streets and multi-use spaces, and encourage considering social connection in initial design phases

- Timeframe: Ongoing
- Budget: Low cost

c.3 Promote community stewardship by providing and publicizing materials designed to help neighborhoods create disaster emergency plans

- Timeframe: Short Term
- Budget: Low cost

c.4 Partner with local community organizations to increase disaster preparedness. Provide support to local non-profits working with populations vulnerable to heat, Neighborhood Watches, community centers, senior centers, and the public at large with disaster resources, such as maps of cooling centers, lists of emergency kits to prepare, etc

- Timeframe: Short Term
- Budget: Low cost

D. Individual Resilience

Policy

D.1 Promote individual resilience: Engage holistically across fields and sectors to promote personal mental, psychological, and spiritual resilience. As the impacts of climate change increase in severity and frequency, individual mental health will be stressed heavily⁵⁸.

Proactively work with health, education, welfare, disaster, faith, and social justice professionals to help individuals prepare for and recover from these impacts.

Action

d.1 Create a coalition of health, education, welfare, disaster, faith, and social justice professionals to discuss cross-sectoral programs for increasing individual resilience

- Timeframe: Short Term/Ongoing
- Budget: Low Cost

⁵⁸ International Transformational Resilience Coalition, *Preparing People on the West Coast for Climate Change: Recommendations for Making Psychological & Psycho-Social-Spiritual Resilience Education and Skills Training for Climate Adversities Universal in California and the Pacific Northwest by 2025* (2019), <http://static1.1.sqspcdn.com/static/f/551504/28051577/1546448956667/Preparing+People+on+the+West+Coast+for+Climate+Change+-+Recommendations+from+ITRC+Assessment+for+CA+and+the+PNW+Final+1-8-19.pdf?token=E3Zr3%2FegsenvRvx4XdSHml8uJeU%3D>.

III. Housing/Building

A. Weatherization and Energy Efficiency

Note: Existing weatherization and energy efficiency programs in your jurisdiction may be run by the federal, state, and/or local government, and/or local utility providers. For example, in the United States, federal programs include the Weatherization Assistance Program.

A.1 Improving efficiency: Encourage weatherization and energy efficiency practices by increasing awareness of existing weatherization and energy efficiency programs through public outreach, particularly with low-income communities. Develop support networks to assist interested applicants in the application process.

a.1 Organize awareness campaign for home/building related heat mitigating and energy saving mechanisms, such as weatherization and cool roofs.

- Timeframe: Medium Term
- Budget: Medium Cost

a.2 Compile list of weatherization resources and programs on [jurisdiction/agency website](#)

- Timeframe: Short-Term/Ongoing
- Budget: Low Cost

B. Indoor Air Quality

Hotter temperatures contribute to decreased air quality, increased child asthma, and respiratory/heart issues. Increased frequency and severity of wildfires also creates smoke that can detrimentally impact air quality for miles. Therefore, it is imperative that indoor air quality be evaluated, monitored, and improved to protect public health.

Suggested resource: The U.S. Environmental Protection Agency offers helpful guidance and best practices in protecting indoor air quality on their website, with many resources available at <https://www.epa.gov/indoor-air-quality-iaq>

Policy

B.1 Improve and maintain indoor air quality in public buildings: Ensure indoor air quality in public buildings is safe from both indoor and

outdoor pollutants. All air quality systems in public buildings, including schools, senior facilities, libraries, and public hospitals should be inspected, assessed, cleaned, and monitored regularly, and replaced when necessary⁵⁹. Filtration and/or air purifier systems will be installed, with priority on schools and designated air quality center buildings.

B.2 Encourage maintenance of indoor air quality in private homes and buildings: Conduct public and private outreach on improving home and building air quality. Connect property owners to resources for improving and maintaining indoor air quality.

Action

b.1 Follow EPA guidance on maintaining indoor air quality. This guidance includes regularly conducting inspections and maintenance on HVAC systems, checks for moisture/mold and pests, systems cleanings, walkthrough inspections, and upgrading energy efficiency and building renovations to improve indoor air quality.

- Timeframe: Ongoing
- Budget: Medium - High Cost

b.2 Install filtration systems and/or air purifiers in public buildings, prioritizing public schools and designated air quality centers.

- Timeframe: Short - Medium Term
- Budget: Medium - High Cost

b.3 Create educational and informational material on maintaining indoor air quality to distribute to community members, particularly homeowners and building owners.

- Timeframe: Short Term
- Budget: Low Cost

C. Cool/Green Roofs

Policy

C.1 Cool/Green roof installation: All new buildings and homes must have either a cool or green roof*. For major renovations and alterations requiring a permit, the jurisdiction/agency building department will

⁵⁹ U.S. Environmental Protection Agency, *The Indoor Air Quality Tools for Schools Approach: Providing a Framework for Success*. 2018. Web, https://www.epa.gov/sites/production/files/2018-08/documents/iaq_2018_management_framework_success_3page_508_final_2.6.18.pdf (accessed January 31, 2019).

provide information at the time of permit application regarding cool and green roofs so that building owners are informed about more adaptive and efficient options.

*Note: If your jurisdiction has a policy requiring solar roofs, you may want to include a provision for solar roofs: All new buildings and homes must have either a cool or green roof, with the exception of buildings and homes that have a solar roof.

Action

c.1 Contact planners from jurisdictions where cool/green roof installation has been mandated⁶⁰. Shape policies and programs on the advice from consulted planners advice.

- Timeframe: Short Term
- Budget: Low Cost

c.2 Organize awareness campaign for home/building related heat mitigating and energy saving mechanisms, such as weatherization and cool roofs.

- Timeframe: Medium Term
- Budget: Medium Cost

c.3 Compile information on cool/green roofs for building owners.

- Timeframe: Short Term
- Budget: Low Cost

c.4 Investigate opportunities to create a rebate program to help residents offset the costs of cool/green roof implementation.

- Timeframe: Short Term/Ongoing
- Budget: Low Cost

D. Climate Appropriate Architecture

Policy

D.1 Climate appropriate architecture: New jurisdiction/agency buildings will be designed and built to better adapt to present and future climate conditions. Jurisdiction/agency will also encourage private companies and home builders to design and build climate appropriate buildings,

⁶⁰ For example, the City of Los Angeles. In 2013, the city established a requirement for all new and refurbished homes to have a cool roof.

and consider climate risks when deciding where to build.

Jurisdiction/agency building department will provide information at time of building application regarding climate appropriate and climate responsive design so builders are informed about this adaptive and efficient option.

Action

d.1 Consult climate and sustainability focused architects and academics on designing buildings that can best withstand and mitigate local climate change impacts. Compile information for builders and property owners based on architects and academics locality-specific advice, and construct {jurisdiction/agency} buildings following this advice.

- Timeframe: Ongoing
- Budget: Medium-High Cost

IV. Public Health and Safety

A. Cooling/Air Quality Resources

Policy

A.1 Cooling centers: Establish cooling centers at convenient, appropriate, public-transport accessible locations such as local public libraries, jurisdiction-owned Community Centers, jurisdiction-owned Senior Centers, and local parks and recreation areas. Ensure that existing community hubs and focal points, such as churches, pools, and schools, can serve as cooling centers. Partner with private business to offer additional buildings as cooling centers. Investigate potential of repurposing public buses to serve as mobile cooling centers.

Best Practice: People will feel more comfortable and content if a place they already frequent can serve as a cooling center, such as schools, pools, and churches. Ensuring the safety of these places during extreme heat events fosters community building, and helps ensure residents will be willing to leave the comfort of their home to go to a cooling center in the first place.

A.2 Personal cooling resources: Partner with local emergency responders to identify and reach vulnerable populations who may not be able to journey to cooling centers if necessary, and currently do not have personal cooling resources. Work with members of heat vulnerable populations to allow them access to cooling resources, through measures such as discussing utility and government energy

subsidy programs (such as the Low Income Home Energy Assistance Program) and supporting them through the application process.

A.3 Advice for personal cooling: Promote public awareness of tips for cooling off during hot days.

A.4 Air quality centers: All [indoor] cooling centers will double as air quality centers. Mark these centers as air quality centers on the jurisdiction/agency website, create additional flyers to mark each air quality center as accessible to the public during poor air quality periods, and distribute list of air quality centers to local news outlets.

Action

a.1 Identify potential cooling/air-quality centers. Consult staff and administration on how best to ensure those facilities are prepared for extreme heat and poor air quality days. Centers should be accessible to the public, including to individuals with limited mobility and transportation access.

- Timeframe: Short Term/Ongoing
- Budget: Low cost

a.2 Ensure safety of existing community hubs during extreme heat and poor air quality days. Schools, churches, and other community hubs should be equipped with adequate air conditioning and air filtration systems. Consult staff and administration of these buildings on how best to ensure those facilities are prepared for extreme heat and poor air quality days. If building is not owned by jurisdiction, direct staff of that building to opportunities for improving building safety.

- Timeframe: Short Term/Ongoing
- Budget: Low cost

a.3 Create consistent logo to distinguish and mark cooling/air-quality centers as such on identifiable flyers.

- Timeframe: Short Term
- Budget: Low cost

a.4 Create, distribute, and publish resources summarizing critical information about cooling/air-quality centers. Resources will list the hours cooling centers/air-quality centers are operational during emergencies, and list the resources available at those centers. Resources created to identify and communicate locations of cooling

centers will note that populations most vulnerable to heat should seek air conditioned cooling centers before the outdoor cooling centers.

- Timeframe: Short Term/Ongoing
- Budget: Low cost

a.5 Promote awareness of cooling/air-quality center locations through multiple means. Distribute and post resources summarizing critical information widely, list centers on jurisdiction/agency website, mark centers on website map, and inform local news outlets of their location.

- Timeframe: Short Term/Ongoing
- Budget: Low cost

a.6 Work with public transportation officials to improve cooling systems in public transportation vehicles and create plans to eliminate ride fare during extreme heat and poor air quality days.

- Timeframe: Short Term
- Budget: Low cost

a.7 List tips and advice for staying cool on hot days on jurisdiction/agency website, and create or print existing flyers with this advice. Post information in cooling centers and around community in advance of extreme heat events. Work with public schools to increase student knowledge of staying cool, and send flyers with cooling advice to parents/guardians throughout school district.

- Timeframe: Short Term/Ongoing
- Budget: Low cost

B. Heat Alert System

Policy

B.1 Improve local heat warning systems: Evaluate efforts to warn residents of heat events. Ensure warnings are reaching the populations most vulnerable to extreme heat, and improve communication efforts based on the feedback of vulnerable populations and local residents as well as technological innovations.

Action

b.1 Conduct community outreach to evaluate the effectiveness of the heat alert system. Ask a wide range of community members (different ages, income levels, abilities, first language, occupation, etc) if they are receiving alerts from current heat alert efforts, and how they could be better forewarned. Meet community members where they are through

conducting outreach at community events and locations where community members congregate. Focus on learning from populations most vulnerable to heat, including outdoor workers, people who are housing-insecure, elderly individuals, geographically isolated people, and low-income individuals.

- Timeframe: Short Term
- Budget: Low cost

b.2 Create {or} update heat alert system to reflect community feedback, utilize online and offline communication mechanisms, and ensure public is warned about extreme heat events in advance. Alerts will also direct public to jurisdiction/agency cooling tips and cooling centers.

- Timeframe: Short Term / Ongoing
- Budget: Low cost

V. Social Equity

Equity, environmental justice, and climate change are intricately tied. Climate change and its impacts on structurally disempowered communities must be considered as well. For jurisdictions in California, addressing environmental justice is mandated by SB 1000, and considering climate change should be integrated into SB 1000 work.

A. Populations Most Vulnerable to Heat

See chapter two, section III, part I for explanations of vulnerability of each of these populations.

Populations more physically vulnerable to heat

- Children
- Elderly individuals
- Pregnant women
- People with existing health conditions
- Prescription medication users

Populations more socioeconomically vulnerable to heat⁶¹.

⁶¹ A person is not inherently vulnerable due to their race, sexual orientation, gender identity, national origin, first language, religion, or zip code. Rather, historic and structural discrimination have constructed systems to create differences and increase the vulnerability of groups of peoples in our world.

- Outdoor workers
- People who are housing-insecure
- Low-income individuals
- Geographically isolated people
- Communities of color
- Tribal communities
- Members of the LGBTQ+ community

Policy

A.1 **Plan for and with populations vulnerable to heat:** All plans and policies will prioritize the needs and realities of populations most vulnerable to climate change. Work with communities and individuals to ensure their needs and concerns are adequately met.

Action

a.1 **Bolster relationships and partner with community members in the populations most vulnerable to climate change and extreme heat.** Work with community members and leaders on creating and implementing jurisdiction plans and policies for climate change and extreme heat. Methods for doing so include (YRC recommends doing both of the following):

- **Create a task force of community members and who meet with jurisdiction planners regularly.** Task force members will be compensated for their time and advice.
 - Timeframe: Ongoing
 - Budget: Low cost
- **Consult at least one member of and advocate for each of the communities most vulnerable to heat on their recommendations for jurisdictional plans. Jurisdiction will compensate consulted community members for their time and advice at a rate similar to rates of consultants currently hired by jurisdiction.**
 - Timeframe: Ongoing
 - Budget: Low-medium cost

a.2 **Ask community members, advocates, and task force members questions to increase jurisdiction/agency understanding of policies and plans on vulnerable communities. Questions to ask include⁶²:**

⁶² Race & Social Justice Initiative, *Racial Equity Toolkit to Assess Policies, Initiatives, Programs, and Budget Issues* (Seattle: seattle.gov, 2012), page 5, https://www.seattle.gov/Documents/Departments/RSJI/RacialEquityToolkit_FINAL_August2012.pdf (accessed January 30, 2019).

1. What do we need to know about this issue?
2. How are you and your community impacted by this issue?
3. How do you think your community would be impacted by this proposed policy/plan/budget/initiative?
4. What are ways to minimize the potential negative impacts that may result? What are ways to increase the benefits that may result?
5. How can we increase equity through this proposed policy/plan/budget/initiative?
 - Timeframe: Ongoing
 - Budget: Low-cost

B. Addressing Discrimination

Policy

B.1 Recognize historic and institutional discrimination: Practice and promote equity by recognizing historic and institutional discrimination and the impacts of discrimination in our communities and around the globe. Jurisdiction/agency employees will receive equity training no less than every five years starting in 2019. Jurisdiction/agency website will also list equity based resources and training information and encourage residents and local businesses to review these resources.

Action

b.1 Establish routine equity training protocol for jurisdiction staff. Staff will be trained by outside equity experts. Training will take place no less than every five years beginning in 2019.

- Timeframe: Ongoing
- Budget: Low-Medium cost

b.2 Publicize equity resources discussed at equity trainings on jurisdiction website for the public to access.

- Timeframe: On-going
- Budget: Low/no cost

C. Senate Bill 1000 - relevant for California jurisdictions

Policy

C.1 Integrate climate considerations when adhering to SB 1000: Consider and address the impacts of climate change on disadvantaged communities when writing the environmental justice element of General Plans and doing other SB 1000 work.

Action

c.1 Partner with jurisdiction/agency staff working on SB 1000 to ensure equity, climate change, environmental justice, and adaptation are successfully integrated into jurisdiction/agency plans.

- Timeframe: Ongoing
- Budget: Low cost

VI. Planning/Public Works/Parks

A. Urban Greening

Policy

A.1 Pursue urban greening opportunities: Implement green infrastructure as a cooling strategy in viable public and private spaces. These spaces may include around buildings, along transportation corridors, in parking lots, in schools, in playgrounds, green walls, green roofs, and more⁶³. Plant and maintain non-allergenic, heat tolerant, [and if possible to your jurisdiction, native] trees and vegetation. Shade open green spaces. Educate the public on the value of urban greening.

- If jurisdiction/agency has an urban forest management plan, review urban forest management plan and update to accommodate for extreme heat concerns (if not already accounted for)
- If your jurisdiction/agency does not have an urban forest management plan, consider writing such a plan
- Examples of trees with low allergenic potential include fir species, spruce species, walnut, poplar, willow, elm, and maple^{64,65}. Research the trees native to your jurisdiction, their allergen potential, and their shade coverage, and consult an arborist about if native trees would be appropriate for your jurisdiction resiliency projects.

A.2 Prioritize greening efforts in communities most vulnerable to and most impacted by heat. Communities that experience higher

⁶³ Institut national de santé publique du Québec, *Urban Heat Island Mitigation Strategies*, Mélissa Giguère. Gouvernement du Québec, 2012. Web, https://www.inspq.qc.ca/pdf/publications/1513_UrbanHeatIslandMitigationStrategies.pdf (accessed January 31, 2019).

⁶⁴ David Beaulieu, "Top Hypoallergenic Trees Varieties," TheSpruce, Dotdash, last updated April 2019, <https://www.thespruce.com/what-are-hypoallergenic-trees-3976742>.

⁶⁵ Institut national de santé publique du Québec, *Urban Heat Island Mitigation Strategies*.

temperatures and where residents may currently sacrifice basic needs to keep cool will be prioritized.

Action

a.1 Work with arborists to assess potential locations for urban greening and to select climate appropriate, preferably native, vegetation to install.

- Timeframe: Short Term
- Budget: Low - Medium cost

a.2 Establish plan to ensure vegetation is properly cared for and work with arborist to implement plan. Plan will also include educational campaign to explain the value of urban greening to the public.

- Timeframe: Short Term/Ongoing
- Budget: Medium Cost

a.3 Use census and neighborhood level data to determine which communities are most vulnerable to heat, then focus urban greening projects in these communities. Determine communities based on whether or not they have all or some combination of the following characteristics: low vegetation coverage, high surface temperature, high rate of heat deaths/heat-related illnesses, high percentage of residents with lack of A/C, high percentage of low-income residents, high percentage of vacant lots, high rates of cardiovascular and respiratory diseases, language isolation, and other equity-based considerations.

- Timeframe: Short Term/Ongoing
- Budget: Low - Medium Cost

B. Recreation

Policy

B.1 Maintain parks for heat events: Prepare for increased demand for recreation areas during periods of extreme heat, and ensure that recreation areas are safe places for residents during periods of extreme heat. Maintain and prepare parks for increased usage as heat rises. Increase shading at recreational sites to offer further refuge from heat while ensuring sufficient lighting is available at these sites at night. Ensure play equipment is properly shaded. Provide a minimum of 25% shading of parks during peak high heat daylight hours through trees

and shade structures⁶⁶. Where possible, in meeting this goal seek to plant trees rather than install shade structures, as planting trees and vegetation in parks also has the co-benefit of sequestering greenhouse gases and decreasing the urban heat island effect.

Action

b.1 Partner with jurisdiction/agency parks department to develop parks plan that accounts for increased heat and increased usage, particularly by individuals with limited access to air conditioning. Plan for and implement increased shading and maintenance, ensure drinking water in recreation areas is clean, and include nutritious snacks in vending machines.

- Timeframe: Short Term/Ongoing
- Budget: Low - Medium Cost

b.2 Work with arborist to develop shading strategy in parks that will increase refuge from heat while ensuring there is sufficient lighting in recreational areas after dark. Plant necessary vegetation and install necessary lighting.

- Timeframe: Short Term
- Budget: Medium Cost

b.3 Work with Parks Department and arborist to adequately and safely shade play equipment. Plant trees and install shade structures over and near new, existing, and replaced play equipment.

- Timeframe: Short Term/Ongoing
- Budget: Medium Cost

C. Landscape

Policy

C.1 Heat tolerant landscape: Ensure open spaces (including parks, lawns, large medians, etc) are heat tolerant. Consider the current and expected local climate conditions and risks while maintaining, renovating, and improving open spaces. Plant heat resilient trees and vegetation while still ensuring shade is available where necessary.

⁶⁶ There are a number of ways to calculate shade, for example, the City of Sunnyvale uses the diameter of tree crown at fifteen years to calculate its parking lot shade requirements (<https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=23612>)

Action

c.1 Partner with consultants and gardeners to develop and implement heat tolerant landscape plans. Assess open spaces to determine appropriate heat tolerance approaches and landscapes to implement.

- Timeframe: Short Term/Ongoing
- Budget: Medium Cost

D. Transportation

Policy

D.1 Increase shade along transit routes: Increase shade coverage near access points for public and active transportation options. Plant trees along sun-exposed bike paths and, where possible, near bus stops. Install seating with shade structures near bus stops where appropriate.

D.2 If budget allows your jurisdiction to purchase low energy and low carbon cool pavement options. Cool pavements: Investigate cool pavement opportunities, such as installation of sustainable, low carbon cool pavements and cool parking lots to increase albedo in urban areas.

D.3 Expand uses of public buses: Repurpose public buses to serve as mobile cooling centers during extreme heat events⁶⁷.

D.4 Ensure consistent access to drinking water: Drinking water must be readily available in public places. Install and maintain water foundations in parks, city/town centers, commercial areas, and along pedestrian pathways.

Action

d.1 Partner with arborist and public transportation officials to determine appropriate and effective locations to increase shading, then install or plant shading options.

- Timeline: Short Term
- Budget: Low- Medium Cost

d.2 Research cool pavement opportunities, and partner with jurisdictional urban planners to determine if cool pavements and cool

⁶⁷ Susan Spierre Clark, Mikhail V. Chester, Thomas P. Seager and Daniel A. Eisenberg, "The vulnerability of interdependent urban infrastructure systems to climate change: could Phoenix experience a Katrina of extreme heat?," *Sustainable and Resilient Infrastructure* 4, no.1 (2019): page 30, <https://www.tandfonline.com/doi/pdf/10.1080/23789689.2018.1448668?needAccess=true>

parking lots are a good environmental, economic, and social investment, and implement if desired.

- Timeframe: Medium - Long Term
- Budget: Low - High Cost (depending on if cool pavements implemented)

d.3 Consult and partner with public transportation officials and workers to develop strategies to allow public buses to serve as free mobile cooling centers during periods of extreme heat.

- Timeframe: Short - Medium Term
- Budget: Low Cost

d.4 Review current availability and presence of water foundations/drinking stations. Check quality of water from existing foundations and stations, improve if necessary. Install enough water foundations/drinking stations such that pedestrian would not need to travel more than ½ mile to access drinking water.

- Timeframe: Short - Medium Term
- Budget: Low - Medium Cost

VII. Utilities/Infrastructure

A. Water Resources

Policy

A.1 Water supply: Prepare for potential climate change induced water issues. Monitor water supply and quality, improve water storage mechanisms, and create drought preparedness plans.

A.2 Water conservation and reuse: Implement water conservation and reuse programs in jurisdiction operations, and encourage businesses and residents to practice water conservation and reuse.

A.3 Stormwater pollution prevention and reuse: Require construction and development operations to develop a stormwater pollution prevention plan. Fortify water supply by capturing and reusing stormwater.

- Resource: [U.S. EPA “Developing Your Stormwater Pollution Prevention Plan: A Guide for Construction Sites” 2007](#)

Action

a.1 Establish routine monitoring of water supply and quality, including assessment of inflow and infiltration and check for leaks and drainage issues.

- Timeframe: Ongoing
- Budget: Medium Cost

a.2 Assess jurisdiction water usage and implement appropriate water conservation and reuse tactics, including stormwater capture and reuse.

- Timeframe: Short Term/Ongoing
- Budget: Medium Cost

a.3 Organize water conservation and reuse public awareness campaign. Campaign will include social media posts and compiling information on jurisdiction/agency website about water conservation and reuse programs and systems, such as greywater reuse.

- Timeframe: Short Term/Ongoing
- Budget: Low-Medium Cost

a.4 Research expected drought conditions in jurisdiction locality/region, draft drought preparedness plan based on predicted conditions.

- Timeframe: Short-Medium Term
- Budget: Low Cost

B. Energy

Policy

B.1 Pursue renewable energy opportunities: Renewable energy sources such as solar and wind are more resilient to climate change, less-water intensive, and reduce greenhouse gas emissions. Collaborate with regional entities to discuss opportunities for increasing regional renewable energy options, including community choice aggregation with renewable energy sources.

If it seems like regional renewable energy options are limited or unavailable in the near future:

B.1a) Increase renewable energy sources: Install renewable energy sources in powering jurisdiction buildings and efforts. Encourage residents and business owners to install renewable energy sources. Offer information on benefits of installing

renewable energy sources, including environmental benefits and financial incentives.

B.2 Promote energy conservation: Promote energy conservation and energy-efficient measures through energy-aware jurisdiction building design and maintenance, and through public outreach.

B.3 Ensure back-up energy sources: Ensure facilities have access to back-up energy generation in the event of power outages due to extreme heat. Facilities and services for communities most vulnerable to extreme heat should be prioritized (hospitals, senior centers, nursing facilities, public schools) as well as designated cooling centers.

Action

b.1 Investigate renewable energy opportunities through partnerships with other regional entities and renewable energy providers, and by researching opportunities to implement renewable energy systems for jurisdiction operations.

- Timeframe: Short Term/Ongoing
- Budget: Low Cost

b.2 Organize renewable energy and energy conservation public awareness campaign. Campaign will include social media posts, providing information about the benefits of renewable energy, energy savings, and energy efficiency on jurisdiction/agency website, and the jurisdiction/agency planning department directly providing this information to residents and businesses seeking to build or retrofit homes and buildings.

- Timeframe: Short Term/Ongoing
- Budget: Low-Medium Cost

b.3 Establish routine monitoring system of back-up energy sources in {jurisdictional/agency} buildings, public schools, hospitals, senior centers, nursing facilities, and designated cooling centers.

- Timeframe: Ongoing
- Budget: Low-Medium Cost

C. Climate Resilient Infrastructure

Policy

C.1 Climate resilient infrastructure: Consider current and future climate conditions when planning, constructing, maintaining, and repairing infrastructure.

Action

c.1 Evaluate projected changes from current heat conditions for 2050 and 2100. Heat stresses infrastructure and influences maintenance needs, so jurisdiction will prepare for changes in heat and temperature and anticipate future infrastructure needs.

- If infrastructure is located in mountainous regions, evaluate projected changes in snowpack for 2050 and 2100.

Implementation Strategies

This chapter of the Resiliency Plan Toolbox lists suggested heat resiliency implementation practices and considerations that can be incorporated into jurisdictional plans and undertaken by jurisdictions. Not all of these practices and considerations may be appropriate or feasible for your location or plan, and this Toolbox may not contain all the potential heat resiliency implementation practices or considerations relevant to your location.

I. Overview

A. What is Implementation

Considering and creating implementation measures help ensure plans are put into action, existing beyond paper and into the real world. Implementation measures also help establish guidelines that must be considered when putting plans into action.

There are different overarching strategies for implementation, such as:

- adaptive pathways - an iterative process that lays out multiple options for policies and actions, striving to meet an overall goal rather than a pre-specified final outcome⁶⁸
- trigger policies - pursuing a policy if an event or new information “triggers” that policy
- conventional development pathways - laying out a plan to pursue a pre-specified final outcome
- and more!

Regardless of the overarching strategy pursued, implementation is key to planning, and the purpose of this section is to support jurisdictions in implementation.

B. Questions to Consider in Implementation Planning

Implementation is a challenging process, and the manifestation of these challenges will be different between jurisdictions. California

⁶⁸ “What is a pathways approach to adaptation?,” CoastAdapt, National Climate Change Adaptation Research Facility, Australian Government Department of the Environment and Energy, last modified May 2017, <https://www.coastadapt.com.au/pathways-approach>.

Senate Bill 379 calls for local governments to undertake and plan for climate adaptation and resilience, the bill also requires that a set of implementation measures be created to support that resiliency planning, and that the following must be considered:

- (i) Feasible methods to avoid or minimize climate change impacts associated with new uses of land.
- (ii) The location, when feasible, of new essential public facilities outside of at-risk areas, , including, but not limited to, hospitals and health care facilities, emergency shelters, emergency command centers, and emergency communications facilities, or identifying construction methods or other methods to minimize damage if these facilities are located in at-risk areas.
- (iii) The designation of adequate and feasible infrastructure located in an at-risk area.
- (iv) Guidelines for working cooperatively with relevant local, regional, state, and federal agencies.
- (v) The identification of natural infrastructure that may be used in adaptation projects, where feasible. Where feasible, the plan shall use existing natural features and ecosystem processes, or the restoration of natural features and ecosystem processes, when developing alternatives for consideration. For the purposes of this clause, “natural infrastructure” means the preservation or restoration of ecological systems, or utilization of engineered systems that use ecological processes, to increase resiliency to climate change, manage other environmental hazards, or both. This may include, but is not limited to, floodplain and wetlands restoration or preservation, combining levees with restored natural systems to reduce flood risk, and urban tree planting to mitigate high heat days.⁶⁹

These concepts touch on some of the challenges to implementation, and implementation concerns that must be considered.

While the specific context of some of these challenges may be different between regions, addressing the following general questions can help jurisdictions tackle implementation concerns, and should be considered by all jurisdictions when developing an implementation

⁶⁹ S.B. Bill 379, Section 65302 (California, 2015), https://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=201520160SB379.

strategy. These general questions will also be addressed in other sections of this chapter.

- What are the (expected and potential) barriers to implementing this plan?
 - What social, economic, and policy barriers could stall implementation of this plan?
 - The better you understand these barriers, the better implementation measures you can prepare
- What legal requirements may influence the implementation of this plan or policy?
- Which groups or individuals need to be involved in implementing this plan or policy?
- Who can be partnered with to best implement this plan?
- Who will benefit from implementation of this plan? Who will not benefit from implementation?

C. Equity and Implementation

Implementation of projects must prioritize and seek to increase equity; the benefits from additional resources provided by heat mitigating and heat adapting projects must be equitably shared throughout your jurisdiction. Community factors and social realities should be considered and measured when evaluating how project benefits are being shared, and when evaluating vulnerability to heat. These community factors include, and are not limited to, the following:

- Average and median income
- Language isolation and first languages
- Racial composition
- Rates of diabetes
- Rates of asthma
- Rates of cardiovascular and respiratory diseases
- Metrics for socially isolated elders
- Benefits for multi-family households & single family households
- History of discriminatory policies

Tracking these metrics and factors over time will help jurisdictions determine if their communities are becoming more equitable. The list above is not comprehensive, but considering and measuring these factors as well as other equity concerns will help prevent projects and programs from causing additional harm to structurally disempowered

communities, and will help ensure that projects and programs support these communities and close existing equity gaps.

D. Implementation Tasks

The California Adaptation Planning Guide recommends the following four tasks in phasing and implementing adaptation strategies:

1. Identify the responsible party
2. Identify funding
3. Establish systems for monitoring and diffusion of information and technology
4. Establish feedback loops⁷⁰

This section of the Resiliency Planning Toolbox touches on each of these four steps, the YRC also advises reviewing the California Adaptation Planning Guide for further information. As of the time of writing this document, a new Adaptation Planning Guide is expected to be published in 2020.

II. Staffing

A. Establishing Responsibility

Identify a specific individual, department, agency, and/or organization as responsible for implementing your resiliency plan, policies, and actions. This way, progress on implementation can be organized and evaluated consistently, and reports on progress are made to a recognized responsible party.

B. Institutionalizing Resiliency

While it is important to identify a specific responsible party, that party cannot implement a resilience or sustainability plan all on their own. To successfully implement plans, policies, and actions, cooperation throughout jurisdiction sectors is necessary. For example, to increase shading along bike paths and at bus stops, the responsible party would also need to cooperation of the Transportation Department. Therefore,

⁷⁰ California Emergency Management Agency, California Natural Resources Agency, *California Adaptation Planning Guide: Planning for Adaptive Communities*. Mather; Sacramento, 2012. Web, http://resources.ca.gov/docs/climate/APG_Planning_for_Adaptive_Communities.pdf (accessed January 24, 2019).

it is imperative to institutionalize resiliency throughout every sector, department, and division of your jurisdiction.

Means for this institutionalization include:

- Education and training on resilience issues your locality and/or region will face. This training should include how each division can make decisions to bolster resilience
- Bolster relationships and partnerships between the responsible party and all other divisions
 - The responsible party should reach out to other divisions in the initial stages of developing a resilience plan. A resilience plan will be stronger with the input of many specializations, and establishing that their input and opinions is valuable will help develop a strong partnership.
 - Resilience is not an issue that can be tackled by one division alone, and other divisions will be more willing to implement a plan they helped create than a plan they have never been consulted about. The first time another division hears from the responsible party should NOT be when being asked to help implement a plan they had no role in shaping!

III. Financing

A. Financing Guidance Resources

There are many approaches for financing and funding resiliency projects, a brief list of some of these approaches and strategies follows:

- Direct new funds from jurisdiction budget to financing project
- Pursue projects concurrently to increase efficiency
- Leverage or direct funds from existing projects - promote resilience and sustainability in existing, already funded projects
- Pursue federal, state, regional, and private grants
- Partner with other local jurisdictions and agencies across your region - climate change has regional impacts that go beyond political boundaries, so regional partnerships to promote resiliency increase effectiveness and efficiency.
- Partner with the State or Federal government

There has also been extensive research into resiliency financing drafted specifically for local governments and private actors that further

discuss these strategies and more. The YRC recommends the following documents to better understand resiliency financing:

- [Climate Adaptation Finance and Investment in California](#)
 - Authored by Jesse M. Keenan and published in 2019, this book is based on a guide prepared for the State of California Governor's Office of Planning and Research (OPR).
 - This guide has been tailored for local governments and private enterprises.
 - While this guide is primarily focused on California, the book also provides broad insight on resilience financing that transcend political borders
- [Paying for Climate Adaptation in California](#)
 - Prepared by AECOM for the Resources Legacy Fund and published in October 2018, this report is meant to serve as "a primer for practitioners".
 - This report is also primarily focused on California, but similarly to the Keenan guide, the report also provides recommendations and strategies that are applicable beyond California

Resiliency financing is a growing focus of research, if your jurisdiction is searching for more localized guidance, look into what reports and guides may have been published that are particularly relevant to your jurisdiction.

B. Grant Opportunities

Investment in and commitment to climate resiliency is increasing, and there are many grant programs seeking to support resiliency projects. These programs can be administered by the federal or state government, non-profits, utility companies, and more. The following agencies and organizations often have grant programs that your jurisdiction may be able to access:

- Federal government
 - U. S. Department of Energy
 - U.S. Environmental Protection Agency
 - U.S. Department of Housing and Urban Development
- California State government (if not in California, investigate your State's equivalent agency for opportunities)
 - California Office of Emergency Services

- California Energy Commission
- California Infrastructure and Economic Development Bank
- Utility company
 - Pacific Gas and Electric (if not in Northern California, look into your utility company and see if they have grant programs)

These programs change often, and while some programs end, there are also always new opportunities to pursue. In order to stay up-to-date on relevant programs and opportunities, the YRC recommends subscribing to newsletters that provide consistent, updated information on adaptation resources, events, and funding opportunities.

- Newsletters that may be helpful include
 - [ARCCA](#) (Alliance of Regional Collaboratives for Climate Adaptation) News Roundup
 - This listserv was created for resiliency practitioners in California, but also lists funding opportunities outside of California.
 - Only ARCCA members are eligible to receive the bi-weekly News Roundup; information on how to join is available on the ARCCA website
 - [Georgetown Climate Center](#)
 - The Georgetown Climate Center offers a variety of email updates, with listservs for daily clips, adaptation news, clean energy news, and transportation news accessible to anyone who provides their email
 - [Smart Growth America](#)
 - Smart Growth America focuses on smart urban planning and development and is based in Washington D.C.
 - Member benefits include receiving monthly newsletters. Information about how to join is available on the Smart Growth America website
 - Resilient
 - [Urban Sustainability Directors Network \(USDN\)](#)
 - The USDN is a network of local government professionals from the United States and Canada

- Information about how to join is available on the USDN website
- California state agency newsletters
 - [Office of Planning and Research \(OPR\)](#), [Strategic Growth Council \(SGC\)](#), California Natural Resources Agency (CNRA), California Department of Public Health (CDPH)
- U.S. federal agency newsletters
 - [Environmental Protection Agency \(EPA\)](#), National Oceanic and Atmospheric Administration (NOAA), USDA, etc
- Look into your own regional newsletters!
 - Ex/ [Sierra Nevada Alliance](#), [Capital Region Climate Readiness Collaborative \(CRC\)](#), [Bay Area Air Quality Management District \(BAAQMD\)](#), (and other air districts), various regional Council of Governments

IV. Monitoring

A. Develop Metrics

Metrics are key to tracking the progress of resiliency plans, as well as measuring their impact. In order to create a comprehensive and efficiently implementable resiliency plan, metrics must be included with resiliency policies and actions.

The [Safeguarding California Plan 2018](#) includes a thorough list of climate change metrics in Appendix E, with context and explanations for each metric. The proposed metrics listed in the Safeguarding California Plan are primarily intended for state governments, but many can be employed by local actors as well⁷¹.

Specifically for heat resiliency plans, examples of metrics a plan may include, and are not limited to, the following (categorized by different sectors influenced by heat):

- Agriculture/Habitat
 - Percentage of livestock shelters with heat mitigation systems

⁷¹ California Natural Resources Agency, *Safeguarding California Plan: 2018 Update*. 2018. Web, <http://resources.ca.gov/docs/climate/safeguarding/update2018/safeguarding-california-plan-2018-update.pdf> (accessed January 11, 2019).

- Percentage of farmers employing agroecology techniques
 - Presence of non-native vs native species in habitats
- People/Community
 - Percentage of outdoor workers and employers who have received training on extreme heat
 - Attendance at community workshops
 - Number of languages jurisdiction materials are available in
 - Number of organized community events per year
 - Number of resources dedicated to promoting individual resilience
- Housing/Buildings
 - Number of homes participating in weatherization programs
 - Number of months between building air quality inspections
 - Percentage of cool/green roofs in jurisdiction
 - Percentage of buildings constructed with climate appropriate considerations
- Public Health and Safety
 - Cooling Centers
 - Accessibility of cooling centers
 - Maximum distance from cooling center
 - Public transportation routes near cooling centers
 - Parking spaces available near cooling centers
 - Usage of cooling centers
 - Number of community members at cooling centers during extreme heat events
 - Heat-Related Illness
 - Number of heat-related emergency room visits per year
 - Number of heat-related illnesses and deaths by census tract
 - Number of utility calls by census tract
- Social Equity
 - Percentage of residents with access to A/C, overall and by census tract
 - Percentage of residents with cardiovascular or respiratory diseases, overall and by census tract
 - Number of cooling centers per census tract

- Number of languages jurisdiction materials are available in
- Number of heat-related illnesses and deaths by census tract
- Normalized Difference Vegetation Index (NDVI) Greenness per census tract
- Attendance at community workshops
- Number of languages jurisdiction materials are available in

NOTE: Some of the metrics listed for measuring heat impacts can also be used to measure heat-related equity, and thus are included as Social Equity metrics as well as metrics for other sectors

- Planning/Public Works/Parks
 - Percentage of shade cover in parks
 - Percentage shade cover along transport routes
 - Percentage of shade cover by census tract
 - Number of trees by census tract
 - Presence and health of urban greening installations
 - Consistent access to drinking water - at least every ½ mile
 - NDVI Greenness
- Utilities/Infrastructure
 - Efficiency of water storage mechanisms
 - Quality of jurisdiction water
 - Compliance with stormwater pollution prevention plans
 - Reduction in water usage
 - Percentage of jurisdiction energy generated from renewable sources
 - Reduction in energy use
 - Percentage of facilities with back-up energy generators
 - Percentage of infrastructure constructed with climate appropriate considerations

Ultimately, the metrics employed in a jurisdictional resiliency plan should be tailored to indicators that are important to that jurisdiction. Metrics should be defined by local actors and community members to

ensure progress is tracked for the indicators most important to communities, and to increase ties between a plan and the public⁷².

B. Track Scientific Updates, Tools, and Technology

The field of adaptation research is growing, and as such new tools, information, and technology are becoming available. Existing tools are also updated with new, often more localized, information that may also help jurisdictions understand how climate change will impact a locality and region. Therefore, resiliency plan implementation strategies should include staying up-to-date with these scientific updates and advances⁷³. Parties responsible for adaptation should form a team and system for staying informed and updated.

C. Establish Feedback Loops

Adaptation and resiliency call for change and flexibility, as well as accountability. Resiliency plan monitoring must include a process of periodic review, where progress on the plan can be evaluated, metrics reported on, and new tools or information can be integrated into the plan⁷⁴. The party responsible for implementing the resiliency plan should establish and secure a system of review.

V. Collaborating

A. In-Agency Partners

As discussed in the Staffing section of this chapter, implementation of a resiliency plan cannot successfully be carried out with one individual or agency alone. Resiliency is best achieved by breaking through silos and encouraging every sector and department to make decisions promoting resiliency and sustainability.

B. Beyond-Agency Partners

⁷² Susannah Fisher and Simon Anderson, "Developing meaningful local metrics for climate adaptation: learning from applying the TAMD framework at local scales," *Adaptation metrics: Perspectives on measuring, aggregating and comparing adaptation results*, (2018): 76, https://resilientcities2018.iclei.org/wp-content/uploads/UDP_Perspectives-Adaptation-Metrics-WEB.pdf.

⁷³ California Emergency Management Agency, California Natural Resources Agency, *California Adaptation Planning Guide: Planning for Adaptive Communities*.

⁷⁴ California Emergency Management Agency, California Natural Resources Agency, *California Adaptation Planning Guide: Planning for Adaptive Communities*.

i. Regional partnerships

Extending beyond political boundaries is also beneficial to resiliency. Climate change has regional impacts tying together localities, and pursuing resiliency through regional partnerships can allow for resource sharing, increase efficiency, and increase the number of constituents and communities benefiting from resiliency efforts⁷⁵. Jurisdictions should consider partnering with local jurisdictions, county level governance, neighboring communities, and other organizations within a jurisdiction's region.

Examples of regional resiliency partnerships include:

- [Capital Region Climate Readiness Collaborative \(CRC\)](#)
- [Bay Area Climate Adaptation Network \(BayCAN\)](#)
- [Los Angeles Regional Collaborative for Climate Action and Sustainability \(LARC\)](#)

ii. State and Federal partnerships

State and/or Federal government agencies may be able to provide support and resources in implementing resiliency plans. These agencies may be able to offer funding, additional technical expertise, and connect jurisdictions to others facing similar issues.

iii. Private partnerships

Private actors are another potential partner in implementation. They can provide funding, additional expertise, and connections, and may help persuade other private actors to support resiliency efforts as well.

VI. Summary

A. Implementation Considerations

The first considerations a jurisdiction should make in implementing a policy are:

- What are the (expected and potential) barriers to implementing this plan?
 - What social, economic, and policy barriers could stall implementation of this plan?

⁷⁵ California Emergency Management Agency, California Natural Resources Agency, *California Adaptation Planning Guide: Planning for Adaptive Communities*.

- What legal requirements may influence the implementation of this plan or policy?

After answering these high-level questions, jurisdictions must consider the specifics of a plan's implementation in their localities. Table X. offers a summary of these more specific implementation considerations that jurisdictions may use to prepare implementation plans. Before beginning on the process of filling out this table, jurisdictions also should have considered the following questions:

- Which groups or individuals need to be involved in implementing this plan or policy?
- Who can be partnered with to best implement this plan?
- Who will benefit from implementation of this plan? Who will not benefit from implementation?

Answering these questions will help jurisdictions fill out Table X.

*Italicized headlines pull specifically from California's SB 379 regulations

Heat Resiliency Policy or Action	Responsible Party	In-agency partners in implementation	External partners in implementation	Financing	Metric and feedback system	Methods to increase and advance equity	Methods to avoid or minimize climate change impacts from new uses of land*	Location of new essential public facilities or construction methods to minimize damage if facilities currently located in at-risk areas	Designation of adequate and feasible infrastructure in at-risk areas	Guidelines for working with relevant local, regional, state, and federal agencies	Identification of natural infrastructure that may be used in adaptation projects

B. Hypothetical Case Study

The following hypothetical works with the table provided to demonstrate how a local government may prepare for resiliency plan implementation.

The City of Sunshine (CoS), located in Soleil County, created a Heat Resiliency Plan that they integrated into their General Plan and Climate Action Plan. They have reached the implementation stage, and want to ensure they are planning comprehensively and meeting the requirements of California SB 379. The primary climate change risk in the City of Sunshine, as determined by the vulnerability assessment conducted by the City of Sunshine, is a significant increase in heat and extreme heat events.

*One of the resiliency policies the CoS plans to implement stipulates requirements for installing cool/green roofs. The policy is: **Cool/Green roof installation: All new buildings and homes must have either a cool or green roof, with the exception of buildings and homes that have a solar roof. For major renovations and alterations requiring a permit, the City of Sunshine Building Department will provide information at the time of permit application regarding cool and green roofs so that building owners are informed about more adaptive and efficient options.***

While drafting this policy and planning for its implementation, the CoS Sustainability Coordinator and her team considered the following questions:

High level questions

- What are the (expected and potential) barriers to implementing this plan? What social, economic, and policy barriers could stall implementation of this plan?
 - *Social: resistance to building requirements, especially if they increase the builders costs*
 - *Economic: ability of CoS to help fund installation of cool/green roofs, budget constraints that would divert money elsewhere*
 - *Policy: CoS City Council may seek to allocate CoS budget to prioritize other projects*
- *What legal requirements may influence the implementation of this plan or policy?*

- *City of Sunshine General Plan - requires new buildings to have cool or green roof*
- *City of Sunshine Climate Action Plan - requires new buildings and homes to have either a cool or green roof, or a solar roof*
- *California Energy Commission - starting 2020, new homes, condos, and apartment buildings will be required to have a solar roof, with exceptions (such as for homes in the shade)*
 → *This policy is meant for homes, so buildings will focus on having either cool/green roof or solar roof. Homes in the shade may also be built with a cool/green roof*

Implementation specifics

- Which groups or individuals need to be involved in implementing this plan or policy?
 - *CoS housing and building staff, CoS Finance Department, Sunshine homeowners, landlords, renters representatives, housing authorities, and construction industry groups (including the Sunshine Chamber of Commerce and the Sunshine Builders' Exchange) companies*
- Who can be partnered with to best implement this plan?
 - *CoS Departments of Community Services, Public Works, and Finance.*
 - *Soleil County, Sunshine Building and Construction Inc, Soleil County Housing, Sunshine Homeowners Association, Sunshine Neighborhood Associations, Soleil Renters Association*
- Who will benefit from implementation of this plan? Who will not benefit from implementation?
 - *Benefit*
 - (1) *Homeowners, building owners, and building tenants who will be able to save money on energy and/or enjoy more comfortable indoor temperatures*
 - (2) *Construction companies could benefit from requirements that may allow them to increase profit*
 - *Not benefit:*
 - (1) *if cool/green roofs significantly increase cost of homes and buildings, some interested*

homeowners may not be able to afford to live in the City of Sunshine

(2) Construction companies could also not benefit from requirement if they do not currently have the expertise or materials to install cool/green roofs

Now fully in the implementation stage, the City of Sunshine is outlining it's full implementation plan. Table Y. overviews the City of Sunshine's implementation plan for their cool/green roof policy.

Heat Resiliency Policy or Action	Responsible Party	In-agency partners in implementation	External partners in implementation	Financing	Metric and review system	Methods to increase and advance equity	Methods to avoid or minimize climate change impacts from new uses of land	Location of new essential public facilities or construction methods to minimize damage if facilities currently located in at-risk areas	Designation of adequate and feasible infrastructure in at-risk areas	Guidelines for working with relevant local, regional, state, and federal agencies	Identification of natural infrastructure that may be used in adaptation projects
Cool/green roof installation	CoS Sustainability Coordinator	CoS Department of Community Services CoS Department of Public Works CoS Department of Finance	Sunshine Building and Construction Inc. Sunshine Chamber of Commerce Sunshine Builders' Exchange Soleil County Sunshine Homeowners Association Sunshine Neighborhood Associations Soleil County Housing Soleil Renters	CoS will set aside ____% of budget to help fund construction CoS will apply for grants from California HCD, US HUD to add to support this fund	Percentage of roofs in Davis that are cool or green, assessed every three years Track prices of new homes, determine if more expensive than would be without cool green roof	CoS fund priority given to cool green roof installation for commercial or low-income housing	Construction of new buildings and homes should be limited to existing commercial or residential zones, respectively; if CoS growth demands construction beyond these zones, regulate construction to minimize disruption to natural ecosystems	Renovate roofs of essential public facilities with cool green roof to improve indoor comfort and decrease air conditioning needs	Infrastructure throughout CoS is currently adequate to sustain heat, but preventative measures will be taken to maintain adequacy	CoS will update other cities in Soleil County; Soleil County staff, and California HCD on effectiveness of policy at least every three years CoS will stay up to date on California HCD and US HUD programs that could support policy	Plant and/or maintain street trees to increase shading and further mitigate heat

Conclusion

The purpose of this Toolbox is to streamline heat resiliency planning throughout Yolo County, California, and beyond. The Toolbox contains planning language, sample policies, sample actions, and implementation guidance. This content can be copied, pasted, and applied to jurisdictional plans such as General Plans, Climate Action Plans, Resiliency Plans, and/or any other resiliency-related plan. The Toolbox was created for local governments, but the YRC hopes that the Toolbox will be useful to agencies and organizations beyond local governments as well.

No matter the context of this Toolbox's application, it is imperative that equity and community engagement are integrated into its application. Extreme heat, like all impacts of climate change, will affect some people and communities more acutely than others. Our age, health, race, location, income, and occupation all influence our susceptibility to heat. These factors are either entirely out of an individual's control or difficult to change. Communities most impacted by and vulnerable to climate change impacts must be empowered in resiliency decision-making; their voices, concerns, and ideas need to be heard and considered to ensure steps taken are adequate and appropriate. Furthermore, promoting equity and community engagement allows us to create neighborhoods, communities, and societies that are better than ever, despite climate crises.

Climate change is an incredibly daunting reality of our present and future; however, we can prepare ourselves and our communities for this reality. The dozens of policies and actions in this Toolbox demonstrate that we need not stand idly by, we can face climate challenges head on, and create a more resilient, sustainable, equitable, and livable community in the process.

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TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2019
ITEM #: K.24.
SUBJECT: Traffic Calming, CIP19-06, Approve Traffic Calming Warrants and Program Outline

Recommendation for Action: Staff recommends that the City Council Adopt Resolution No. _____, to approve the Traffic Calming Warrants and Program Outline.

Staff Contact

Katie Wurzel, Principal Civil Engineer, (530) 661-5954, katie.wurzel@cityofwoodland.org

Fiscal Impact

The approved FY2018/19 budget provides a one-time funding allocation of \$100,000 from the General Fund (Fund 501 - Capital Projects) in support of a project (CIP #19-06) to review and update the city's Traffic Calming Program, including implementation of pilot projects to evaluate efficacy of new guidelines and traffic calming plans. The FY2019/20 budget includes an additional one-time appropriation of \$100,000 from the General Fund (Fund 501- Capital Projects) for continuing work efforts.

Background

In early 2018, under Council direction, staff began an evaluation of the City's traffic calming warrants (criteria) and the program which defines the process for the evaluation and installation of traffic calming. A review of approximately 25 other agencies traffic calming programs revealed that the City's traffic calming warrants were less stringent than most other agencies. Staff also found that a few agencies had warrants that allowed neighborhood and street characteristics to inform eligibility for traffic calming. Believing that this was a sensible way to address neighborhood traffic calming in a way that considered users other than vehicle drivers, staff began the process of creating revised warrants. Through this effort, staff reviewed multiple sources of professional transportation engineering literature from ITE, NACTO and others to establish a set of warrants that gave weight to neighborhood characteristics while still adhering to the primary engineering basis and justification for traffic calming - volume and speed.

In October 2018, staff presented a draft set of proposed traffic calming warrants and draft program outline to the Council Infrastructure Sub-Committee (Barajas/Davies). This proposal included new warrants for the program that:

- * Identified the process in a manner that was clear and concise
- * Assessed the neighborhood characteristics and traffic
- * Recognized the traffic calming's impact on road user safety
- * Provided a way to identify impacts to public safety response times
- * Stipulated that impacts on adjacent streets be considered

Further, the proposal outlined in general terms the process by which traffic calming could be requested and, if warranted, implemented. Updated background documents describing traffic calming, the warrants, and the process, are included as Attachment A to this report. The Council Sub-Committee was supportive of the revised warrants and the new approach to traffic calming. However, the sub-committee requested that staff review the evaluation, engagement and implementation process for streamlining opportunities.

The proposed Evaluation and Implementation Process as written includes a requirement for outreach to adjacent residents/areas who might potentially be affected by the construction of traffic calming. The Process also requires that the affected areas be addressed as part of the overall plan.

Staff cautioned that the reduced warrant thresholds and appropriated budget would likely result in a significant increase in requests for traffic calming and more corridors found eligible for traffic calming. The increase in requests and installations will potentially have an impact on neighborhood traffic patterns which will need to be monitored by staff.

Staff also noted that managing expectations on timeframes for studies and implementation will be critical as the program execution and monitoring does not have a correlating increase in staffing levels.

In an attempt to balance this issue, the plan includes a method for prioritizing multiple projects based upon the score determined in the eligibility check.

On June 4, 2019, staff presented the proposed traffic calming program outline and warrants to Council for review, comment and approval. Council and the public provided feedback on the program which was incorporated into the documents included herein for approval.

Discussion

Based upon the feedback received from the City Council and residents in attendance on June 4, the following program changes or clarifications are provided for review:

Initial Petition

The initial petition requirement will return to 20%. To initiate a request for a study, a petition with signatures from at least 20% of residents indicating interest must be received. This shows that the neighborhood at large is interested in traffic calming.

Traffic Calming Plan Approval

Reviewing the impact of input from the affected areas, it was deemed necessary to modify the approval requirement. The proposed approval process is to have 75% of ballots returned from the traffic calmed street(s) approve the plan and receipt of less than 25% protest from the affected areas.

Measurement of Success

The measurement for determining if the traffic calming measures are successful is an improvement of at least 10%. This means that if speed was the primary reason for traffic calming, a 10% reduction in the critical speed would be deemed a success.

Definition of “Neighborhood”

As the program has been redefined to address corridors and affected areas rather than neighborhoods, the references to neighborhood has been removed and in most cases replaced with corridor. The minimum corridor is defined in the plan.

Incremental Implementation

It was commented that the plan should include a requirement for passive traffic calming to be installed before any active calming. This requirement was in the prior proposal, however it has been further defined to include a requirement for intervention and then passive traffic calming. This includes a requirement that intervention

and then passive traffic calming be implemented on the corridor, and the effects studied over a 3-6 month period to determine effectiveness before proceeding with active traffic calming. To alleviate concerns about undue delay associated with this requirement, an option has been included to allow for concurrently planning for active traffic calming while implementing and evaluating the intervention and passive calming.

At the June 4 meeting, a question was raised about diversion rates associated with speed humps. Extensive studies have been performed by individuals and groups including the Institute of Traffic Engineers, but the study results are extremely variable. Studies show some traffic calmed streets with an increase in volume up to 17% after speed hump placement while others have upward of 45% of volume diverted - roughly in half - onto the two parallel streets after placement. This variability is impacted significantly by the roadway network around the traffic calmed street. If other parallel streets exist in close proximity to the traffic calmed street, or if a significant amount of the volume is cut-through traffic, it is more likely to see higher rates of diversion than if no other similar route exists. The result of this variability is that most agencies assume a 10-20% diversion. This is, in part, why the traffic calming plan includes a requirement to assess the affected areas in proximity to the requested corridor.

Upon Council approval of the traffic calming program overview, warrants and process outline, staff can immediately begin using it for evaluation of traffic calming requests. Further, it can be used to implement passive calming on the pilot project streets which studies showed warranted traffic calming. Staff will also perform outreach to the residents on the corridor which was not warranted for active traffic calming.

Conclusion

Staff recommends that the City Council Adopt Resolution No. _____, to approve the Traffic Calming Warrants and Program Outline.

Prepared by: Katie Wurzel, Principal Civil Engineer

Reviewed by: Brent Meyer, City Engineer

Ken Hiatt, Assistant City Manager/Community & Economic Development Director



Paul Navazio
City Manager

Attachments:

1. Resolution
2. TC Overview, Warrants and Process Outline

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING THE TRAFFIC CALMING PROGRAM OVERVIEW, WARRANTS AND
PROCESS OUTLINE**

WHEREAS, traffic calming has been proven to reduce vehicle travel speeds which can preserve neighborhood livability; and

WHEREAS, the City of Woodland desires to implement traffic calming consistent with the General Plan; and

WHEREAS, Staff has extensively reviewed traffic engineering standards, other agencies traffic calming plans, and current City policies and plans; and

WHEREAS, Staff has created a Traffic Calming Program Overview, Warrants and Process Outline which provides criteria to address vehicle speeds and neighborhood livability, a process by which residents can request and, if warranted, obtain traffic calming in their neighborhood.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS:

Section 1. The City Council hereby approves the Traffic Calming Program Overview, Warrants and Process Outline for use.

PASSED AND ADOPTED this _____ day of _____ 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Xochitl Rodriguez, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

Traffic Calming Overview

Traffic Calming “Toolbox”

Traffic calming is divided into three categories: intervention, passive traffic calming and active traffic calming. Each of the categories contains multiple traffic calming measures, or “tools”, when taken as a whole, the group of measures is often referred to as a traffic calming “toolbox”.

Intervention

Intervention is focused on general speed awareness, education and enforcement. No physical changes are made to the roadway. All street types, including arterial and industrial streets, are eligible for intervention measures.

Intervention Measures:

- Education
- Enforcement
- Radar Trailer Placement

Passive Traffic Calming

Passive traffic calming aims to reduce speed by changing driver behavior using visual stimuli on the roadway including signs and striping. Passive measures allow the vehicle and driver to passively engage with the traffic calming as the roadway geometry is not physically altered. All street types, including arterial and industrial streets, are eligible for passive traffic calming.

Passive Measures:

- Centerline Striping
- Speed Limit Signs
- Speed Legends
- Curb Markings
- Transverse Speed Striping
- Crosswalks

Active Traffic Calming

Active traffic calming is designed to require a change in driver speed at the location of the measure which include traffic circles, speed humps and other physical changes to the roadway. These changes force drivers to actively engage in navigating the traffic calming measure. Active traffic calming is divided into two categories: vertical and horizontal. These categories are based on how the measure deflects the vehicle path.

Active traffic calming is much more expensive than other traffic calming as it requires significant design, construction, and maintenance. Only 2-lane local and neighborhood collector streets are eligible for active traffic calming and only horizontal measures will be placed on collector streets.

Active Measures (Category):

Speed Humps (*Vertical*)
Raised Intersections (*Vertical*)
Medians (*Horizontal*)
Intersection Medians (*Horizontal*)
Traffic Circles (*Horizontal*)
Bulb Outs (*Horizontal*)

Roundabouts (*Horizontal*)
Chicanes (*Horizontal*)
Mid-Block Chokers/Narrowing
(*Horizontal*)
Diverters (*Horizontal*)
Street Closures (*Horizontal*)

Street Eligibility Requirements

Before a study can be done to determine if a street meets warrants for implementation of traffic calming, eligibility for traffic calming must be determined.

Intervention: All local and collector streets are eligible for intervention and without the need for a study.

Passive: All local and collector streets that meet all of the following criteria are eligible for passive traffic calming:

- Speed limit 25 mph or 30 mph
- Two-lane roadway
- Traffic volumes:
 - >250 vpd for local street
 - >500 vpd for collector

Active: All local streets that meet all of the following criteria are eligible for all types of active traffic calming. All collector streets that meet all of the following criteria are eligible for horizontal active traffic calming only:

- Speed limit 25 mph or 30 mph
- Two-lane roadway
- Traffic volumes:
 - >500 vpd for local street
 - 1,000-5,000 vpd for collector
- Minimum corridor length of 1,000 ft

Functional Classification

Streets are categorized, by hierarchy, into four functional classifications: principal arterial, minor arterial, collector and local. Arterials are designed to move larger volumes of traffic across and through town. Collector streets move moderate volumes of traffic from local neighborhoods to the arterial streets. Local streets are designed to provide access to residential properties.

The objective of the traffic calming program is to maintain travel speeds and volumes in neighborhoods at levels that are appropriate for the street classification and promote livability

of the neighborhoods. To promote these goals, active traffic control measures are limited in their eligibility for placement to residential, 2-lane local or collector streets. Active traffic calming will not be applied on arterial roadways or industrial streets of any classification.

Implementation Warrants

If a street is determined to be eligible for traffic calming, a study can be performed to determine if the minimum necessary warrants, or criteria, are met for implementation of traffic calming. Below are descriptions of the different warrants which are broken into two categories: Primary Criteria and Neighborhood Conditions. Primary Criteria are those minimum thresholds that indicate a speeding or safety issue may exist. Neighborhood Conditions assess conditions where speeding can affect the quality of life for residents in a neighborhood.

Each of the warrants has an associated point value. This point score is used to determine if an eligible street meets the warrants for implementation of passive or active traffic calming. Further, this point score will be used to prioritize warranted projects in the event that requests exceed budget in any given year.

Primary Warrants

Critical Speed

To be eligible for traffic calming, the posted/legal speed limit must be 30 mph or less for the roadway. Points are allocated based on the actual measured critical speed on the roadway. This is defined as the 85th percentile speed or the speed 85 percent of vehicles are traveling at or below.

Collision History

It is not necessary that collisions have occurred within the study area to be eligible for traffic calming. However, points are assigned based on the number of collisions that have occurred in the three years prior to the study. For a collision to be included in the count, it must be speed related or susceptible to correction by the addition of traffic calming. Collision history excludes DUI incidents.

Neighborhood Conditions

Volume

Volumes shall be actual, measured traffic volumes or volume projected at buildout for areas affected by future development.

Pedestrian Generators

Proximity to pedestrian generators is an indication of the likelihood of pedestrians on the corridor. Pedestrian presence, especially young pedestrians, increases the need to control speeds. Higher speeds are tied to slower perception-reaction times and higher incident of significant injury in the case of vehicle vs. pedestrian collision.

Bicycles

Points are assigned to roadways that are part of an established Class III bike route (signs only, no bike lanes) and to those with Class II (striped) bike lanes. The presence of bicyclists on the roadway creates a desire to keep vehicle speeds lower to decrease the differential in the travel speeds of cyclists and motorists. Lower differential speeds increase bicyclist safety and reduce the potential for injury in the case of vehicle vs. bicycle collision.

Fronting Homes

The primary focus of traffic calming is to protect the quality of life of residential neighborhoods. As such, a higher point value is assigned to corridors with higher percentages of homes fronting the street. In the case of apartments or other high density residential uses, the front doors of the units do not have to face the street only that residents have direct, unhindered, access to the street.

Home Setback

Regardless of measured speed, perception of vehicle speed is often directly linked to how close one is to a moving vehicle. When homes are not set back from the street, a person standing in their yard often feels that vehicles are traveling much faster than they actually are. This perception relates to how comfortable people are on their property, regardless of actual travel speeds. As a result, points are assigned to corridors with homes having less than 20 foot front yard setbacks.

Sidewalk Width

The issue of speed perception is further affected by sidewalk width and the presence, or absence, of landscape strips creating separation between pedestrians and the roadway. Where wide sidewalks are separated from the road by wide landscape areas, vehicle speeds are not as impactful to pedestrians as they are with narrow, monolithic, sidewalks adjacent the travel way. To account for this impact, points are assigned to corridors with monolithic sidewalks and a higher point value is assigned for narrow, monolithic, sidewalks.

Other Unique Conditions

In some areas, unique conditions or characteristics exist that change the way speeds impact a neighborhood. These characteristics can include unexpected roadway geometry, missing sections of sidewalk, limited sight distance, abnormally high collision rate, evidence of unreported collisions, etc. Points may be allocated to account for these unique conditions.

Proposed Warrants

Eligibility Requirements:

Criteria	Active Eligible	Passive Eligible	Basis for Eligibility
Street Type & Functional Class			Active only on 2-lane, local & collector streets
Existing Posted Speed			Active only on 25 & 30 mph streets
Volume			Active: >500 vpd on local street; 1,000-5,000 on collector Passive: >250 vpd on local street; >500 on collector

Primary Warrants:

Criteria	Max. Points	Points	Basis for Point Allocation
Critical Speed	10	On 25 MPH streets, 85th percentile speed:	
		0	≤26 mph
		2	27-28 mph
		4	29-30 mph
		6	31-32 mph
		8	33-34 mph
		10	≥35 mph
		On 30 MPH streets, 85th percentile speed:	
		0	≤36 mph
		2	37-38 mph
	10	4	39-40 mph
		6	41-42 mph
		8	43-44 mph
		10	≥45 mph
3 Year Collision History	10	2	Points assigned per recorded collision susceptible to correction by traffic calming. (Excludes DUI collisions)

Neighborhood Conditions:

Criteria	Max. Points	Points	Basis for Point Allocation
Daily Volume	8	Local Streets:	
		0	<500 vpd (Not Eligible for Active Traffic Calming)
		2	500-1,000 vpd
		4	1,001-1,500 vpd
		6	1,501-2,000 vpd
		8	>2,000 vpd
		Collector Streets:	
		0	<1,000 vpd (Not Eligible for Active Traffic Calming)
		2	1,000-2,000 vpd
		4	2,001-3,000 vpd
Pedestrian Generators (school, park, greenbelt access, or other significant pedestrian generating facility).	5	6	3,001-4,000 vpd
		8	>5,000 vpd (Not Eligible for Active Traffic Calming)
		0	>5,000 vpd (Not Eligible for Active Traffic Calming)
Bicycles	5	3	Per pedestrian generator on the roadway
		2	Per pedestrian generator within 500 feet
		1	Per pedestrian generator within 1,000 ft
Fronting Homes	5	5	Points for established/signed bike route
		2	Points for bike lanes present
		Percentage of parcels with homes fronting*:	
		0	25% or less
Home Setback	5	3	26-75%
		5	76-100%
Sidewalk Width	5	*Apartments equal 1 fronting home regardless of building orientation on the parcel.	
		5	Points assigned for neighborhoods with more than 50% of homes having front yard setbacks less than 20 feet.
Other Unique Conditions	5	5	Measurement: back of walk to face of home (not garage).
		2	Majority of sidewalk monolithic ≤6 ft wide
	5	5	Majority of sidewalk monolithic >6 ft wide
		0-5	Unexpected roadway geometry, evidence of unreported collisions, etc.

Implementation/Prioritization Score:

	Active	Passive
Min. Total Points Required	22	15
Min. Primary Criteria	6	2

Evaluation and Implementation Process

Initial Study Petition

To initiate a traffic study, there must be general interest in the installation of traffic calming on the corridor. To indicate interest, signatures must be gathered from 20% of households (not parcel owners) within the area requesting traffic calming. The form for the petition will be provided by the City.

Minimum Project Study Length/Area

Any initial study performed should address a minimum corridor length of 1,000 feet with a 500-foot minimum length for any individual segment within the corridor.

Study Cycles

Traffic calming studies will be performed twice per year. Study petitions received will be studied according to the following timelines:

Cycle 1: Receipt on or before July 1 – Study performed September - December

Cycle 2: Receipt on or before January 1 – Study performed March – June

If more requests are received than can be processed during the cycle, they will be processed on a first-come, first-served basis - the remainder will be processed in the following cycle.

Eligibility Check & Warrant Evaluation

Upon receipt of a complete petition, City staff will determine eligibility of the street requested and if eligible, will initiate a traffic calming warrant study. Upon completion of the study, one of the following will occur:

1. **Warrants Not Met** – City staff will contact the petitioner with study results and discuss intervention options for the corridor.
2. **Warrants Met – Passive Traffic Calming** – Traffic Engineering staff will determine the appropriate passive traffic calming measures, will contact petitioner with study results and plan for passive traffic calming and will mail a notice including the proposed plan to all adjacent properties.
3. **Warrants Met – Active Traffic Calming** – proceed to next step in Evaluation & Implementation Process.

Project Prioritization

If, during any cycle, more streets are found to be warranted for traffic calming than can be funded, the projects will be ranked first according to the Primary Warrant score, second by the Neighborhood Conditions score. Projects will be implemented in score priority order. Any projects not prioritized for funding may request to be re-evaluated with the following cycle.

Incremental Implementation

During the traffic calming planning stage and before the installation of any active traffic calming measures, intervention and then passive traffic calming measures will be implemented on the corridor and their effects evaluated over the following 3-6 months. If intervention and passive traffic calming does not alleviate the issue, the corridor will continue through the implementation process for active traffic calming. Depending on the project scope, prioritization score, and/or other factors, the incremental implementation may occur simultaneously with the traffic calming plan preparation process.

Traffic Calming Plan Preparation

When active traffic calming is deemed warranted, and the project prioritized for implementation, the initial study area must be expanded to identify all areas that might be affected by installed traffic calming. The affected area is defined as any adjacent corridor anticipated to have an increase in volume of vehicles per day $\geq 10\%$ for local streets or $\geq 25\%$ for collectors as a result of the installation of traffic calming in the requested area.

Once the primary area and affected areas have been identified, a preliminary active traffic calming plan will be prepared by Traffic Engineering staff. This preliminary plan will be based upon the identified concerns and study results; traffic calming measures appropriate to resolve these concerns will be identified.

Traffic Calming Plan Review

After preparation of the preliminary traffic calming plan, Traffic Engineering staff will coordinate with staff from Planning, Public Works, Fire and Police to evaluate the proposed traffic calming devices and determine if the proposal is the most effective solution appropriate to the corridor.

Staff will also verify with Fire and Police that implementation will have no substantial, detrimental impacts to public safety access or response times or considerable increase in operation or maintenance costs.

Neighborhood Review and Approval

Upon completion of the Traffic Calming plan and staff review, the proposed plan will be presented for review at a neighborhood meeting. Following plan presentation and discussion, any necessary modifications will be made by staff.

The revised plan will be mailed to all residents and property owners on the corridor and the affected area for review and comment. Upon completion of the comment period, staff will prepare the final plan.

To determine if the final plan is substantially supported, the City will mail a copy of the final plan to all residents and property owners on the corridor proposed for traffic calming and the affected area. The City will deem the project substantially supported if 75% of the ballots received from the residents on the street(s) proposed for traffic calming indicate approval and less than 25% protest is received from the residents of the affected areas. Where support and protest are misaligned, the proposal may be presented to the City Council for final determination.

Public Notice of Project

Upon approval of the traffic calming plan, a public notice will be issued by the City to all property owners and residents within 500 feet of the installation areas. This notice will provide project details, staff contact information for concerns and, if applicable, the date, time and location of the Council meeting, where the project will be presented to Council.

Timeline for Implementation

Projects prioritized for funding in a given cycle will proceed into final design where the plans and specifications for the project will be prepared and then the project will be bid for construction. The timeline for design and construction will vary by size of project and level of design necessary. However, it is anticipated that, on average, an approved project will enter construction within 12-18 months of funding approval.

Post-Implementation Study

For all areas where traffic calming is installed, and areas potentially affected by the installation, a post-implementation study will be performed to determine the effectiveness of the traffic calming and ensure there are no unintended traffic pattern changes needing to be addressed.

Traffic calming will be considered successful if a 10% improvement is achieved.

Re-Application and Projects Not Selected for Funding

If a study finds that traffic calming is not warranted, a new study will not be completed for at least two years from the date of the original study. After the two-year timeline, residents may re-start the petition process. Exceptions to the two-year requirement may be made for areas where changes to roads or adjacent land uses may have impacted traffic.

Projects that meet warrants for traffic calming, but are not prioritized for funding, may request to have their project re-evaluated with the following cycle of projects. These projects do not need to re-start the petition process unless the original petition is more than 2 years old.

DRAFT



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2019
ITEM #: K.25.
SUBJECT: Fiscal Year 2019-2020 Budget

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving a) the Fiscal Year (FY) 2019-2020 Annual Budget of \$173.23 million, b) assigns \$500,000 of Measure J fund balance to the second (2nd) Pool Complex; and assigns \$500,000 of Measure F fund balance to the Sports Park Phase II, and c) 309 Full-time equivalent positions by classification as detailed in Exhibit B.

Staff Contact:

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

Fiscal Impact:

The recommended All Funds budget for FY2019-2020 totals \$173.23 million and the General Fund budget, including all funding recommendations and Measure J programming is \$55.25 million. Total revenues and transfer-in for all funds for FY2019-2020 are projected at \$161.50 million.

Background:

Over the past four months, City Council received a series of presentations related to the FY2019-2020 proposed budget, starting with the FY2018-2019 Mid-Year Update and a Spring Budget Workshop in March; presentations on Measures J and F; and an introduction of the FY2019-2020 Proposed Budget in May & a Proposed Budget in June. The information presented during those meetings focused on the FY2019-2020 fiscal outlook as well as the pressures that will impact the City's budget, particularly in the General Fund, over the planning horizon of the five-year forecast.

Since the last meeting on June 4, 2019, staff has made some changes to the proposed recommendation. Staff has included a \$50,000 contribution to the First 5 Yolo's Child Project as approved by City Council on June 4, 2019. Staff has also reviewed Measure J and F reserves and is now recommending that Council approve reserve assignments of \$500,000 from Measure J fund balance to the second Pool Complex and \$500,000 of Measure F fund balance to the Sports Park Phase II. This change was made after hearing feedback from City Council at the June 4, 2019 meeting. Prior recommendation assigned \$600,000 from Measure J fund balance to the Sports Park Phase II and \$500,000 of Measure F fund balance to the second (2nd) pool complex.

Discussion:

The proposed spending plan totals \$173.23 million, supporting city operating funds (\$123.57 million), capital funds (\$25.78 million) and debt service obligations (\$23.88 million) and represents an increase of 10.8% from last year's adopted budget. Consistent with previous years, costs associated with the City's investment management function (\$94,290) are not shown as expenditure appropriations, but instead are netted against total investment income for the fiscal year.

The budget includes a set of specific funding recommendations totaling \$2,964,828, including \$2,055,911 in one-time funding allocation and \$908,917 in ongoing budget augmentations. The Proposed Budget includes funding recommendations to support four new positions. The proposed FY2019-2020 full-time equivalent

staffing level of 30 positions remains 43 positions (12%) fewer than pre-recession staffing levels of FY2008-2009.

The General Fund budget, totaling \$55.25 million, as proposed, represents an increase of \$4.68 million (9.2%) over the prior year, with \$1,690,147 representing one-time funding allocations from available excess General Fund reserves. The overall budget proposal, which includes specific funding recommendations to meet selected priority needs would, if approved, result in an anticipated year-end fund balance in the General Fund of \$11.38 million (23.6%), or \$1.71 million above the Council-adopted reserve policy level of 20%.

The proposed FY2019-2020 Capital Improvement Program budget includes funding recommendations totaling \$25.14 million, of which \$6.03 million is allocated for investment in transportation infrastructure, \$8.37 million to advance capital projects within our water and sewer utilities, and \$2.38 million supports park and library facility improvements. Of this amount, \$1.29 million is provide through Measure E and \$5.25 million from Measure F, consistent with the FY2019-2020 funding allocations presented to the Council earlier in the budget process. The budget proposal also recommends designating \$500,000 in available Measure J fund balance in support of development of the planned second community pool; \$500,000 in available Measure F fund balance in support of Phase II development of the Sports Park; and \$1.0 million from the General Fund towards construction of a new fire station in the southeast growth area.

The overall budget proposal remains consistent city's framework for advancing the Council's goal of fiscal stability. The FY2019-2020 budget provides a modest amount of budget flexibility to address priority needs. As the city continues to make progress in tackling its long-term structural budget deficit, managing personnel costs and addressing unfunded liabilities, more work is needed over the next few years. Specifically, while the budget proposal presented herein provides for a balanced budget for FY2019-2020, the updated General Fund forecast reflects a projected deficit of \$1.27 million for FY2020-2021, growing to \$3.89 million by the end of the five-year forecast's planning horizon. This ongoing budget gap is attributable almost entirely to projected increases in CalPERS retirement contribution rates resulting from lower interest earnings assumptions adopted by the CalPERS Board.

Proposed Budget Recommendations

The overall Proposed Budget is consistent with the budget framework developed over the past several fiscal years as well as feedback provided by the City Council through its regular quarterly budget updates and the Spring Budget Workshops held this past March.

As has been the case in recent years, the budget necessarily incorporates fairly conservative revenue estimates, which contribute to limited discretionary budget flexibility. Nonetheless, the ability of the city to maintain, and increase, reserve levels has provided an opportunity to, at once, exercise diligence in implementing long-term, sustainable structural budget changes, while also providing the ability to utilize a prudent amount of one-time funding to address priority needs, above what can be supported by the baseline budget.

Several baseline General Fund budget adjustments are recommended in order to provide for a balanced budget and contribution to additional budget flexibility to support priority unmet needs:

The following summarizes the specific General Fund one-time funding recommendations included as part of the FY2019-2020 Proposed Budget:

■ Police - Equipment/Technology Replacement	\$115,147	
□ Evidence Software		
□ Taser/Radios		
■ Library Improvements - Main Floor	50,000	+ Carryover
■ Special Event Funding	25,000	
■ Homeless Initiatives (HOST, Shelter, Housing Assistance)	100,000	
■ Building Inspection/Plan Check Contract Services	150,000	
■ Street Maintenance Funds: Traffic Calming/Pot Hole Repair	100,000	+ Carryover
■ Economic Development (Contract Services)	75,000	
■ Energy Efficiency Masterplan (City Facilities)	25,000	+ Other Funds
■ First 5 Yolo's Child Project	50,000	
<i>Sub-Total One-Time Funding Recommendations</i>	<u>\$690,147</u>	
■ New Fire Station Set-Aside (Fund Transfer)	\$1,000,000	
Total General Fund One-Time Funding Recommendations	\$1,690,147	

Under the current budget framework, limited budget flexibility is available to support on-going budget augmentations. The following table summarizes the FY19/20 recommendations for ongoing, recurring annual General Fund appropriations:

Firefighter SAFER Grant Year 1 Matching Funds (3 Positions)	\$	148,000	
Police - Equipment/Technology (Ongoing)		95,780	
Police - Training		15,000	
Planning - Training		6,000	
Upgrade Engineering Tech III to Engineering Assistant		<u>4,150</u>	+ Other Funds
Total General Fund Ongoing Funding Recommendations	\$	268,930	

Capital Budget Overview

A major component of the city's annual budget process is the update to the five-year Capital Improvement Program. For FY2019-2020, the CIP budget proposes funding totaling \$25.14 million, as follows:

Project Category	FY 2018/19	FY 2019/20	FY2020/21	FY2021/22	FY2022/23
Fire	\$ 1,110,000	\$ 0	\$ 0	\$ 0	\$ 0
General City	704,972	0	0	0	0
Library	85,000	85,000	85,000	85,000	85,000
Park Facilities	4,126,500	2,298,450	791,535	15,000	15,000
Sewer	2,035,000	5,562,000	3,890,000	5,060,000	2,960,000
SLIF Infrastructure	2,493,000	6,533,000	0	0	0
Storm Drain	1,510,000	1,810,000	10,000	2,735,000	10,000
Transportation	10,962,611	6,038,722	8,019,000	4,242,000	7,855,000
Water	5,145,000	2,812,017	2,708,017	2,708,017	2,708,017
Grand Total	\$ 28,172,083	\$ 25,139,189	\$ 15,503,552	\$ 14,845,017	\$ 13,633,017

Selected Highlights of the proposed FY2019-2020 CIP Include:

Parks:

- Sports Park Turf Replacement – Phase 1 (Meas. E) \$ 1.2 million

Transportation/Road Rehabilitation:

- East Main Street Improvement Project \$ 1.7 million
- West Main Street Road Rehabilitation \$ 1.7 million
- Gibson Road Rehabilitation – West St. to CR98 \$ 677,700
- Gibson Road Bicycle/Pedestrian Project - East to West \$ 500,000

Utilities:

- Water System Leak Detection, Maintenance & Repairs \$ 2.8 million
- Annual Sewer Repair and Replacement \$ 1.6 million
- Large Diameter Sewer Lines \$ 1.3 million
- Lower Cache Creek Feasibility Study (Flood Protection) \$ 1.5 million

Spring Lake Infrastructure Fees (SLIF):

- Pioneer Ave.- High School Entrance to Farmer's Central \$ 2.3 million
- Parkland Dr. between Pioneer & Harry Lorenzo \$ 2.2 million
- CR25A Meikle to Promenade \$ 1.8 million

Highlights of Funding Support for Selected Strategic Initiatives

Public Safety

- Continues \$1.13 million in Measure F funding for Fire and Police Staffing

- 3.0 Police Officers
- Non-Sworn Staff Support (Records/Front Counter and Evidence)
- Fire Chief
- Fire Marshal
- Provides One-Time Funds in support of Police Equipment and ongoing costs of equipment maintenance and Training
- Provides Firefighter SAFER Grant matching funds for 3.0 Additional Firefighters and plans to absorb full cost within the Five-Year Forecast.
- Set-Aside Additional \$1.0 Million (General Fund) for future relocation of Fire Station #3

Homelessness

- Allocates additional \$100,000 for:
 - Transitional Housing assistance
 - Public Safety / Public Health response
 - Other supplies and services as needed
 - Anticipates future funding needs in support of:
 - Tiny Homes Project, No Place Like Home
 - Leverage Outside Funding
 - Incorporates CESH Grant funding (\$140,000)
- Housing Assistance
- Shelter Prevention / Eviction Service
- Continues funding support for County Homeless Coordinator through cost-sharing with other partner agencies

Economic Development

- Allocates \$75,000 in One-time Funding for 2019/20 work plan
- Food Front Campaign
- Opportunity Zones / EIFD Feasibility
- Supports staff position for ED initiatives through Measure F
- Continued Implementation new General Plan Policies / Projects
- Zoning Update
- Permit Streamlining
- Business Research / Tech Park Project
- Continue to Support Expanded Business Retention / Attraction
- Continues partnership with Greater Sacramento Area Economic Council

Infrastructure

- Supports FY2019/20 Street Rehabilitation Project Work Plan:

- West Main Street Road Rehabilitation
- East Main Street Improvement Project
- Gibson Road Rehabilitation – West St. to CR98
- Gibson Road Bicycle/Pedestrian Project - East to West
- Provides Supplemental One-Time Funding for ongoing
- Traffic Calming
- Pilot Pothole Patching Program (TBD)
- Funds Library Master Plan Short-Term Capital Project (Main Floor)

Special Projects

- Reserves Additional Discretionary Funding Toward
- Fire Station Relocation Project
- 2nd Community Pool (Southeast Area)
- Sports Park – Phase 2
- Flood Protection
- Allocates \$1.5 million for completion of Lower Cache Creek Feasibility Study
- Sustainability
- \$75,000 in one-time funding to initiate a City Facilities Energy Efficiency Masterplan (\$25,000 from General Fund/\$50,000 from Facilities Fund)

Measure J / Youth Initiative – The budget provides ongoing funding support for programs established through the passage of Measure J through the voter-approved quarter-cent sales tax that generates roughly \$2.5 million per year. The proposed budget includes the following funding allocations:

	Projected FY2018/19	Proposed FY2019/20
Revenues		
MSJ Annual Revenue Projection	\$ 2,763,476	\$ 2,691,800
Expenditures		
Utility Assistance	\$ 246,438	\$ 250,000
General Recreation	603,672	482,408
Middle School Programs	259,523	225,800
Aquatics	275,665	270,803
Recreation Van	102,451	100,910
Summer Camp	211,732	164,377
Youth Advisory Committee & Academy	5,000	5,000
At-Risk Youth	193,928	302,032
Crime Prevention	133,464	134,443
GREAT Program (4th/7th Grades)	90,500	95,312
Library	545,719	568,111
Southeast Pool Area Project	250,000	0
Programming Subtotal	\$ 2,918,092	\$ 2,599,196
Unallocated	55,006	0
Total Expenditures	\$ 2,973,098	\$ 2,599,196
 Net Revenue/Expenditures	 \$ (209,622)	 \$ 92,604
 Southeast Pool Reserve	 \$ 750,000	 \$ 500,000
Phase 2 Sports Park Build-Out Reserve	\$ 1,000,000	\$ -
 Fund Balance	 \$ 587,585	 \$ 180,189

Looking Ahead

The Proposed FY2019-2020 Budget serves to establish recommended funding and staffing levels, consistent with Council priorities for the fiscal year beginning July 1, 2019. The recommendations included in this budget proposal were informed by a nearly six month budget process that effectively commenced with the City Council Goal-Setting Retreat in January, followed by the Mid-Year Budget Update (February), and the Spring Budget Workshop held in March.

As we prepare to transition to a new fiscal year, there are a number of issues on the horizon that will have a direct impact on the City's ability to sustain our current and proposed service levels and/or provide additional budget flexibility to advance specific priority needs not provided for in this budget proposal.

Ongoing Labor Negotiations

Management is presently in discussions with four of the city's eight employee bargaining groups whose labor agreements expire on June 30, 2019. While certain assumptions have been incorporated into the present Proposed Budget relative to personnel costs for employees represented by these bargaining groups, the terms of successor agreements may have a direct short-term and long-term budget implications.

CalPERS Pension Costs

The Proposed Budget for FY2019-2020 reflects the city's costs associated with employer contributions toward CalPERS pension obligations, as set by CalPERS for the coming fiscal year, and the five-year forecast, in turn, includes assumptions consistent with projected pension costs provided by CalPERS. In late July or early August we expect to receive updated CalPERS valuation reports that will establish the pension contribution levels for FY2020-2021 as well as updated five-year projections. The upcoming valuation reports (and those to follow) are expected to continue to have a significant impact on the city budget, particularly in light of the recent volatility of pension contribution rates and the ever-increasing projection of future rates required by CalPERS in order to improve the funded status of public employee pensions.

Property and Sales Tax Revenue Updates

The City's improved fiscal outlook is, in large part, a result of the protracted economic recovery which has yielded modest but consistent growth in our major tax revenues. The FY2019-2020 budget assumes ongoing short-term growth in both property and sales tax revenues, consistent with the growth realized over the past few years; however, the updated five-year forecast assumes a slowing of our revenue growth rates, again, consistent with most economic forecasts. Some indicators suggest another recession as early as 2020-2021. The City will receive its official assessed valuation of the property tax rolls in early July, soon after adoption of the FY2019-2020 budget, and will continue to receive quarterly updates of sales tax receipts and projections. In the short-run, actual property and sales tax receipts are likely to be within the range of assumptions used in the development of the FY2019-2020 budget, and in the medium-term, the budget plan provides for a level of general fund reserves sufficient to absorb any economic correction that negatively impacts tax revenues. Staff will continue to monitor revenue receipts and other factors that could very well inform updated financial forecast assumptions over the five-year planning horizon.

Commercial Cannabis Revenues

This past year the Council enacted a series of regulations allowing specified commercial cannabis businesses to operate in the City of Woodland. As a condition of approval of Use Permits and Cannabis Business Licenses, each business entity has entered into an operating agreement with the City that requires payments to the City based on a percentage of gross receipts. To date, four businesses have been issued Conditional Use Permits which, combined, have the potential to generate significant discretionary revenues to the City's General Fund. However, as of the development of the FY2019-2020 budget, none of the approved businesses have begun operations and the only revenues collected to date are the fees required in obtaining Cannabis Business Permits. As a result, the FY2019-2020 budget has been prepared without including any assumptions about the projected revenues from the cannabis businesses that are expected to begin operations within the next several months. Once the City begins to collect revenues based on the terms of the operating agreements, staff will bring before Council an updated projection of potential cannabis business-related revenues and the Council will have the opportunity at that time to authorize supplemental appropriations of discretionary revenues.

As we look forward to implementing the budget for FY2019-2020, our goal continues to look for ways to leverage our local funding to enhance programs and services consistent with City Council and community priorities. Through ongoing partnerships and collaborations with public and private sector partners, we are seeing the fruits of key initiatives undertaken over the past few years. Our efforts are also buoyed by the support provided by voters through passage of Measure J and Measure F. It is the overall goal of the Proposed Budget and long-term financial plan of the City to ensure that the City of Woodland can continue to deliver quality programs and services, invest in the future of the community, while sustaining a fiscally prudent budgetary framework.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, approving a) the Fiscal Year (FY) 2019-2020 Annual Budget of \$173.23 million, b) assigns \$500,000 of Measure J fund balance to the second (2nd) Pool Complex; and assigns \$500,000 of Measure F fund balance to the Sports Park Phase II, and c) 309 Full-time equivalent positions by classification as detailed in Exhibit B.

Reviewed By: Kimberly McKinney, Finance Officer



Paul Navazio
City Manager

Attachments:

1. FY20 Budget Resolution
2. Exhibit A - Annual Appropriations by Fund
3. Exhibit B - Authorized Positions

RESOLUTION NO: _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
ADOPTING THE FISCAL YEAR 2019-2020 ANNUAL BUDGET**

WHEREAS, a balanced annual budget for the City of Woodland has been prepared for fiscal year 2019-2020 and presented to the City Council and reviewed at a public meeting on March 26, 2019, May 21, 2019, and June 4, 2019; and

WHEREAS, the proposed budget also includes the fiscal year 2019-2020 budgets for the Woodland Finance Authority and the Successor Agency to the former Woodland Redevelopment Agency; and

WHEREAS, the budget for Capital Improvement Plan for fiscal year 2019-2020 has been prepared; and

WHEREAS, all appropriations for the prior fiscal year shall lapse at the end of fiscal year 2019-2020 and any remaining amounts shall be credited against their respective fund balances, except for:

- a. Any unexpended but encumbered amounts for specific orders outstanding at the end of the Fiscal Year, and
- b. Any appropriations for incomplete capital projects at the end of fiscal year 2019-2020; and

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

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

Section 1. The 2019-2020 Annual Budget is hereby adopted for the following funds (detail shown as Exhibit A):

General Fund	\$55,429,878
Enterprise Funds	60,034,949
Special Revenue Funds	13,225,520
Internal Service Funds	17,595,223
Capital Funds	18,896,107
Debt Service Funds	6,732,528
Successor Agency	1,318,570
Total	\$175,232,775

Section 2. The one-time and ongoing funding recommendations outlined in the proposed budget are hereby approved, including additions of positions described therein.

Section 3. Full-time Equivalent positions are hereby approved, by classification, as detailed in Exhibit B.

RESOLUTION NO: _____

Section 4. Hereby assigns \$500,000 of Measure J fund balance to the second (2nd) Pool Complex.

Section 5. Hereby assigns \$500,000 of Measure F fund balance to the Sports Park Phase II.

Section 6. Appropriations are hereby made at the individual fund level. The City Manager and Finance Officer are authorized to make budgetary transfers within an individual fund, so long as total appropriations for such fund remain unchanged. Interfund loans and/or transfers necessary to support fund level appropriations are hereby approved and authorized. Any changes to total fund level appropriations require further Council action.

Section 7. The City Manager and Finance Officer are hereby authorized to implement this resolution, including issuing the 2019-2020 Budget, together with any non-substantive corrections to the proposed budget adopted by this Council.

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2019.

STATE OF CALIFORNIA
COUNTY OF YOLO ss.
CITY OF WOODLAND

I, _____, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _____ day of _____, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Xochitl Rodriguez, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

Kara K. Ueda, City Attorney

CITY OF WOODLAND
FISCAL YEAR 2019/20
TOTAL APPROPRIATIONS BY FUND

Fund	Title	Proposed FY 2019/20
010	EQUIPMENT SERVICES	2,079,611
011	FACILITIES REPLACEMENT	152,192
012	EQUIPMENT REPLACEMENT	1,544,873
013	BENEFITS FUND	8,974,331
014	VEHICLE-EQUIPMENT LEASES	691,834
015	INFORMATION SYSTEMS FUND	2,321,273
091	SELF INSURANCE	1,831,109
101	GENERAL FUND	55,254,878
103	INVESTMENT FUND	175,000
210	WATER ENTERPRISE FUND	32,311,709
220	SEWER ENTERPRISE FUND	22,631,307
221	STORM DRAIN ENTERPRISE FUND	1,427,508
222	WASTEWATER PRE-TREATMENT	588,064
240	CEMETERY	527,748
250	RECYCLING	268,212
252	CONST/DEMO DEBRIS RECYCLE	73,359
253	RECREATION ENTERPRISE	399,204
280	TRANSIT SYSTEM	1,807,838
301	LITERACY GRANT	94,967
320	COMMUNITY DEV. BLOCK GRNT	501,383
322	SUPPORT HOUSING PROGR	274,571
325	WORFORCE HOUSING GRANT	197,438
326	HOUSING ASSISTANCE	22,068
351	TRANSPORTATION GRANT	1,756,000
352	SLESF	157,701
353	PROPOSITION 172	520,666
354	TRANSPORTATION DEVELOPMENT	1,299,400
355	GAS TAX	1,991,017
357	ASSET FORFEITURE FUND	10,104
358	HOUSING MONITORING FUND	100
359	FIRE SUPPRESSION DISTRICT	3,500
360	FIRE SAFER GRANT	492,000
361	ROAD MAINT AND REHAB ACCOUNT	1,277,700
365	ENVIRONMENTAL COMPLIANCE	261,668
381	GIBSON RANCH L&L	1,191,685
383	N PARK L&L DISTRICT	58,162
384	SP ASSESS STRENG PD LAND	59,496
386	USED OIL RECYCLING GRANT	16,000

Fund	Title	Proposed FY 2019/20
387	WOODLAND WEST L&L	45,721
389	SPRINGLAKE L&L	2,253,266
391	SPORTS PARK O&M CFD	513,831
392	GATEWAY L&L	188,576
501	CAPITAL PROJECTS	147,781
506	MEASURE E	2,306,097
507	MEASURE F	3,900,189
510	GENERAL CITY DEVELOPMENT	5,086
522	RECOGNIZED OBLIGATION RETIREMENT FUND	1,318,570
540	PARK & RECREATION DEVELOPMENT	1,446,901
541	PARK IN-LIEU FEES	11
550	POLICE DEVELOPMENT FUND	69,154
560	FIRE DEVELOPMENT	165,585
570	LIBRARY DEVELOPMENT FUND	87,282
580	SURFACE WATER DEVELOPMENT	77
581	STORM DRAIN DEVELOPMENT	439,329
582	ROAD DEVELOPMENT	505,911
583	TREE RESERVE	2,500
584	WATER DEVELOPMENT FUND	46,542
585	SEWER DEVELOPMENT FUND	1,961,652
590	SOUTHEAST AREA CONSTRUCTION	2
593	GIBSON RANCH INFRASTRUCTURE	686
594	SPRING LAKE CAPITAL	106,575
601	SPRINGLAKE ADMINISTRATION	83,297
640	SLIF PARKS & RECREATION	1,123,450
681	SLIF STORM DRAIN FUND	25,000
682	SLIF STREET IMPROVEMENT	6,473,000
830	SOUTHEAST AREA DEBT SERV	1,239,954
870	CFD#2 SPRINGLAKE DEBT SRV	3,947,210
883	2014 REFUNDING LEASE REV BONDS	1,545,364
917	LIBRARY TRUST FUND	38,500
		\$173,232,775

CITY ORGANIZATION

Employee Summary - Citywide

Classification	Approved FY2018/19	Additions/ Deletions	Proposed FY2019/20
Accountant II	1	-1	0
Accounting Tech	0	2	2
Administrative Clerk I	0		0
Administrative Clerk II	4		4
Administrative Clerk III	2		2
Administrative Secretary	1		1
Administrative Supervisor	1		1
Application Analyst, Sr.	1		1
Assistant Engineer	0		0
Associate Civil Engineer	1	-1	0
Associate Engineer	1		1
Associate Planner	1		1
Assistant City Manager-Community & Economic Development	1		1
Building Inspector I/II	1		1
Chief Building Official	1		1
Chief Plant Operator	1	-1	0
Chief Collection System Operator	1		1
Chief Water Systems Operator	1		1
City Clerk	1		1
City Engineer	1		1
City Manager	1		1
Code Compliance Officer II	1		1
Community Development Director	0		0
Community Development Technician I	2		2
Community Development Technician II	0		0
Community Services Director	1		1
Community Services Officer	4		4
Community Services Program Manager	2		2
Conservation Coordinator	2		2
Construction Project Manager	0		0
Crime & Intelligence Analyst	1		1
Crime Prevention Specialist	1		1
Deputy CDD Director	1		1
Deputy PW Director - O&M	0		0
Deputy PW Director - Utilities	1	-1	0
Electrical Supervisor	1		1
Electrician's Assistant	2		2
Engineering Assistant	0	3	3
Engineering Technician II	2	-1	1
Engineering Technician III	4		4
Environmental Compliance Inspector I	1	-1	0
Environmental Compliance Inspector II	1		1
Environmental Compliance Specialist	0	1	1
Environmental Resource Analyst	1		1

CITY ORGANIZATION

Employee Summary - Citywide

Classification	Approved FY2018/19	Additions/ Deletions	Proposed FY2019/20
Env Sustainability Manager	1		1
Equipment Services Clerk	1		1
Executive Assistant	1		1
Equipment Services Worker	1	-1	0
Facilities Maintenance Worker I	0		0
Facilities Maintenance Worker II	1		1
Facilities Maintenance Worker III	3		3
Finance Clerk I	1		1
Finance Clerk II	1		1
Finance Officer	1		1
Finance Services Manager	0	1	1
Finance Specialist	3		3
Finance Supervisor	1		1
Fire Battalion Chief	3		3
Fire Captain	12		12
Fire Chief	1		1
Fire Engineer	12		12
Fire Marshal	1		1
Fire Prevention Specialist II	2		2
Firefighter	15		15
Fleet & Facilities Manager	1		1
GIS Analyst	1		1
GIS Technician I/II	0	1	1
Heavy Equipment Mechanic	2	-1	1
Human Resources Analyst II	0		0
Human Resources Clerk	1		1
Human Resources Manager	1		1
Ind Electrical Tech	2		2
Information Systems Administrator	0		0
Information Systems Specialist	0		0
Information Systems Technician I	1		1
Information Systems Technician II	0		0
Information Technology Analyst	1		1
Information Technology Manager	1		1
Infrastructure O&M Superintendent	1	-1	0
Infrastructure Administrator	0	1	1
Junior Engineer	1		1
Junior Planner	1		1
Laboratory & Env Comp Manager	1	-1	0
Laboratory Supervisor	0	1	1
Laboratory Technician I	1		1
Laboratory Technician II	1		1
Laboratory Technician III	0		0
Lead Water Pollution Control Operator	0	1	1

CITY ORGANIZATION

Employee Summary - Citywide

Classification	Approved FY2018/19	Additions/ Deletions	Proposed FY2019/20
Librarian I	0		0
Librarian II	3		3
Librarian III	1		1
Library Services Director	1		1
Library Technician Assistant II	1		1
Library Technician Assistant III	2		2
Light Equipment Mechanic	1	1	2
Literacy Coordinator	1		1
Maintenance Supervisor	1		1
Maintenance Worker I	2		2
Maintenance Worker II	3		3
Maintenance Worker III	2		2
Management Analyst I	1		1
Management Analyst II	1		1
Meter Services Technician	2		2
Park Maintenance Worker I	1		1
Park Maintenance Worker II	3		3
Park Superintendent	1		1
Park Supervisor	2		2
Police Captain	1		1
Police Chief	1		1
Police Lieutenant	3		3
Police Officer	53		53
Police Records Specialist	1		1
Police Records Supervisor	1		1
Police Sergeant	10		10
Pool Facilities Technician	1		1
Principal Civil Engineer	1		1
Principal Planner	1		1
Principal Utilities Civil Engineer	1		1
Public Safety Chief	0		0
Public Works Director	1		1
Records Manager	0		0
Recreation Coordinator	3		3
Recreation Supervisor	4		4
Redevelopment Manager	1		1
Secretary to the City Manager	1		1
Senior Accountant	1		1
Senior Building Inspector	0		0
Senior Building Plans Examiner	1		1
Senior Associate Civil Engineer	2	1	3
Senior Civil Engineer	1		1
Senior HR Analyst	1		1
Senior Engineering Assistant	1		1

CITY ORGANIZATION

Employee Summary - Citywide

Classification	Approved FY2018/19	Additions/ Deletions	Proposed FY2019/20
Senior Equipment Mechanic	1		1
Senior Management Analyst	4	-1	3
Senior Planner	2		2
Senior Traffic Sig/Street Light Tech	0	1	1
Senior Water/Waste Instr Tech	0	1	1
Signs and Marking Tech II	1		1
Social Services Manager	1		1
Senior Construction Project Manager	1		1
Senior Police Records Specialist	5		5
Senior Tree Trimmer	1		1
Senior Utilities Maint Wrk Sewer	1		1
Senior Utilities Maint Wrk Water	0		0
Senior Water System Operator	1		1
Senior Signs & Markings Technician	1		1
Storekeeper	0		0
Systems Analyst, Senior	1		1
Traffic Sig/Street Light Tech	1	-1	0
Transportation Engineer	0		0
Treatment Plant Mechanic	1		1
Treatment Plant Superintendent	0	1	1
Tree Trimmer I	1		1
Tree Trimmer II	0		0
Underground Utility Service Locator	1		1
Utilities Maintenance Supervisor	0		0
Utilities Maintenance Worker I	8		8
Utilities Maintenance Worker II	10	2	12
Utilities Maintenance Worker III	4		4
Utilities Maintenance Worker IV	2		2
WPCF Superintendent	0		0
Wastewater Systems Admin	0		0
Water Pollution Control Operator I	1		1
Water Pollution Control Operator II	0		0
Water Pollution Control Operator III	1		1
Water Pollution Control Operator IV	2	-1	1
Water Systems Administrator	1		1
Water Systems Operator II	2		2
Water/Waste Inst Tech	2	-1	1
Total Full-Time Equivalents Positions	305	4	309

Reclassification Summary (Included in the Citywide FTE Total)

Classification	Approved FY2018/19	Additions/ Deletions	Proposed FY2019/20
Finance			
Accountant II	1	-1	0
Accounting Tech	0	2	2
Senior Management Analyst	1	-1	0
Finance Services Manager	0	1	1
Subtotal Full-Time Equivalents Positions	2	1	3
Community Development			
Engineering Technician III	4	-1	3
Engineering Technician II	2	-1	1
Engineering Assistant	0	2	2
Associate Civil Engineer	1	-1	0
Senior Associate Civil Engineer	2	1	3
Subtotal Full-Time Equivalents Positions	9	0	9
Public Works			
Chief Plant Operator	1	-1	0
Laboratory & Env Comp Manager	1	-1	0
Laboratory Supervisor	0	1	1
Treatment Plant Superintendent	0	1	1
Deputy PW Director - Utilities	1	-1	0
Infrastructure O&M Superintendent	1	-1	0
Infrastructure Administrator	0	1	1
Environmental Compliance Inspector I	1	-1	0
Environmental Compliance Specialist	0	1	1
Equipment Services Worker	1	-1	0
Heavy Equipment Mechanic	2	-1	1
Light Equipment Mechanic	1	1	2
Engineering Assistant	0	1	1
Water/Waste Inst Tech	2	-1	1
Senior Water/Waste Instr Tech	0	1	1
Traffic Sig/Street Light Tech	1	-1	0
Senior Traffic Sig/Street Light Tech	0	1	1
Water Pollution Control Operator IV	2	-1	1
Lead Water Pollution Control Operator	0	1	1
GIS Technician I/II	0	1	1
Engineering Tech III	0	1	1
Subtotal Full-Time Equivalents Positions	14	1	15

New Position Additions in FY20 (Included in the Citywide FTE Total)

Classification	Approved FY2018/19	Additions/ Deletions	Proposed FY2019/20
Public Works			
Utilities Maintenance Worker II	10	2	12
TOTAL RECLASIFICATIONS AND ADDITIONS IN FY20	35	4	39



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2019
ITEM #: K.26.
SUBJECT: Update on Proposed Aquatics Facility

Recommendation for Action: Staff recommends that the City Council receive an update on the proposed aquatics facility.

Staff Contact:

Paul Navazio, City Manager (530) 661-5802, paul.navazio@cityofwoodland.org

Fiscal Impact:

The future aquatics facility has a preliminary cost estimate of \$7.1 million, expected to be funded by a combination of public and private funds. The schedule for design and construction of the aquatics facility project will be dependent on the financing plans and availability of funds, most likely within a 5-7 year period. In addition to design and construction costs, the FY18/19 budget allocated \$250,000 in Measure J funds to reserve the 2.5 acre project site.

Background:

The City currently operates one municipal pool, the Charles Brooks Aquatics Facility, located adjacent to Woodland High School. This facility includes a 50-meter pool and a small youth pool. As the community continues to grow and the previous second pool in the City was demolished (Hiddleston Pool), staff began to explore the opportunity to construct a second pool in the City.

In 2016 and 2017, an aquatics feasibility study was prepared. As part of this study, public meetings were conducted to obtain input on the types of aquatic features the public would like to have included in a future aquatic facility (size of pool, type of pool, various uses, etc). Draft concepts for pool designs were also discussed at a public workshop and presented to the City Council. On March 6, 2018, staff provided a presentation to Council that was a summary of the feasibility study discussion items. Included in the presentation were pool locations, pool amenities, and associated costs. The Council provided direction to staff to work with Woodland Joint Unified School District (WJUSD) to secure the rights to construct the new aquatics facility on WJUSD-owned land adjacent to Pioneer High School, specifically to facilitate joint use of the facility, to be constructed and owned by the City.

On September 4, 2018, the City Council authorized the City Manager to execute a Joint Use Agreement with WJUSD to reserve 2.5 acres of property on Pioneer Avenue, adjacent to Pioneer High School, for a future aquatic facility. Execution of the Joint Use Agreement committed the City to an up-front payment of \$250,000 (Measure J funds) for the reservation of the land. The agreement has a term of up to 80 years, split into three time periods of (1) WJUSD's reservation of the land for the City for up to ten years; (2) a 50-year term for the City's construction and operation of the pool; and (3) the option to extend the term for up to an additional 20 years, broken into four separate extensions of five years each.

The Agreement is part of a negotiated package that contemplates the City's purchase of the WJUSD parcel (4.7

acres) site of the former Willow Spring Elementary School located at Gibson Avenue and Bourn Drive. (The Willow Spring school site will serve as the location for the future relocation of Fire Station #3.)

As such, the proposed Joint Use Agreement is effective upon close of escrow on the sale of the Willow Spring parcel. Escrow for the sale of the Willow Spring parcel closed on June 14, 2019 thus commencing the execution of the Joint Use Agreement for the property adjacent to Pioneer High School.

Discussion:

With the close of escrow on the property acquisition from the WJUSD and the concurrent recording of the Joint Use Agreement governing the aquatics facility, the project is now well-positioned to move into the next phase of development.

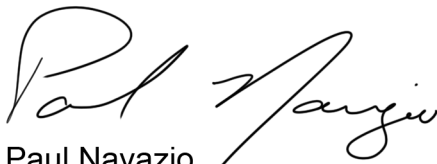
While a complete funding plan is still years away, from inception the 2nd aquatics facility has been envisioned as a public-private partnership with the expectation that public funds might leverage private fund-raising efforts, likely in collaboration with the newly-reconstituted Woodland Recreation Foundation.

At the same time, similar public-private partnerships have acknowledged that effective fund-raising efforts will likely require a more refined and detailed project design and – likely – realistic schedule for completion. In addition, past Council feedback has included a desire for additional community outreach to ensure that the ultimate facility best meets the needs of the community.

This agenda item is intended to provide the Council with a review of recent Council direction related to the pool project, summarize potential funding sources and assist in establishing a clear process for advancing this project.

Conclusion:

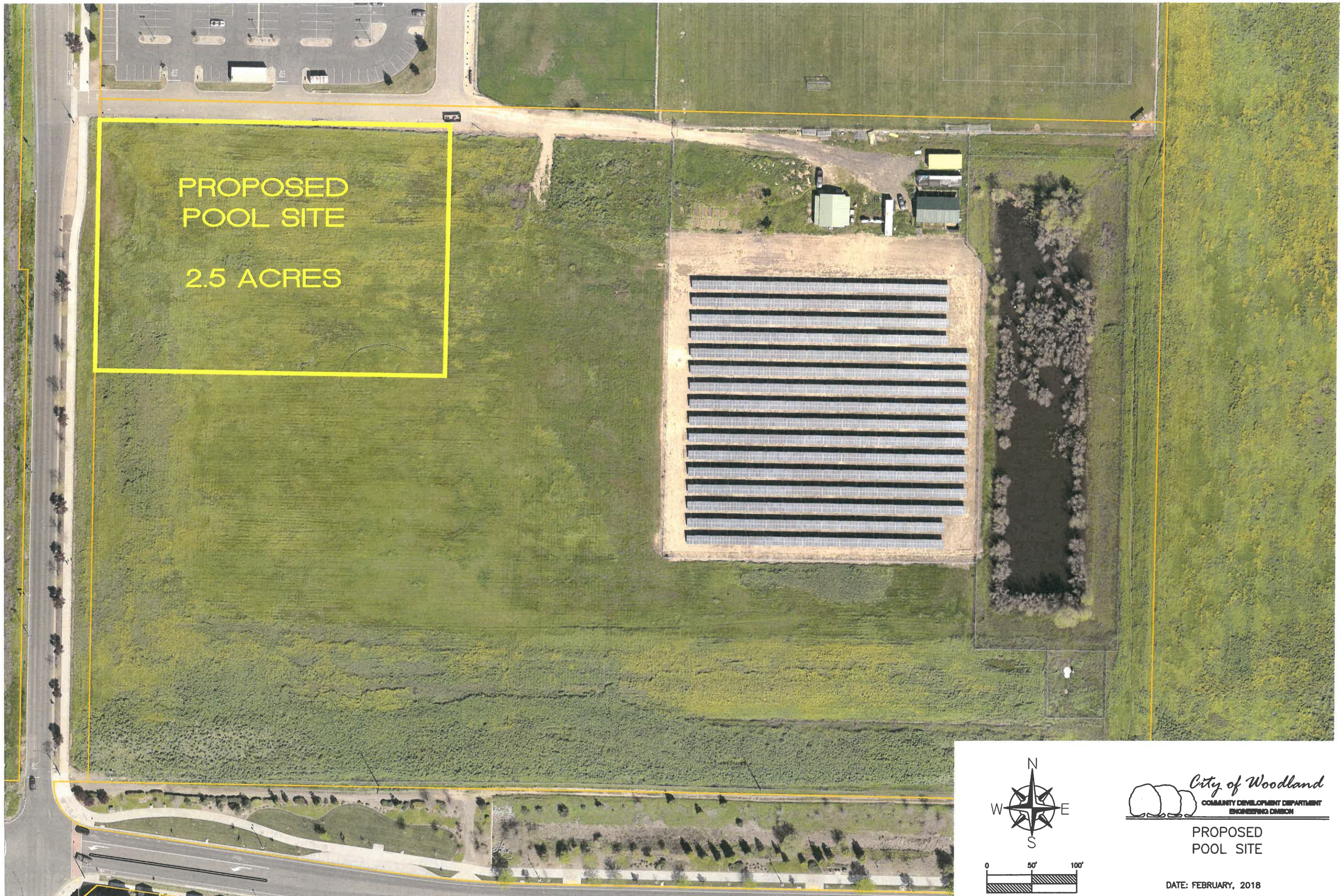
Staff recommends that the City Council 1) receive an update on the proposed second community aquatics facility, and 2) provide direction on next steps to prioritize development of funding plan and refinement of design layout and features.



Paul Navazio
City Manager

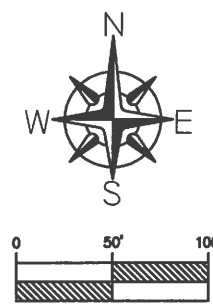
Attachments:

1. Pool 03_06_18 Proposed Site
2. Woodland_Aquatic_Center_Concept_Board_v2s
3. Final_Opinion_of_Probable_Cost_Rev.1



PROPOSED
POOL SITE

2.5 ACRES



COMMUNITY DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

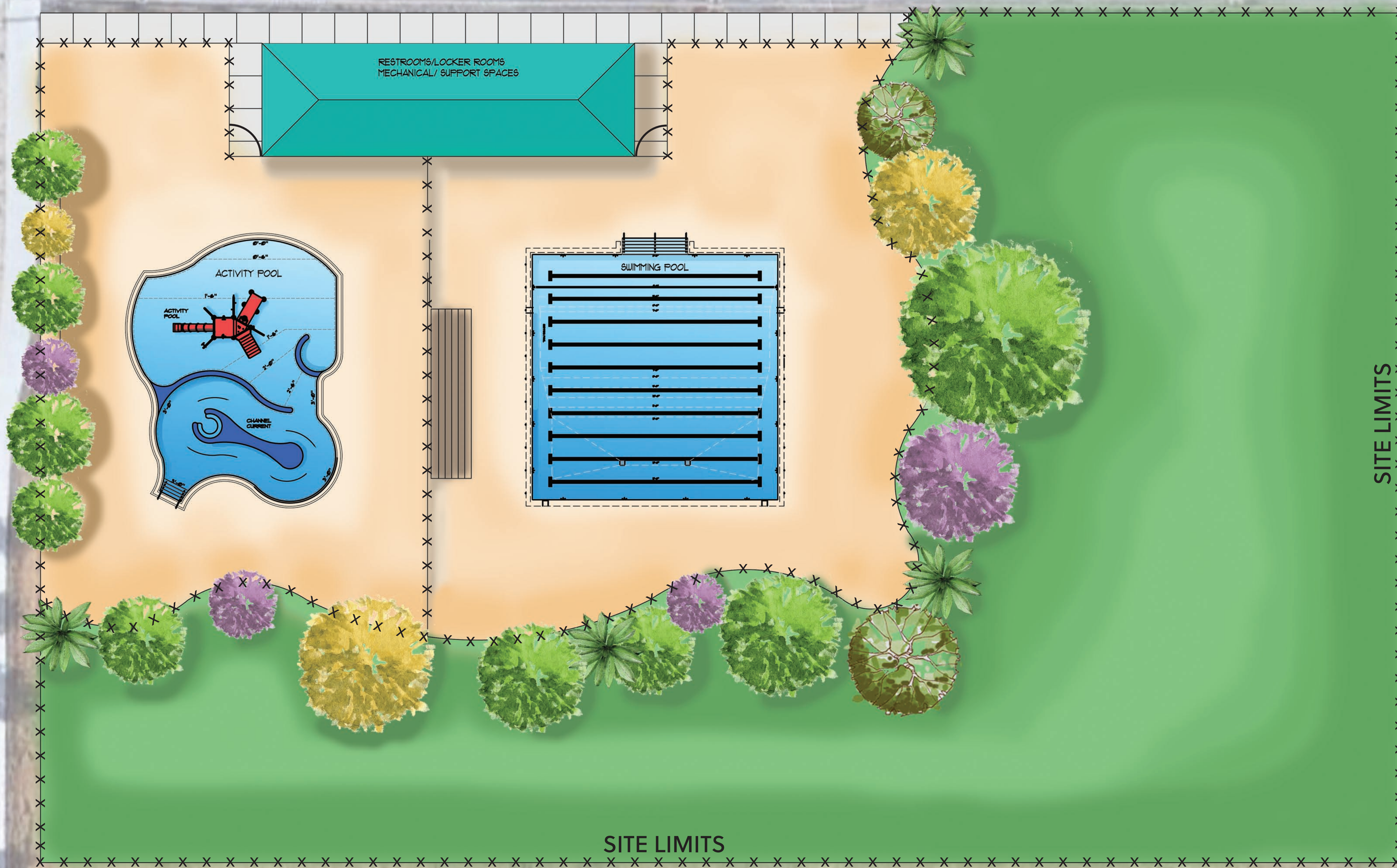
PROPOSED
POOL SITE

DATE: FEBRUARY, 2018

SOUTHEAST AREA AQUATIC CENTER

AQUATIC FACILITY INFORMATION

- **Site Program: 2.5 Acres**
- **Building Program: 3,500 SF**
 - Office
 - Locker Dressing Room
 - Staff / Lifeguard Room
 - Mechanical Room
 - Chemical Storage
 - Custodial Closet
- **Swimming Pool Program: 5,737 SF**
 - 10 Lanes Lap Swim
 - 8 Lanes Competition Swim
 - Shallow Learn to Swim
 - Recreation Swim Area
 - ADA Accessible
 - Depths: 3'-6" to 13'-0"
- **Activity Pool Program: 3,996 SF**
 - Zero-Depth Beach-Type Entry
 - Interactive Water Play
 - Current Channel
 - Fitness Class
 - Learn to Swim
 - Recreation Swim
 - Depths: 0'-0" to 3'-0"



AMENITIES



PROGRAMS



Woodland Aquatic Center Final Opinion of Probable Cost

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>EXTENSIONS</u>
1.0	CONSTRUCTION COSTS				
1.1	Site Preparation/Mobilization	1	Allowance	\$ 250,000.00	\$ 250,000.00
1.2	Utility Improvements	1	Allowance	\$ 250,000.00	\$ 250,000.00
1.3	Recreation Pool	3,800	Square feet	\$ 235.00	\$ 893,000.00
1.4	Interactive Play Equipment	1	Allowance	\$ 100,000.00	\$ 100,000.00
1.5	Swimming Pool	5,737	Lump Sum	\$ 205.00	\$ 1,176,085.00
1.6	Pool Decks	12,406	Square feet	\$ 25.00	\$ 310,137.50
1.7	Pool Area Fencing	860	Linear feet	\$ 150.00	\$ 129,000.00
1.8	Site Lighting	1	Lump Sum	\$ 150,000.00	\$ 150,000.00
1.9	Pool Building	3,500	Square feet	\$ 500.00	\$ 1,750,000.00
1.10	Pool Surge Tanks	2	Lump Sum	\$ 50,000.00	\$ 100,000.00
1.11	Sidewalks and Paths of Travel	2,365	Square feet	\$ 8.00	\$ 18,917.28
1.12	Landscaping	9,853	Square feet	\$ 7.00	\$ 68,969.25
1.13	Shade Structures	0	Square feet	\$ -	\$ -
1,14	TOTAL CONSTRUCTION COSTS				\$ 5,196,109.03
2.0	EQUIPMENT COSTS (FF&E)				
2.1	Equipment	4%	Lump Sum	\$ -	\$ 207,844.36
2.2	TOTAL EQUIPMENT COSTS				\$ 207,844.36
3.0	SOFT COSTS				
3.1	Contingency Costs	15%			\$ 810,593.01
3.2	Permits/Testing/Inspection	7%			\$ 378,276.74
3.3	Architecture & Engineering	10%			\$ 540,395.34
3.4	Escalation (annual to mid-point of construction)	0%			\$ -
3.5	TOTAL SOFT COSTS				\$ 1,729,265.09
4.0	TOTAL ESTIMATED PROJECT COST				\$ 7,133,218.48