



City of Woodland
Meeting Agenda
Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

October 17, 2019
6:30 PM

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

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. STAFF AND COMMISSIONER COMMENTS

This is an opportunity for the Planning Commission members and staff to make comments and announcements to express concerns, or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

E. SUBCOMMITTEE REPORTS

F. COMMUNICATIONS FROM THE PUBLIC

G. APPROVAL OF MINUTES

1. SUBJECT: Planning Commission Meeting Minutes of September 19, 2019

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Meeting of September 19, 2019

H. PUBLIC HEARING

2. SUBJECT: Pioneer Village (APN:042-580-068) Tentative Subdivision Map #5162; 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 Planning Commission Resolution No. PC19-09, recommending City Council:
 - 1) approve the Pioneer Village Tentative Subdivision Map No. 5162 (Exhibit) in accordance with the Conditions of Approval (Exhibit); and
 - 2) adopt Ordinance No. _____, authorizing the Amendment to the Spring Lake Specific Plan (Exhibit)
 - 3) adopt Ordinance No. _____, authorizing the Amendment to the General Plan (Exhibit)
 - 4) approve associated Development Agreement (Attachment) and
 - 5)approve CEQA addendum
3. SUBJECT: 440 College Street, Tentative Parcel Map No. 5188

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

1. Receive a staff report;
2. Conduct the public hearing; and
2. Adopt Planning Commission Resolution No. PC 19-10 (Attachment 1), approving a two lot, Tentative Parcel Map No. 5188, located at 440 College Street.

I. BUSINESS ITEMS

4. SUBJECT: Review of Planning Commission Subcommittees and Appointments

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission review subcommittees and appointments

5. SUBJECT: Review of Alternative Housing Product Types - Tiny Homes

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive an informational report concerning a housing product type known as Tiny Homes.

6. SUBJECT: Informational Update Concerning East Beamer Way

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive an informational update concerning the project known as East Beamer Way.

J. STAFF OR COMMISSIONER COMMENTS

K. ADJOURNMENT

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: October 17, 2019
ITEM #: G.1.
SUBJECT: Planning Commission Meeting Minutes of September 19, 2019

Recommendation for Action: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Meeting of September 19, 2019.

Staff Contact:

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

Reviewed by: Cindy Norris, Principal Planner

Attachments:

1. 9.19.19 PC Minutes DRAFT

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting –

Thursday, September 19, 2019

6:30 PM

A. CALL TO ORDER

Meeting called to order at 6:30 PM

Staff Present: Cindy Norris, Principal Planner

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 Vice-Chairperson Kirby Wells, Planning Commission Member Valerie Hurst, Planning Commission Member Steven Wong

Absent:

Excused:

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Planning Commission Member Fred Lopez

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 August 15, 2019

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Meeting of August 15, 2019

On a motion by Planning Commission Vice-Chairperson Kirby Wells, seconded by Planning Commission Member Chris Holt and carried unanimously; a motion to approve the Planning Commission Meeting Minutes of August 15, 2019

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Vice-Chairperson Kirby Wells, Planning Commission Member Valerie Hurst, Planning Commission Member Steven Wong

Noes: None

Absent:

H. PUBLIC HEARING

None

I. BUSINESS ITEMS

2. SUBJECT: Election of Officers for Chairperson and Vice Chairperson

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission: (1) Hold Elections; (2) Vote and Select among current membership for the appointments of Chairperson and Vice Chairperson

For the position of Planning Commission Chairperson:

Planning Commission Vice-Chairperson Kirby Wells was nominated by Planning Commission Chairperson Marco Lizarraga. No further nominations proposed, position is set.

For the position of Planning Commission Vice-Chairperson:

Planning Commission Chairperson Marco Lizarraga was nominated by Planning Commission Member Fred Lopez. No further nominations proposed, position is set.

3. SUBJECT: Planning Commission Work Program Review and Subcommittee Review and Appointment

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission Review the draft Work Program for Fiscal Year 2019-2020 and Review Subcommittees and Appointments

The Planning Commission Work Program Review was detailed and outlined by Staff. Subcommittee appointments to be made at the next Planning Commission meeting.

4. SUBJECT: Comprehensive Zoning Code Update Report

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive a report concerning the Comprehensive Zoning Code Update

Presentation provided by Staff.

J. STAFF OR COMMISSIONER COMMENTS

Verbal updates provided by Council Members/Staff.

K. ADJOURNMENT

Meeting adjourned at 7:12 PM.

L.



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: October 17, 2019
ITEM #: H.2.
SUBJECT: SUBJECT: Pioneer Village (APN:042-580-068) Tentative Subdivision Map #5162; Spring Lake Specific Plan Amendment; EIR Addendum; and associated Development Agreement

Recommendation for Action: Staff recommends that the Planning Commission

1. Receive the staff report;
2. Conduct the public hearing;
3. Adopt Planning Commission Resolution No. PC19-09, recommending City Council:
 - 1) approve the Merritt Ranch Tentative Subdivision Map No. 5162 (Exhibit) in accordance with the Conditions of Approval (Exhibit); and
 - 2) adopt Ordinance No. ____, authorizing the Amendment to the Spring Lake Specific Plan (Exhibit)
 - 3) adopt Ordinance No. ____, authorizing the Amendment to the General Plan (Exhibit)
 - 4) approve associated Development Agreement (Attachment) and
 - 5)approve CEQA addendum

Staff Contact:

Megan Meier, Associate Planner, (530) 661-5814, megan.meier@cityofwoodland.org

Project Site Description:

The Pioneer Village project site is located at the northwest corner of Farmers Central Road & Pioneer Avenue within the Spring Lake Specific Plan (SLSP) area in the City of Woodland. The 55.45-acre property is bordered by the proposed Merritt Ranch subdivision to the north, Pioneer Avenue to the east, Harry Lorenzo Avenue to the west, and the Brookstone at Spring Lake subdivision 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 currently fallow agricultural land with no existing structures on site.

Background & Project Summary:

The entire Spring Lake Specific Plan Area was pre-zoned under Ordinance No. 1346 adopted on July 2, 2002. The subject site was historically part of a single 160-acre plot of land with known agricultural use dating back at least to the 1870s. The 160-acres was divided in 2003 resulting in the two parcels formally known as Merritt 3/8 and Merritt 5/8.

In 2005 Tentative Subdivision Map No. 4674 was approved for the development of 236 R-5 single family dwelling units with a four (4) acre remainder lot for R-20 development but that map was never recorded and expired in 2016. Tentative Subdivision Map 4674 provided for the development of single family and multi-family units. The single-family portion was approved with an R-5 density. The multi-family site was approved at an R-20 density and was located at the North East corner of Farmers Central Road and Harry Lorenzo Avenue.

As part of the new tentative subdivision map (TSM #5162) the applicant is proposing to rezone a portion of the R-5 single-family to R-8 single-family and relocate the 4-acre R-20 multi-family site within the project area.

Specific Plan Amendment

The applicant wishes to modify the zoning 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 and to relocate the R-20 multi-family site. The zoning modification by acreage is shown below:

	Existing Land Use	Proposed Land Use	Net Change
Land Use Summary	Acres	Acres	Acres
R-5 (Phase 1) (4-5 DU/AC)	44.59	25.34	<19.25>
R-8 (Phase 2) (6-8 DU/AC)	0.0	19.14	19.14
R-20 (Phase 3) (18-20 DU/AC)	3.91	4.11	0.20
Arterial & Collectors	6.95	6.86	<0.09>
Totals:	55.45	55.45	

General Plan Amendment

The proposed General Plan Amendment is needed for the small rezone (0.1 acres) of the R-5 single-family low density to R-20 multi-family high density and to revise the location of the multi-family site within the plan area. The proposed change in location moves the multifamily from it's location in the southwest corner to the intersection of Patriot Way and Pioneer Avenue allowing greater circulation and adjacent to existing & proposed bus stops, Pioneer High School and Woodland Community College, in addition to other public services.

Tentative Subdivision Map

The subdivision includes a mixture of single-family lots and a 4-acre multi-family lot. The subject site is currently used primarily for agricultural purposes and is largely undeveloped. Changing the proposed location of the multi-family will provide more access to resources such as shopping, schools and transit. The land use designation across approximately half of the site is being requested to be revised from R-5 to R-8. The addition of smaller lots in the R-8 portion will address the reduction in corner lot duplexes on the previous tentative subdivision map (50% of the corner lots in the R-5).

The layout of the proposed subdivision includes 238 total lots, 231 for single-family, 1 for multifamily, and 6 lots for subdivision trails. The single family lots will include 111 R-5 lots and 120 R- 8 lots. The R-5 lots have an average lot size of 6,300 and range in size from 5,400 square feet and up. The R-8 lots vary significantly from the R-5 and have an average lot size of 4,750 square feet and range in size from 4,500 square feet and up. The multi-family lot is designated as R-20, consistent with the original approval. The increased acreage at the proposed R-20 site is due to the subdivision trail connection to Pioneer Avenue along the south side of the multifamily site. This additional acreage is anticipated to be excluded from the net R-20 acreage for development of the site.

Infrastructure

Access:

Access into Pioneer Village will be primarily from the collectors Harry Lorenzo and Pioneer Avenue to Patriot Way. There will be five vehicle ingress/egress points for the site, one from Pioneer Avenue, Farmers Central Road, and two from Harry Lorenzo Avenue, and Welch Street.

Two pedestrian greenbelt connections are proposed along Pioneer Avenue and four pedestrian connections are proposed along Harry Lorenzo Avenue. In addition, the greenbelt that runs along the north side of Farmers Central Road will be developed and is the continuation of the existing greenbelt to the east of the project area.

The proposed greenbelts will also connect with the larger network of greenbelts throughout Spring Lake.

Water:

Points of connection for domestic water will be from the existing 12-inch water main in Pioneer Avenue at Patriot Way and Lot D (south of the multi-family site); the future 12-inch water line in Harry Lorenzo Avenue at Baker Street, Patriot Way and Briggs Street; the existing 12-inch waterline in Farmers Central Road at Swain Drive; and the future 8-inch water line in Welch Street connecting to the Merritt Ranch development on the north side of the property.

Sanitary Sewer:

The project site consists of two sanitary sewer shed areas. The northern portion of the Pioneer Village development will flow to the existing 15-inch sewer pipe in Pioneer Avenue with a connection at Patriot Way. The southern portion of the development will flow to the existing 18-inch sewer main in Farmers Central Road at Swain Drive.

Storm Drainage:

The project site will drain along two sheds both connecting to the existing storm drain in Pioneer Avenue. The first point of connection is at Patriot Way to the 30-inch storm drain and the second connection will be made via LOT D south of the multi-family site to a 42-inch storm drain.

Storm Water Quality:

Overall storm water runoff from the project site will be directed to the East Regional Detention Pond via the Farmers Central Channel, both of which provide stormwater quality improvement for the northern portion of the SLSP. In addition, roof drains will be disconnected from the underground collection system allowing for filtration across the lot's landscape as well as through the planter strip between the separated sidewalk and the curb and gutter.

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 (DA) between the project applicant and the City of Woodland, the project is required to include a General Purpose Fee of Five Thousand Dollars (\$5,000.00) per single family dwelling unit, 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.

To support and facilitate multi-family development, the DA transfers some of the overall cost from multi-family to the single-family development shifting a portion of the fee burden off the multi-family dwelling units. While some fees are shifted, the overall fee totals to the City for the Pioneer Village development area will remain the same. The following fees have been adjusted to zero (0) for multi-family units and include the General Purpose fee, Spring Lake Fire Department Operations and Maintenance Funding fee, Public Transit Capital Fee, Public Transit Operation fee and Fiscal Deficit Mitigation fee.

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. Although Pioneer Village is requesting a General Plan Amendment the requested change is minimal, to address the relocation of the multi-family site, and does not affect the overall consistency of this project or the SLSP in relation to the City's 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.

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, as the Low Density land use allows for development up to 8 dwelling units per acre.

Zoning Ordinance Consistency

The following zoning standards are required for this project:

Lot Coverage - The maximum allowable 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.

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

Subdivision Ordinance Consistency

Phasing:

The subdivision map for Pioneer Village is proposing a three phase build-out with Phase One containing the R-5 single family dwelling units with 111 home sites, Phase Two contains the R-8 single family dwelling units with 120 home sites, and Phase Three shown on the map as a remainder for the future R-20 multi-family.

Lot Development:

Table 2.4 of the SLSP provides minimum requirements for lot development. Looking at the proposed lot development for Pioneer Village, Phase One (R-5) of the development has lots ranging in width from 55 feet to approximately 175 feet with an average lot width of 60 feet and lot depth of 105 feet. The lots range in size from 5,400 square feet and up with the average at 6,300 square feet. In Phase Two (R-8) lot depths range from 82 to 177 feet wide with an average lot widths of 45 feet and average lot depth at 105 feet. This phase has a range in lot size from 4,500 square feet and up with the average lot size at 4,750 square feet. This meets the minimum requirements of Table 2.4 of the SLSP, which requires a 40-foot minimum lot width for R-8 and a 50 50-foot minimum lot width for R-5. There is a significant differentiation between the R-5 and R-8 phases. Generally, the lots in the R-5 phases are somewhat larger than in the prior approved map, whereas the R-8 phases have lots that are generally smaller than on the previous map. While the overall number of lots has only increased by 11, there is greater differentiation and variety in lot sizes than before with a significant number of lots at the 45-foot width.

Circulation/Traffic:

The primary circulation pattern in Spring Lake has been determined. The future interior multi-family development circulation plan will be reviewed at time of submittal. The SLSP established minimum street standards that align with the citywide standards associated with street classification. The streets within the development area are classified as "Local" streets and meet the standard SLSP minimum 57-foot right-of-way. Additionally, the project is conditioned to add the following traffic calming improvements:

- Install speed humps on Swain Drive, Gilbert Street, and McClure Street
- Install traffic circle on Briggs/Gilbert/Levy
- Install traffic calming medians and bulb outs at Briggs/Hurst and Moses/Swain.
- 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

This project is proposing adding a total of 11 additional units which will result in less than 50 peak hour trips, therefore, a traffic analysis is not required. The project as amended better meets requirements to reduce vehicle miles traveled (VMT) by facilitating better utilization of the transportation system and facilitates pedestrian and bike utilization through the addition of pedestrian and greenbelt access.

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.

Climate Action Plan Consistency

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

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

- 1) T/LU-1 Complete Streets Program (multimodal street buildout per the SLSP)
- 2) T/LU-5 Increased Mass Transit Use, Walking, and Bicycling (pedestrian and bicycle usage facilitated through land planning and inclusion of paths to shopping, parks, school and other offsite amenities)
- 3) UF-2 Increased Tree Planting (extensive tree planting in landscape areas)
- 4) UF-3 Maintenance of Existing Trees (proposed tree preservation and SL Maintenance CFD)
- 5) W/W-1 Increased Water Conservation (recycled water infrastructure in portion of project required water conserving landscaping)
- 6) MO-3 Increased Energy Efficiency and Use of Renewable Energy (Homes shall comply with the 2019 Energy code updates and will be required to provide solar) solar ready homes and Title 24 energy efficiency requirements)
- 7) MO-4 Increased Use of Alternative-Fuel and Fuel-Efficient Vehicles (Each residential unit will have a dedicated circuit for electric vehicle charging in the garage)

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 minor 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.

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 after the proposed rezone will be 4.3 du/ac for the R-5 single family, 6.27 du/ac for the R-8 single family, and 19.95 du/ac for the R-20 multi-family. The overall unit count for the proposed development is slated at 5 units less than the previously approved development that had 236 single family lots for this project area. Additionally, the density has gone down for the R-5 from the previously approved TSM from 4.82 du/ac to 4.38 du/ac. Overall even with the proposed up-zone on a portion of the existing R-5 development area the overall single family density is lower and less intense than previous development plans for the R-5 portion.

LAND USE COMPARISON CHART							
EXISTING SPECIFIC PLAN			UNITS PERMITTED (BASED ON NET ACREAGE)	PROPOSED TENTATIVE SUBDIVISION MAP		UNITS PERMITTED (BASED ON NET ACREAGE)	NET DENSITY (BASED ON NET ACREAGE)
USE	NET ACREAGE	#UNITS		NET ACREAGE	#UNITS		
R-5 (4-5 DU/AC)	44.59	178-222	178-222	25.34	111	101-126	4.38 DU/AC
R-8 (6-8 DU/AC)	0		0	19.14	120	114-153	6.27 DU/AC
R-20 (18-20 DU/AC)	3.91		70-78	4.11	80	73-82	19.95 DU/AC
ARTERIAL & COLLECTORS	6.95		0	6.86	0	0	0 DU/AC
TOTALS:	55.45		248-300	55.45	311		

Affordable Housing

The Spring Lake Affordable Housing Plan requires that all residential projects provide 10% of single family units as affordable to low-income households and 10% of all multifamily be low-income units and 20% multi-family be very low income units or that 25% of the units are designated as very-low income units. As proposed 231 single family homes are in phase one and two of the subdivision, of which 23, or 10-percent, will be required as affordable to low-income households. The multi-family portion of the map is phase 3 and not programed at this point in time, however using the maximum of 82 units under the SLSP requirements the project would be required to provide eight (8) low-income units and 16 very-low income units or alternatively 20 very-low income units.

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. The in-lieu fee option is intended to be utilized to satisfy the affordable housing requirement for the single-family lots. The multi-family site will provide affordable units as specified in the SLSP.

This Project requires that in-lieu of constructing the twenty three (23) low income single family units owner/builder agrees to pay an in-lieu fee for 23 required affordable units (231 single family units), payable at building permit issuance. The In-lieu fee has been determined to be \$64,144 (2019) which results in a total in-lieu fee of \$1,475,312. A proportionate share of the fee shall be paid with each building permit unit in the amount of \$6,386.63 housing unit. (The in-lieu fee is subject to an annual adjustment based on the Construction Cost Index

(CCI).

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 including the new 2019 Cal Green Code. 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. The new 2019 Energy Code, effective January 1, 2020, will require that all homes provide solar.

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. Staff finds that the proposed Pioneer Village street layout is substantially consistent and in conformance with the intent of the SLSP requirements. Additionally, a condition of approval has been added to state that, the homes shall be designed to have variability in terms of front setback, a mix of one and two-story units, and varied 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 feet to approximately 175 feet with an average in Phase One (R-5) of 60 feet and an average in Phase Two (R-8) of 45 feet.

Entry Sign

Neighborhood entry signs will be provided at the intersection of Harry Lorenzo Avenue and Patriot Way and additionally at the intersection of Pioneer avenue and Patriot Way, 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 and energy efficiency requirements, including the new 2019 building code updates. 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 privacy wall will be placed on the perimeter 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.

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.

Agricultural / Swainson Hawk 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. Pioneer Village plan area has previously fully met the Agricultural and Hawk Mitigation requirement. The applicant has previously fulfilled this requirement with a targeted easement area known as the Merritt Mitigation Property. The Merritt property easement, as amended, is consistent with the City's SLSP Agricultural Mitigation program.

Technical Analysis

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):

- Jurisdictional Delineation and Special Status Species, Merritt/Murphy Residential Property, Gibson & Skordal, December 2003 (Development Regulation 7.1).
- Environmental Noise Assessment, Merritt/Murphy Residential Development, Bollard & Brennan, Inc., July 28, 2004 (SLSP, Development Regulation 2-4 and page 9.1)
- Cultural Resources Assessment, Peak & Associates, April 9, 2004 (SLSP Development Regulation 2-4 and page 9.1)
- Phase I Environmental Site Assessment, Ramcon Engineering & Environmental Contracting, November 18, 2003 (SLSP Mitigation Measure 4.12-1)
- Merritt-Murphy Tentative Maps Traffic Impact Study, Grandy & Associates, August 27, 2004 (SLSP Development Regulations 2-4 and page 9.1)

City staff has previously 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.

Environmental Clearance:

In 2006, the property secured 55.45-acres of mitigation easements via participation in the Merritt Property conservation easement.

Jurisdictional Elineation and Special Status Species,

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 #17 (Resolution No. adopted _____, 2019) for the purposes of amending the General Plan and Spring Lake Specific Plan based on a request by Pioneer-Woodland, LLC, to rezone a portion of the Pioneer Village Project Site that includes Rezone of 19.14 acre, R-5/Single Family (4-5 du/acre) site to R-8 /Single Family (6-8 du/acre) and .20 acre of R-5 (4-5 du/acre) Single Family to R-20 multifamily (18-20 du/acre).

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

Review Agency Comments:

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

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 October 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 October 12, 2019.

MOTION:

Adopt Resolution No. PC19-09, recommending City Council:

1) approve the Merritt Ranch Tentative Subdivision Map No. 5162 (Exhibit) in accordance with the Conditions of Approval (Exhibit); and

2) adopt Ordinance No. _____, authorizing the Amendment to the Spring Lake Specific Plan (Exhibit)

3) adopt Ordinance No. _____, authorizing the Amendment to the General Plan (Exhibit)

4) approve associated Development Agreement (Attachment) and

5)approve CEQA addendum

Attachments:

1. Attachment 1-Planning Commission Resolution
2. Exhibit 1-A_Spring Lake Specific Plan & General Plan Amendment Diagram
3. Exhibit 1-B_Pioneer Village Tentative Map-5162
4. Attachment 2-Pioneer Village Draft Development Agreement
5. Exhibit 2-A_Legal Description
6. Exhibit 2-B_Contextual Map
7. Exhibit 2-C_Conditions of Approval
8. Exhibit 2-D_Project Specific Impact Fees
9. Attachment 3-Pioneer Village Addendum
10. Attachment 4-Application & Project Narrative
11. Attachment 5-Project Information Summary Sheet

RESOLUTION NO. PC 19-09

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND RECOMMENDING THE CITY COUNCIL APPROVE
THE ADDENDUM TO THE TURN OF THE CENTURY EIR,
AMENDMENTS TO THE GENERAL PLAN AND SPRING LAKE
SPECIFIC PLAN, APPROVAL OF TENTATIVE SUBDIVISION MAP NO.
5162 FOR THE PIONEER VILLAGE PROJECT IN ACCORDANCE
WITH THE CONDITIONS OF APPROVAL, AND APPROVAL OF AN
ORDINANCE APPROVING A DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF WOODLAND AND PIONEER-WOODLAND,
LLC FOR THE PIONEER VILLAGE PROJECT IN SPRING LAKE**

WHEREAS, the applicant, Pioneer-Woodland, LLC, filed Planning Application # PLNG 19-00010, proposing amendments to the General Plan and Spring Lake Specific Plan, a Development Agreement, and a Tentative Subdivision Map (TSM No. 5162) to develop 55.45 acres of the Pioneer Village Project Area within Spring Lake; and

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

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on October 17, 2019, to review and consider recommending to the City Council approval of the proposed Pioneer Village Project in Spring Lake (“Project”) including the Addendum to the Turn of the Century EIR, Specific Plan Amendment, Tentative Subdivision Map No. 5162, and the Development Agreement; and

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

WHEREAS, the Planning Commission considered the proposed EIR Addendum to the Turn of the Century EIR for the purposes of amending the plan based on a request by Pioneer-Woodland, LLC to modify land use designations within the Spring Lake Specific Plan, as described in more detail in **Attachment 3**. Section 15182(a) of the California Environmental Quality Act (CEQA) provides that the lead agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. The proposed revisions, which result in a similar number of residential units as contemplated in the Spring Lake Specific Plan, will result in environmental impacts that would be similar to those identified in the previous EIR and Addenda prepared for the Spring Lake project area. Infrastructure improvements beyond those previously anticipated will not be required. In addition, the daily trip generation will not be significantly different than that anticipated in the SLSP, Turn of the Century EIR; and

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

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

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

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

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

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

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

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

1. General Plan Consistency Findings:

- a. The project does require a General Plan Amendment but does not trigger any significant impacts. The development project slightly increases the R-20 multifamily by .11 acre and relocates the existing R-20 within the project area.

- b. Overall The Project is consistent with the goals and policies of the General Plan. The other proposed modification does not alter the land use designation for single family residential densities.
- c. 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. 5162:

- 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 (Jurisdictional Delineation and Special Status Species, Merritt/Murphy Residential Property, Gibson & Skordal, December 2003) 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 has mitigated for hawk habitat.
 - 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.
4. The Planning Commission does hereby recommend that the City Council: 1) approve the CEQA EIR Addendum to the previously certified Turn of the Century EIR as the appropriate level of environmental review in accordance with the California Environmental Quality Act; 2); amend the Spring Lake Specific Plan land use designations (rezone) in accordance with the proposed Pioneer Village Specific Plan Amendment (Exhibit A); 3) approve Tentative Subdivision Map #5162; and approve an Ordinance approving the Development Agreement between the City of Woodland and Pioneer-Woodland, LLC, to use and develop the Pioneer Village project area located within the Spring Lake Specific Plan Area.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 17th day of October 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Kirby Wells, Chairperson

ATTEST:

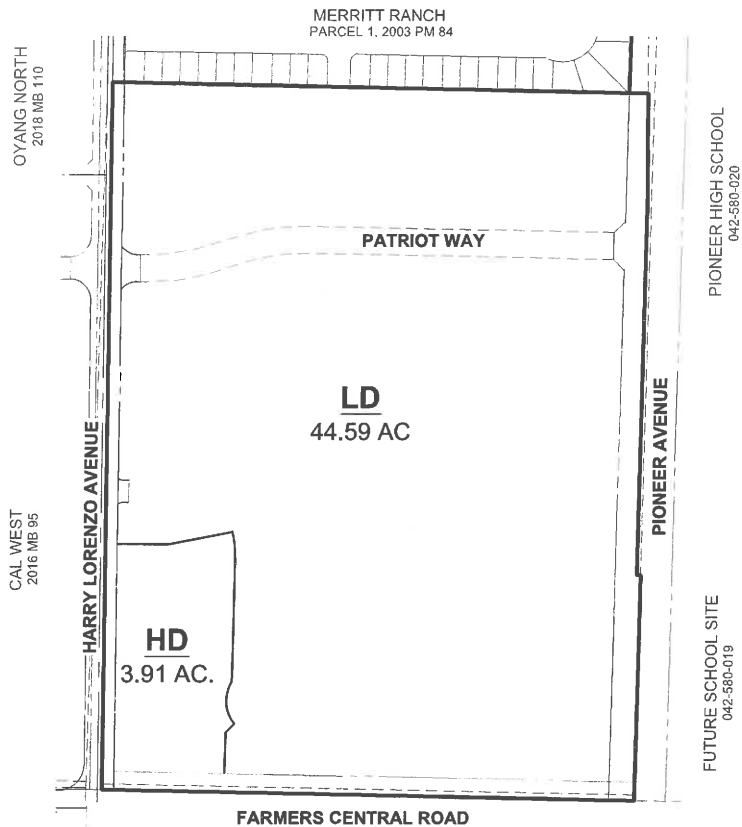
Cindy Norris, Planning Commission Secretary

APPROVED AS TO FORM:

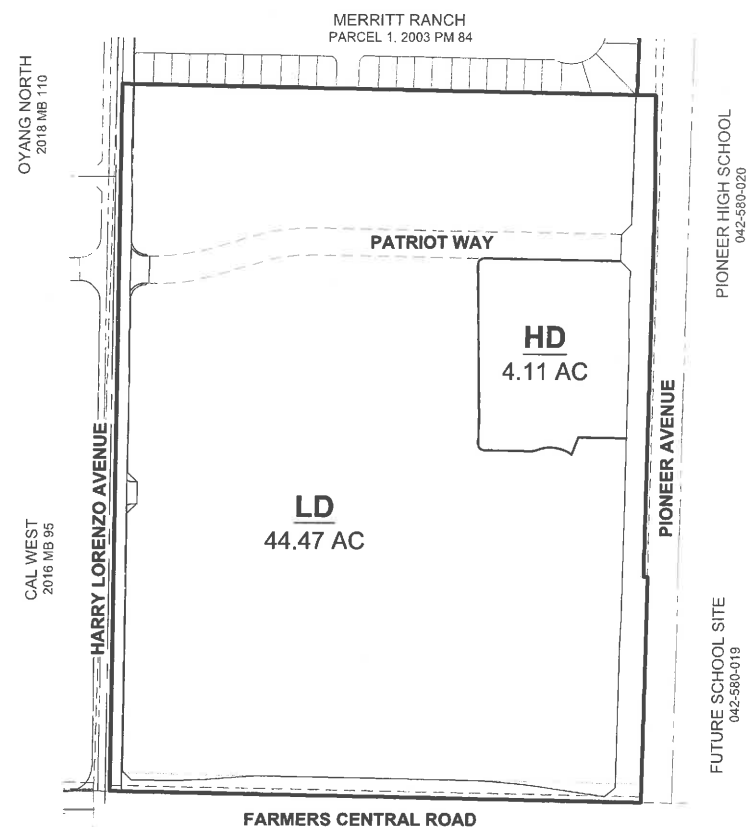
Kara K. Ueda, City Attorney

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

Exhibit “1-B” – Tentative Subdivision Map No. 5162



EXISTING LAND USE DESIGNATION



PROPOSED LAND USE DESIGNATION

GENERAL PLAN SUMMARY

EXISTING LAND USE	EXISTING DESIGNATION	EXISTING AREA	PROPOSED LAND USE	PROPOSED DESIGNATION	PROPOSED AREA	NET CHANGE
LOW DENSITY RESIDENTIAL	LD	44.59 AC	LOW DENSITY RESIDENTIAL	LD	44.47 AC	-0.12 AC
HIGH DENSITY RESIDENTIAL	HD	3.91 AC	HIGH DENSITY RESIDENTIAL	HD	4.11 AC	+0.20 AC
COLLECTOR/ARTERIAL RIGHTS OF WAY		6.95 AC	COLLECTOR/ARTERIAL RIGHTS OF WAY		6.87 AC	-0.08 AC

0 150 300
SCALE: 1" = 300'

DESIGNED BY: SG
DRAWN BY: KR
CHECKED BY: SG



CECWEST.COM
Project Planning • Civil Engineering • Landscape Architecture
• Sacramento Office 2120 20th Street, Suite Three Sacramento, CA 95811 (916) 455-2025
• Davis Office 2540 Spafford Street, Suite 200 Davis, CA 95618 (530) 755-2025

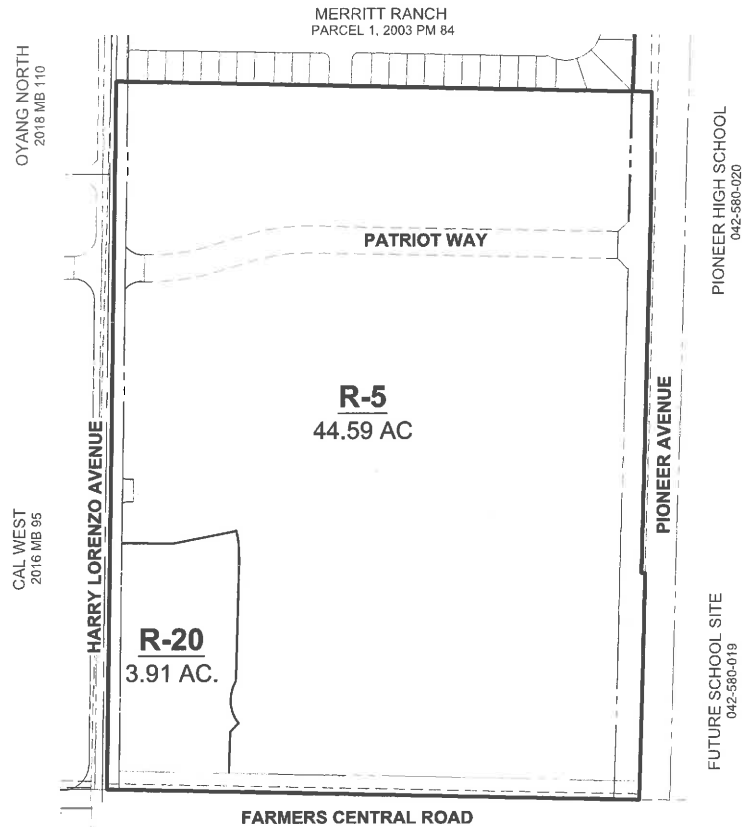
CITY OF WOODLAND

**GENERAL PLAN AMENDMENT EXHIBIT -A
PIONEER VILLAGE**

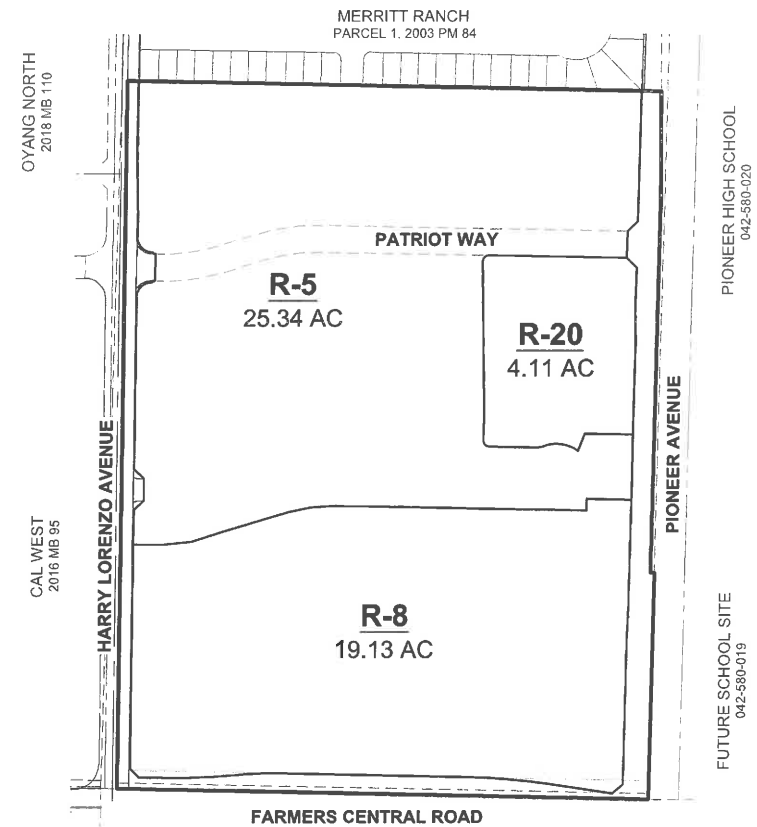
CALIFORNIA



SHEET
1
OF
1
DATE: 01/21/19
JOB NO: 892.52



EXISTING LAND USE DESIGNATION



PROPOSED LAND USE DESIGNATION

EXISTING LAND USE					PROPOSED LAND USE				
LAND USE SUMMARY		AREA*	PERMITTED UNITS	MAX. NET DENSITY*	AREA*	TOTAL UNITS	NET DENSITY	NET CHANGE AREA	TOTAL UNITS
R-5	SINGLE-FAMILY RESIDENTIAL (4-5 du/ac)	44.59 AC	178-222	4.98 du/ac	25.34 AC	111	4.38 du/ac	-19.25 AC	-111
R-8	SINGLE FAMILY RESIDENTIAL (6-8 du/ac)	0 AC	0	0 du/ac	19.14 AC	120	6.27 du/ac	+19.14 AC	+120
R-20	MULTI FAMILY RESIDENTIAL (18-20 du/ac)	3.91 AC	70-78	19.95 du/ac	4.11 AC	80	19.95 du/ac	+0.20 AC	+2
COLLECTOR/ARTERIAL ROW	HLA, FCR, PATRIOT WAY, PIONEER AVENUE	6.95 AC	0	0 du/ac	6.86 AC	0	0 du/ac	-0.09 AC	0
		55.45 AC	248-300		55.45 ac.	311		0	+11

*NET ACREAGE AND DENSITY EXCLUDES PIONEER AVENUE, FARMERS CENTRAL ROAD, HARRY LORENZO AVENUE & PATRIOT WAY RIGHTS-OF-WAY.

DESIGNED BY: SG
DRAWN BY: KR
CHECKED BY: SG

SCALE
1" = 300'



Project Planning • Civil Engineering • Landscape Architecture
Sacramento Office 2120 26th Street, Suite Three Sacramento, CA 95819 (916) 458-2026
Davis Office 2540 Spotted Street, Suite 200 Davis, CA 95618 (530) 758-2228

CECWEST.COM

CITY OF WOODLAND

SPECIFIC PLAN AMENDMENT EXHIBIT - A

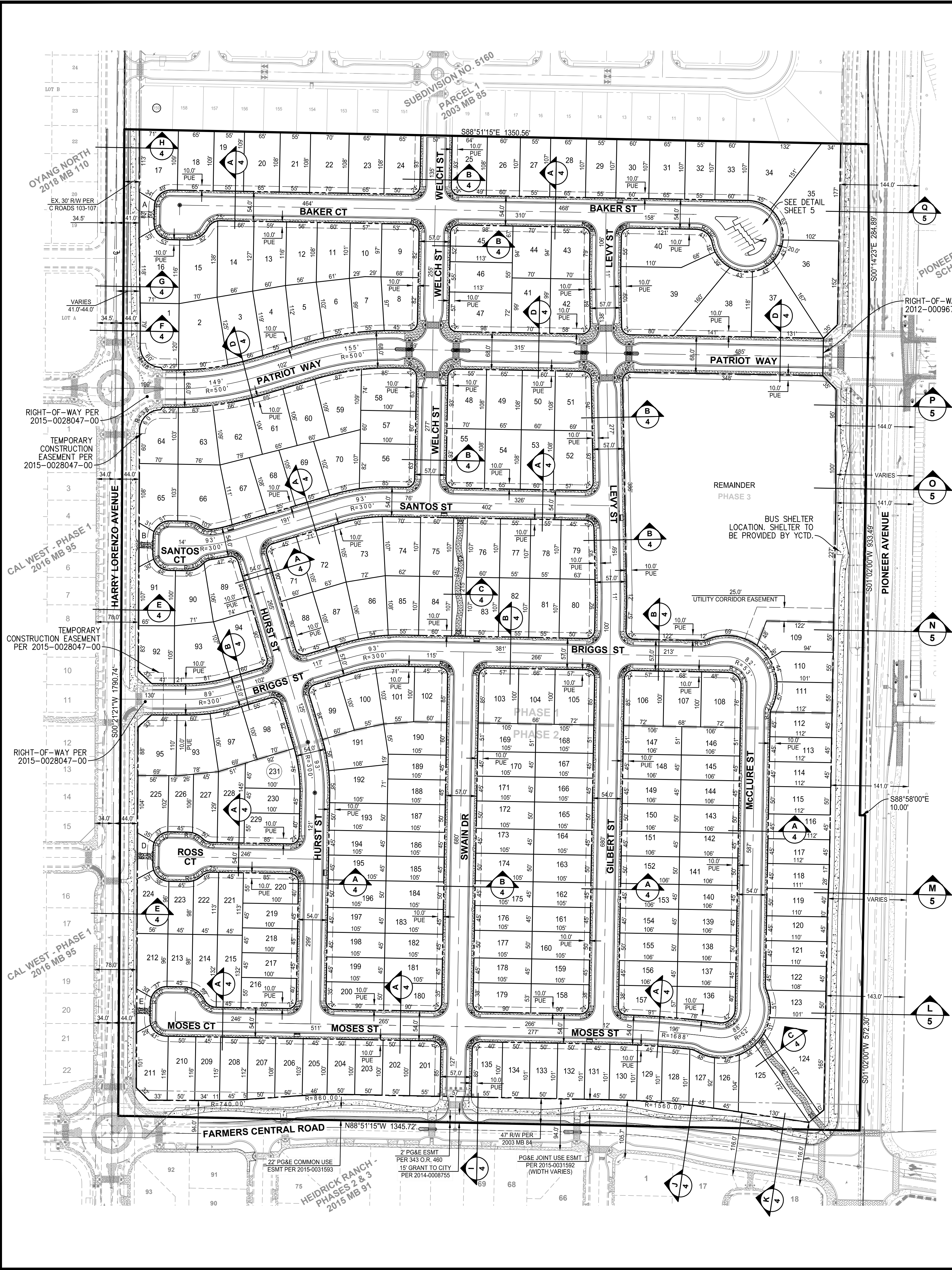
PIONEER VILLAGE

CALIFORNIA



0 150 300
SCALE: 1" = 300'

SHEET
1
OF
1
DATE: 01/21/19
JOB NO: 892.52



LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED ROAD CENTERLINE
- EXISTING ROAD CENTERLINE
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- CONTOUR LINE - 2'
- PHASE LINE

SHEET INDEX

TENTATIVE MAP	1
PRELIMINARY GRADING & DRAINAGE PLAN	2
PRELIMINARY WATER & SEWER PLAN	3
CROSS-SECTIONS	4
CROSS-SECTIONS	5

PROJECT PHASING

THE SUBDIVISION WILL BE FINAL MAPPED IN PHASES AS CONCEPTUALLY SHOWN HEREIN OR SUBSETS THEREOF AS DETERMINED TO BE SUBSTANTIALLY SIMILAR BY THE COMMUNITY DEVELOPMENT DIRECTOR AND THE CITY ENGINEER.

SECOND UNITS

SECONDARY DWELLING UNITS (i.e. ACCESSORY DWELLING UNITS) ARE SUBJECT TO THE PROVISIONS AS SET FORTH IN THE WOODLAND MUNICIPAL CODE SECTION 25-21-05.

LOT SIZES

THE BUILDER RESERVES THE RIGHT OF LOT WIDTH MODIFICATION AT THE FINAL MAP STAGE BASED UPON SELECTION OF FLOOR PLANS AND MARKET DEMAND, SUBJECT TO THE APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR.

AFFORDABLE HOUSING UNITS

AFFORDABLE HOUSING REQUIREMENT FOR SINGLE FAMILY LOTS WILL BE MET WITH IN-LIEU FEES.

EASEMENTS TO BE ABANDONED

- ABANDON EXISTING 30' HARRY LORENZO AVENUE RIGHT-OF-WAY PER C ROADS 103-107 AND REDEDICATE HARRY LORENZO AVENUE RIGHT-OF-WAY AS SHOWN HEREON, WITH RELEVANT FINAL MAP(S).
- ABANDON EXISTING 47' FARMERS CENTRAL ROAD RIGHT-OF-WAY PER 2003 MB 84 AND REDEDICATE FARMERS CENTRAL ROAD AS SHOWN HEREON, WITH RELEVANT FINAL MAP(S).
- ABANDON EXISTING PIONEER AVENUE RIGHT-OF-WAY PER 2003 MB 84 AND REDEDICATE PIONEER AVENUE AS SHOWN HEREON, WITH RELEVANT FINAL MAP(S).

LAND USE COMPARISON CHART

EXISTING SPECIFIC PLAN		UNITS PERMITTED		PROPOSED TENTATIVE SUBDIVISION MAP		UNITS PERMITTED		NET DENSITY
USE	NET AREA	# UNITS	(BASED ON NET ACREAGE)	NET AREA	# UNITS	(BASED ON NET ACREAGE)	(BASED ON NET ACREAGE)	
R-5 (4-5 DU/AC)	44.59 AC.	178-222	178-222	*25.34 AC.	111	101-126		4.38 DU/AC
R-8 (6-8 DU/AC)	0 AC.	0	0	*19.14 AC.	120	114-153		6.27 DU/AC
R-20 (18-20 DU/AC)	3.91 AC.	70-78	70-78	*4.11 AC.	80	73-82		19.95 DU/AC
ARTERIAL & COLLECTORS	6.95 AC.	0	0	**6.86 AC.	0			0 DU/AC

*NET ACREAGE AND DENSITY EXCLUDES PIONEER AVENUE, FARMERS CENTRAL ROAD, HARRY LORENZO AVENUE & PATRIOT WAY RIGHTS-OF-WAY.
** INCLUDES GREENBELT ALONG NORTH SIDE OF FARMERS CENTRAL ROAD.

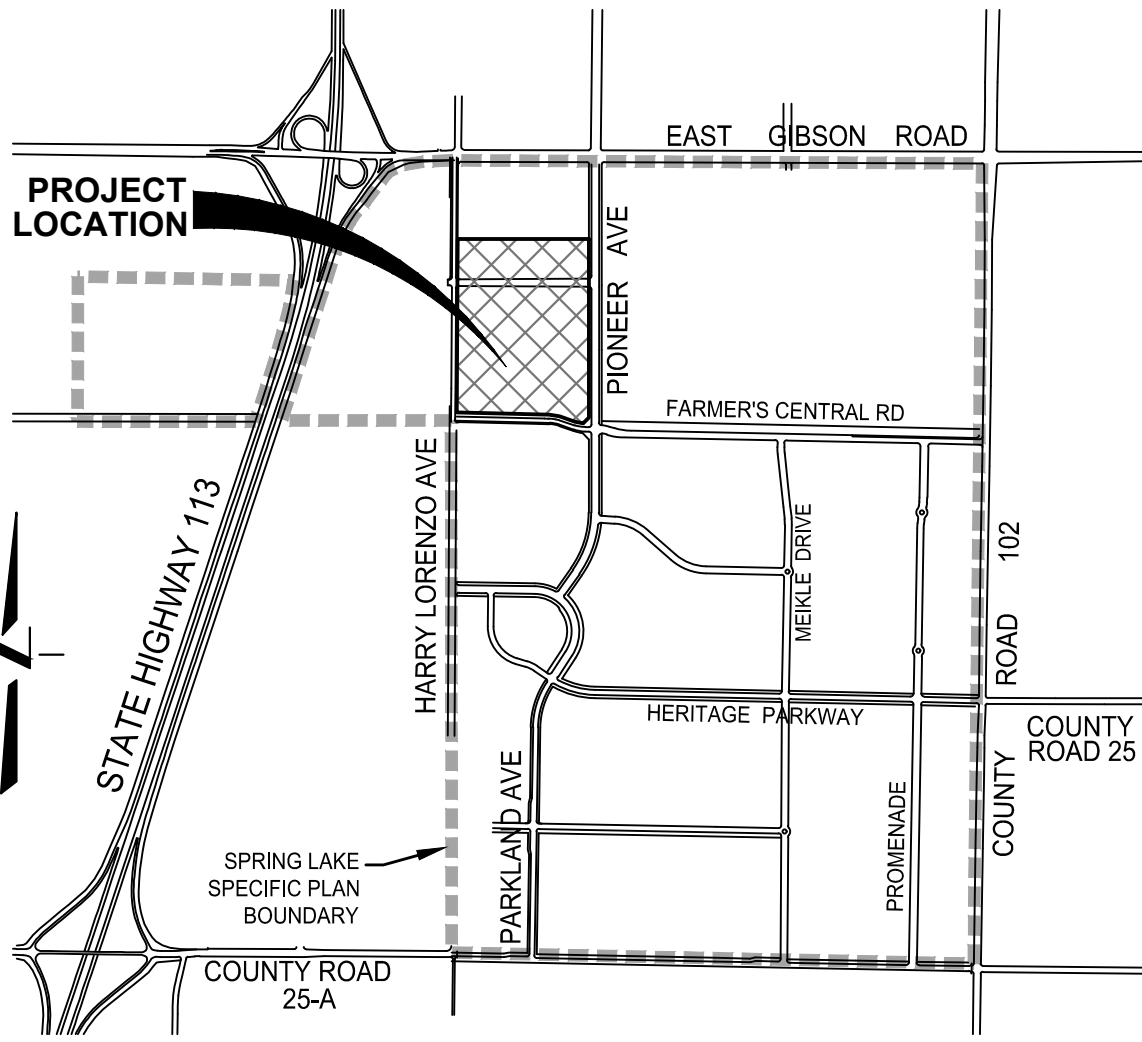
LAND USE SUMMARY	EXISTING LAND USE AREA	PROPOSED LAND USE AREA	NET CHANGE AREA
R-5 (PHASE 1) (4-5 DU/AC)	44.59 AC.	25.34 AC.	<19.25> AC.
R-8 (PHASE 2) (6-8 DU/AC)	0.0 AC.	19.14 AC.	19.14 AC.
R-20 (PHASE 3)	3.91 AC.	4.11 AC.	0.20 AC.
ARTERIAL & COLLECTORS	6.95 AC.	6.86 AC.	<0.09> AC.
TOTALS:	55.45 AC.	55.45 AC.	

PUBLIC / QUASI PUBLIC LOT SUMMARY

LOT A-B, D-E	SUBDIVISION TRAIL CORRIDORS
LOTS C & F	GREENBELT

INTERSECTION CURB RADII TABLE

INTERSECTION TYPE	MINIMUM RADIUS AT FACE OF CURB
LOCAL TO LOCAL	.25'
LOCAL TO COLLECTOR	.30'
COLLECTOR TO COLLECTOR	.35'
COLLECTOR TO ARTERIAL	.35'



VICINITY MAP

-NTS-

GENERAL NOTES

OWNER / DEVELOPER:

PIONEER-WOODLAND, LLC
240 FULTON AVE. STREET
SACRAMENTO, CA 95825
(916) 489-4600

CIVIL ENGINEER:

STEVE GREENFIELD RCE C50880
CUNNINGHAM ENGINEERING
2940 SPAFFORD STREET
DAVIS, CALIFORNIA 95618
(530) 758-2026

PARCEL NUMBERS and APN's:

PARCEL 2 OF 2003 PM 84: APN: 042-580-068

AREA:

55.45 ACRES

EXISTING ZONING:

SLSP-PZ-SF, OS

PROPOSED ZONING:

SLSP-SF, OS

EXISTING LAND USE:

MEDIUM-LOW DENSITY RESIDENTIAL

PROPOSED LAND USE:

MEDIUM-LOW DENSITY RESIDENTIAL

FLOOD ZONE DESIGNATION:

ZONE "X"

DOMESTIC WATER, SANITARY
SEWER AND DRAINAGE:

CITY OF WOODLAND

FIRE:

WOODLAND FIRE DEPARTMENT

ELECTRICITY & GAS:

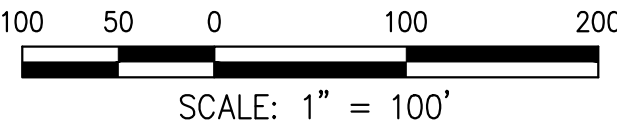
PG & E

CABLE TELEVISION:

CHARTER COMMUNICATIONS

NOTES:

- THE STREET NAMES SHOWN ON THIS MAP ARE FOR PLANNING PURPOSES ONLY. ACTUAL STREET NAMES TO BE APPROVED BY THE CITY OF WOODLAND.
- ALL EXISTING TREES TO BE REMOVED.
- THIS TENTATIVE MAP CONFORMS WITH ALL REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.
- THIS TENTATIVE MAP CONFORMS WITH ALL THE REQUIREMENTS OF THE CITY OF WOODLAND SUBDIVISION ORDINANCE.



PIONEER VILLAGE
TENTATIVE MAP NO. 5162
TITLE SHEET

SHEET
1
OF
5

DATE: 10/08/2019

JOB NO: 892.52

CEWEST.COM

DESIGNED BY KR
DRAWN BY KR
CHECKED BY SG
SCALE
AS SHOWN

APPROVED BY
BY
REVISIONS
NO. DATE

Project Planning & Civil Engineering - Landscape Architecture
Cunningham Engineering
2940 Spafford Street, Suite 200
Davis, California 95618
(530) 758-2026



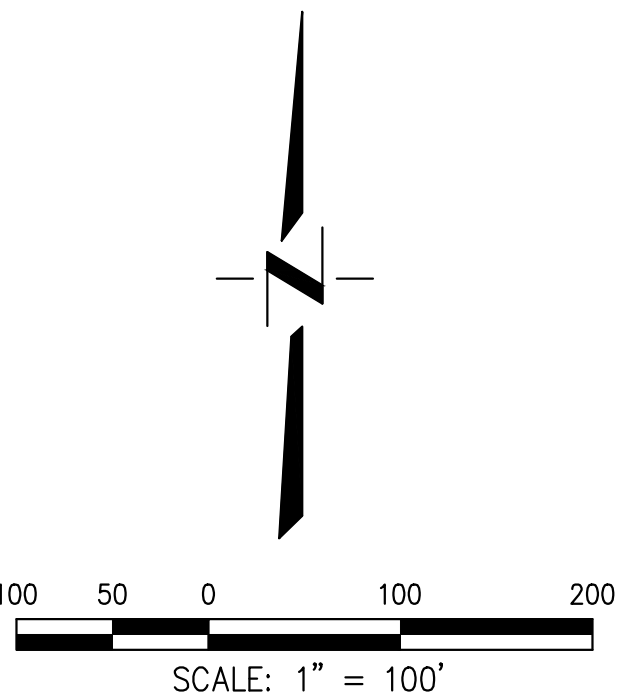
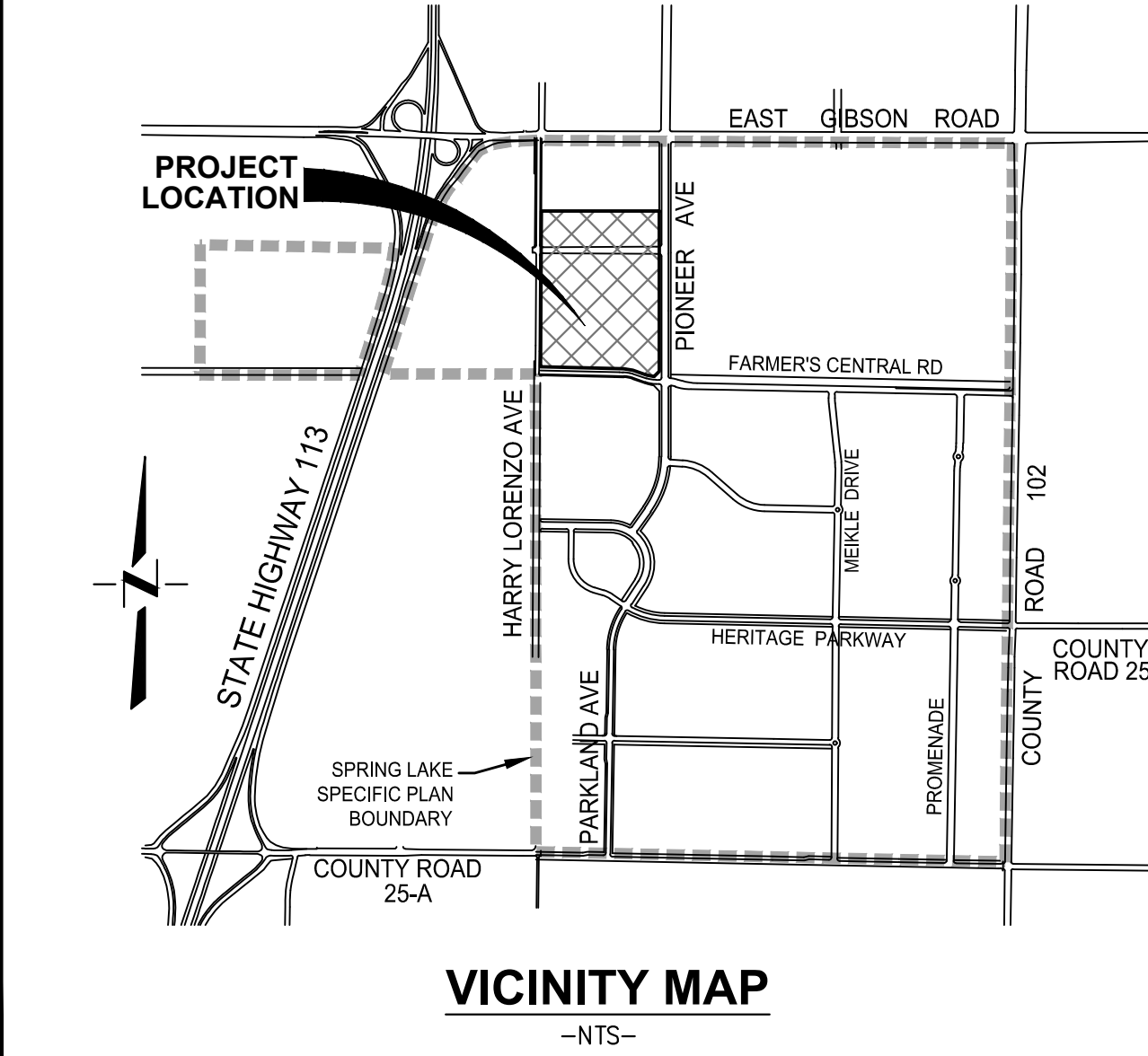
CALIFORNIA

CITY OF WOODLAND



- LEGEND:**
- PROPOSED PROPERTY LINE
 - EXISTING PROPERTY LINE
 - PROPOSED LOT LINE
 - EXISTING LOT LINE
 - PROPOSED RIGHT-OF-WAY
 - EXISTING RIGHT-OF-WAY
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PHASE LINE
 - PROPOSED PRIVACY WALL
 - PROPOSED MODULAR BLOCK WALL
 - PROPOSED RETAINING WALL AT PRIVACY WALL

- EXISTING STORM DRAIN PIPE AND MANHOLE (SIZE PER PLAN)
- PROPOSED STORM DRAIN PIPE AND MANHOLE (SIZE PER PLAN)
- PROPOSED STORM DRAIN INLET
- PROPOSED PAD ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED SLOPE
- 100-YEAR OVERLAND RELEASE



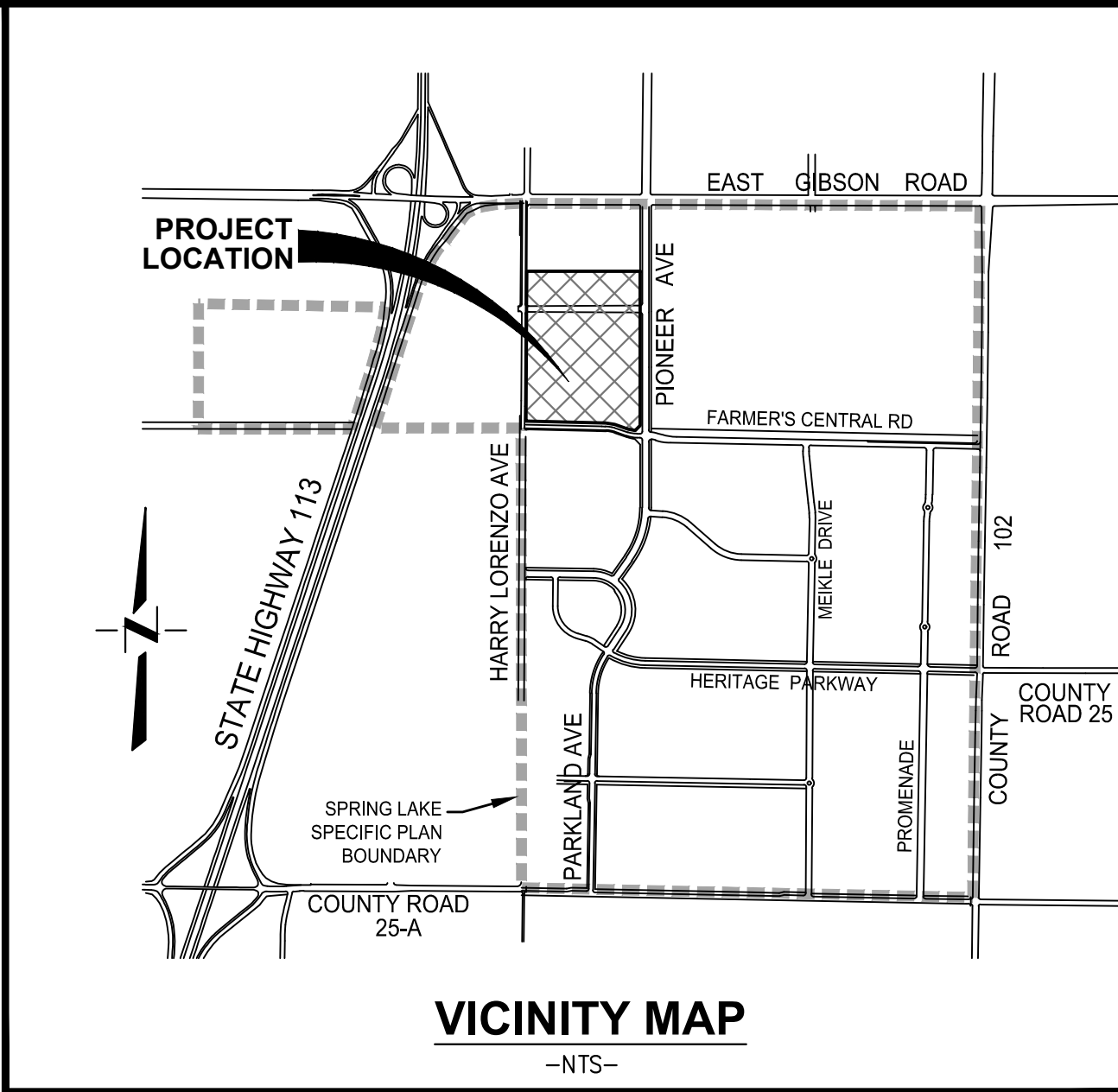
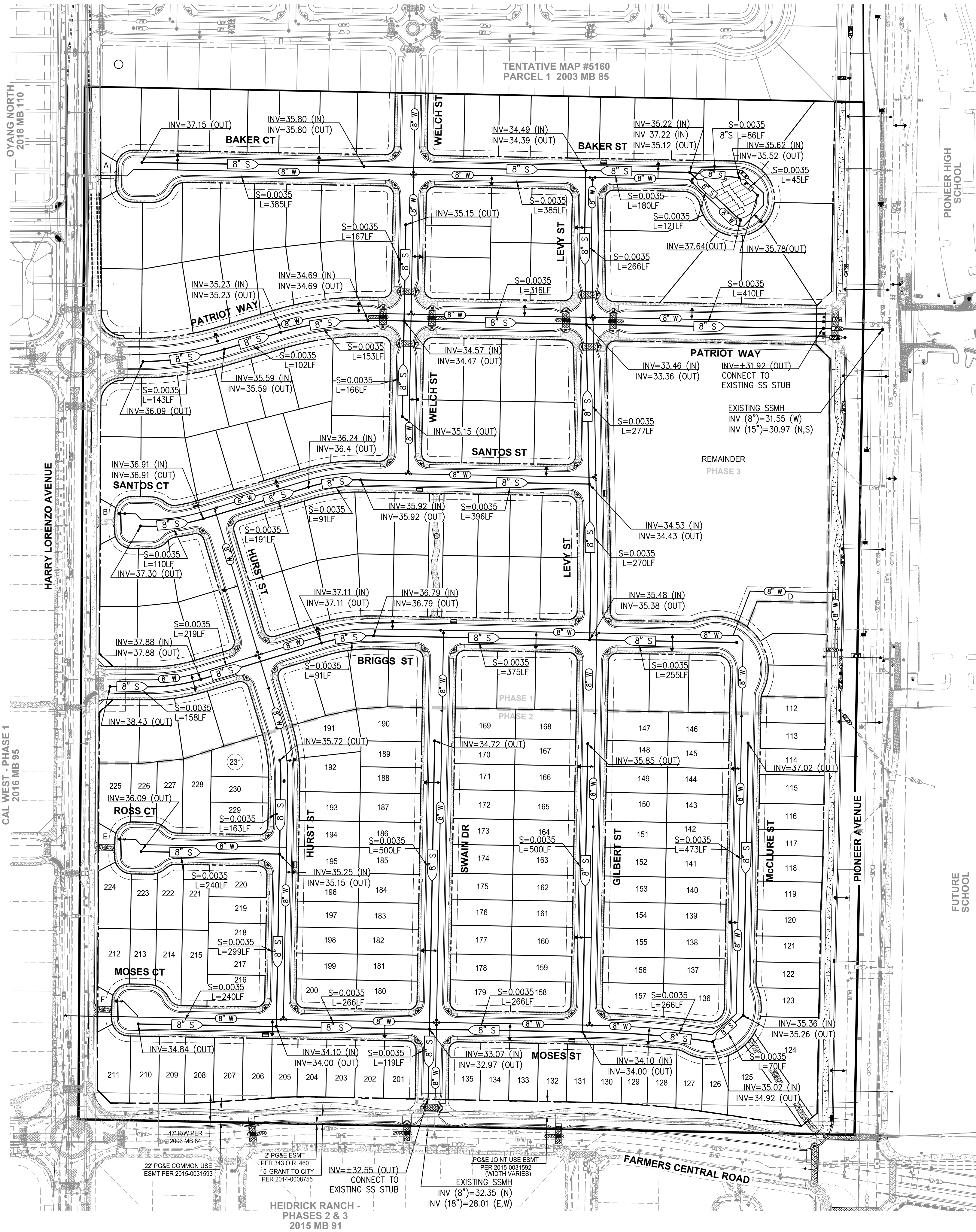
PIONEER VILLAGE
TENTATIVE MAP NO. 5162
PRELIMINARY GRADING & DRAINAGE PLAN
CITY OF WOODLAND CALIFORNIA

DESIGNED BY KR
DRAWN BY KR
CHECKED BY SG
SCALE
AS SHOWN

CECWEST.COM
Project Planning - Civil Engineering - Landscape Architecture
Davis Office
2940 Spafford Street, Suite 200
Sacramento, CA 95818
(916) 455-2026

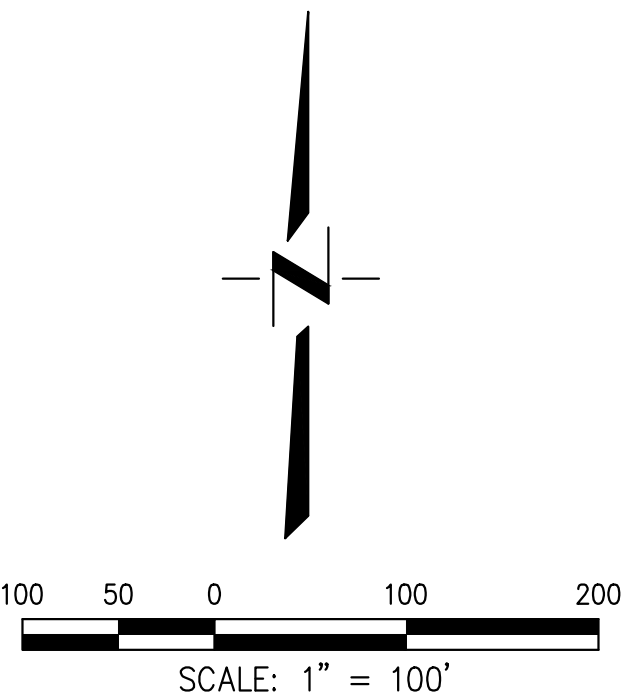
SHEET
OF
5

DATE: 10/08/2019
JOB NO: 892.52



LEGEND:

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PHASE LINE
- EXISTING SEWER PIPE AND MANHOLE (SIZE PER PLAN)
- EXISTING WATER PIPE (SIZE PER PLAN)
- EXISTING FIRE HYDRANT ASSEMBLY
- PROPOSED SEWER PIPE AND MANHOLE (SIZE PER PLAN)
- PROPOSED WATER PIPE (SIZE PER PLAN)
- PROPOSED FIRE HYDRANT ASSEMBLY



DESIGNED BY KR

DRAWN BY KR

CHECKED BY SG

SCALE

AS SHOWN

NO.

DATE

REVISIONS

BY

APPD.

CECWEST.COM

Project Planning • Civil Engineering • Landscape Architecture

■ Davis Office
2840 Spafford Street, Suite 200
Sacramento, CA 95818
(916) 455-2026

■ Sacramento Office
2120 20th Street, Suite Three
Sacramento, CA 95818
(916) 455-2026

PIONEER VILLAGE

TENTATIVE MAP NO. 5162

PRELIMINARY SEWER & WATER PLAN

CITY OF WOODLAND

CALIFORNIA

SHEET

3

OF

5

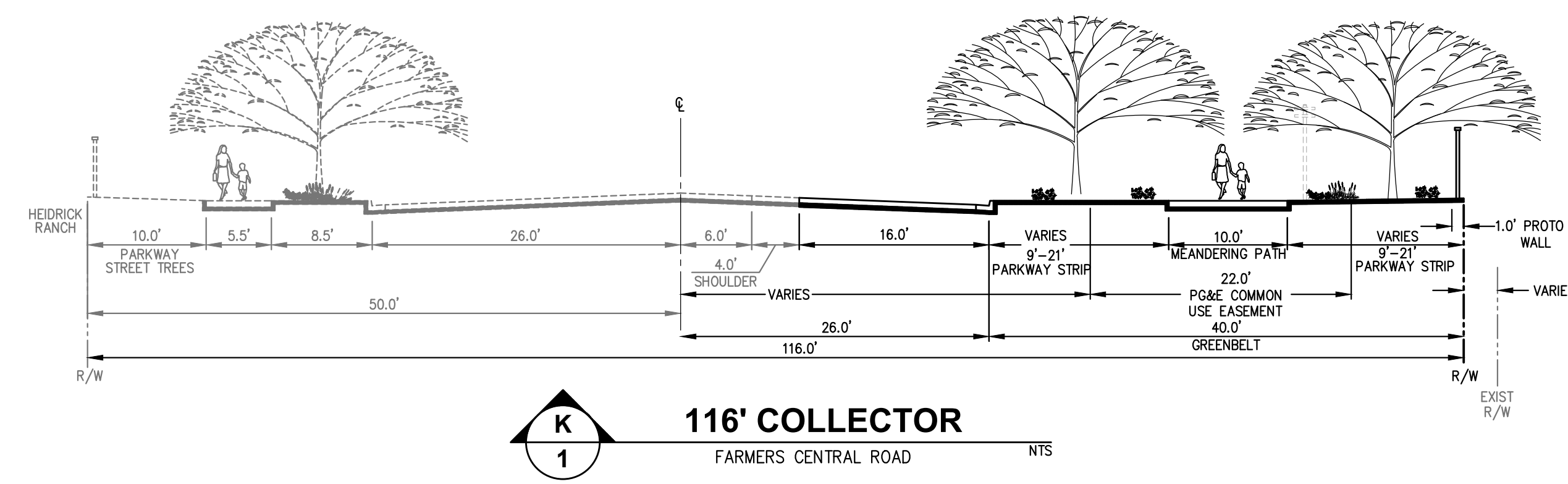
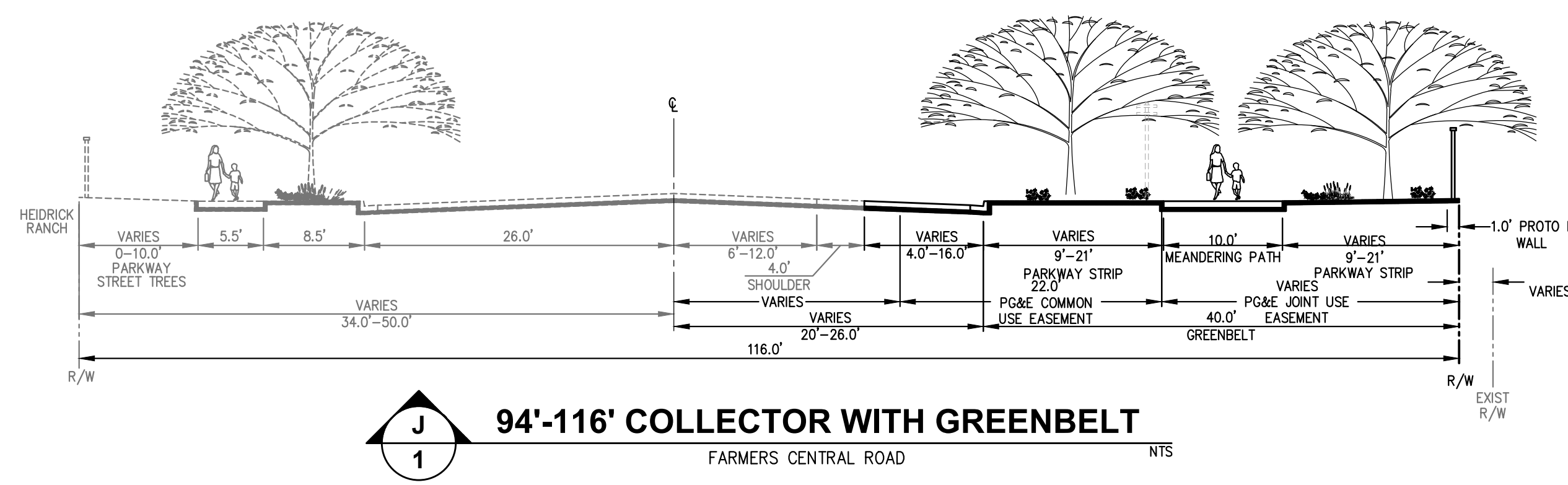
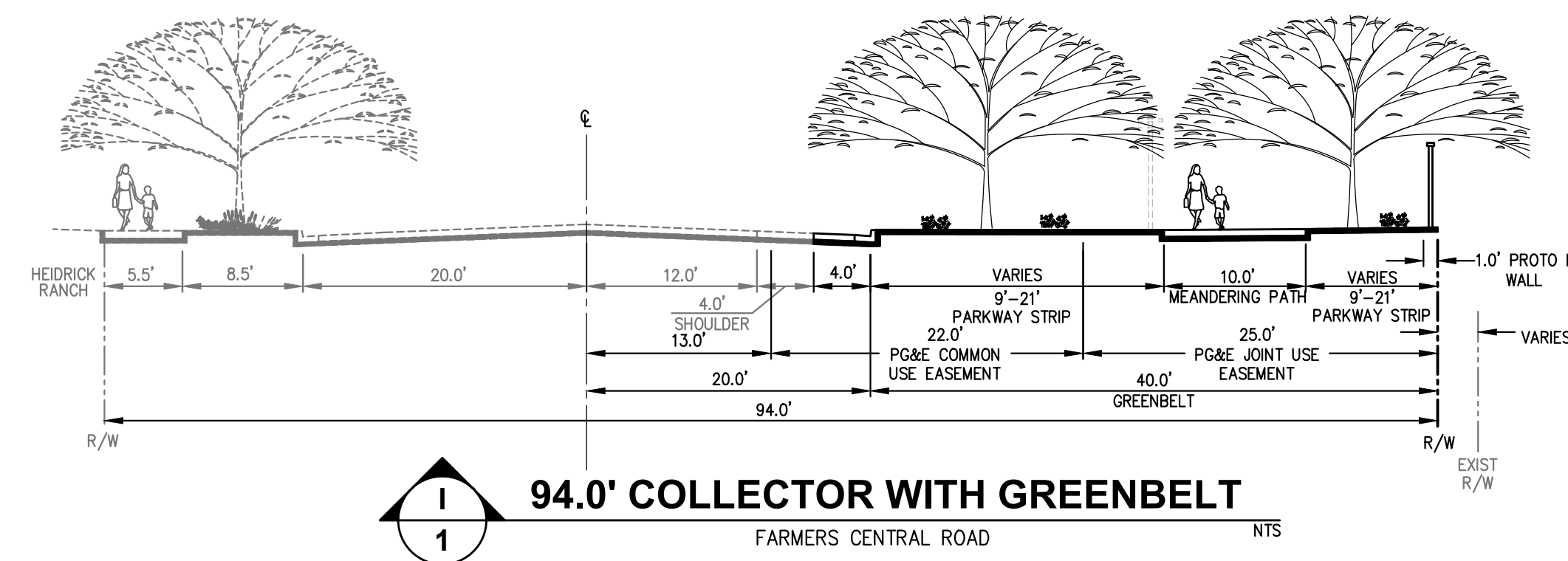
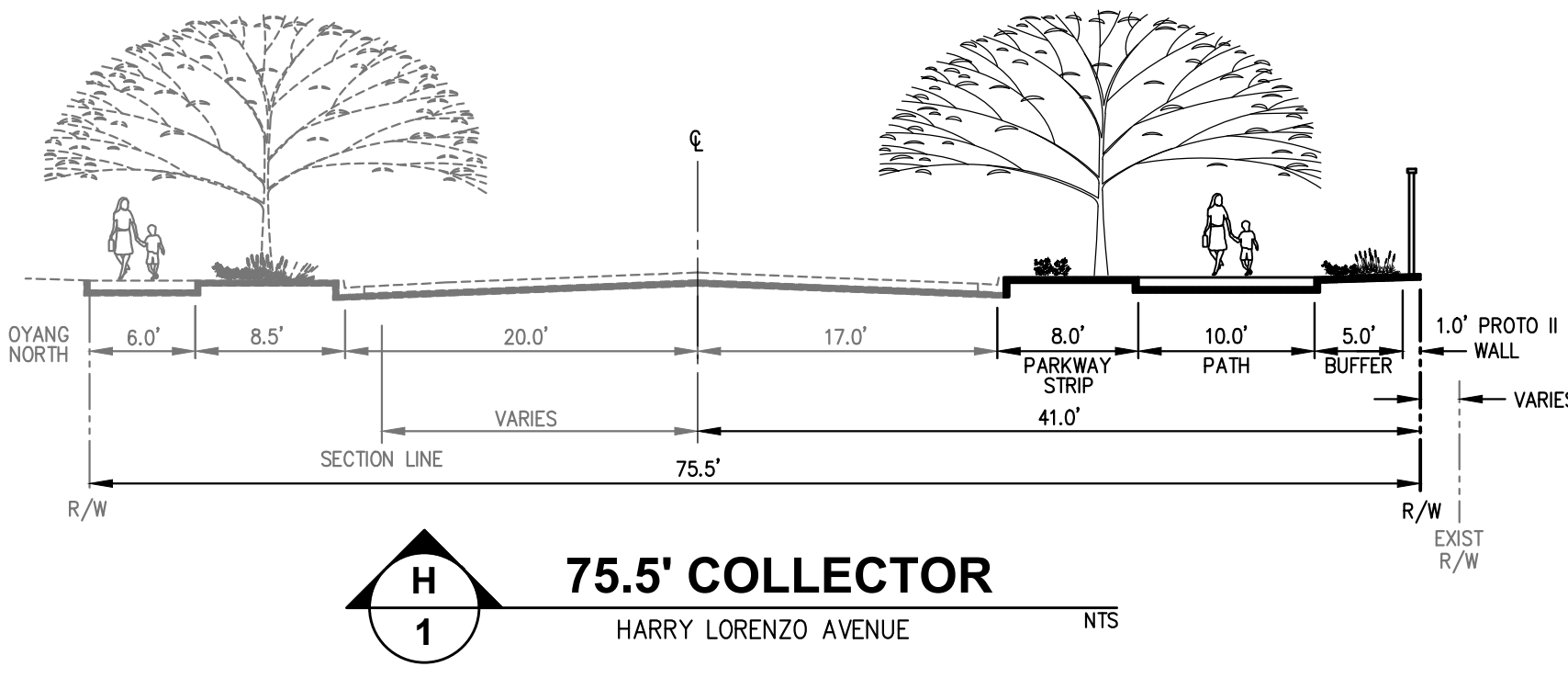
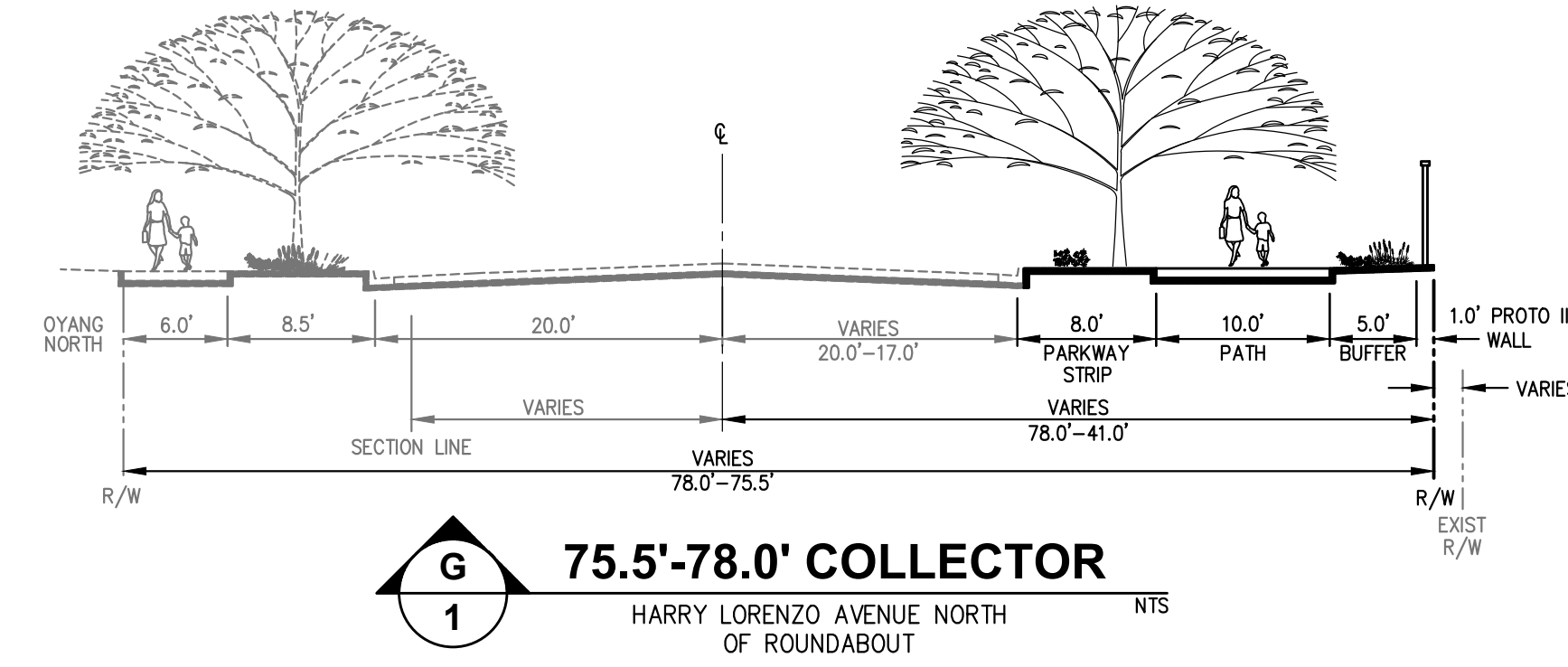
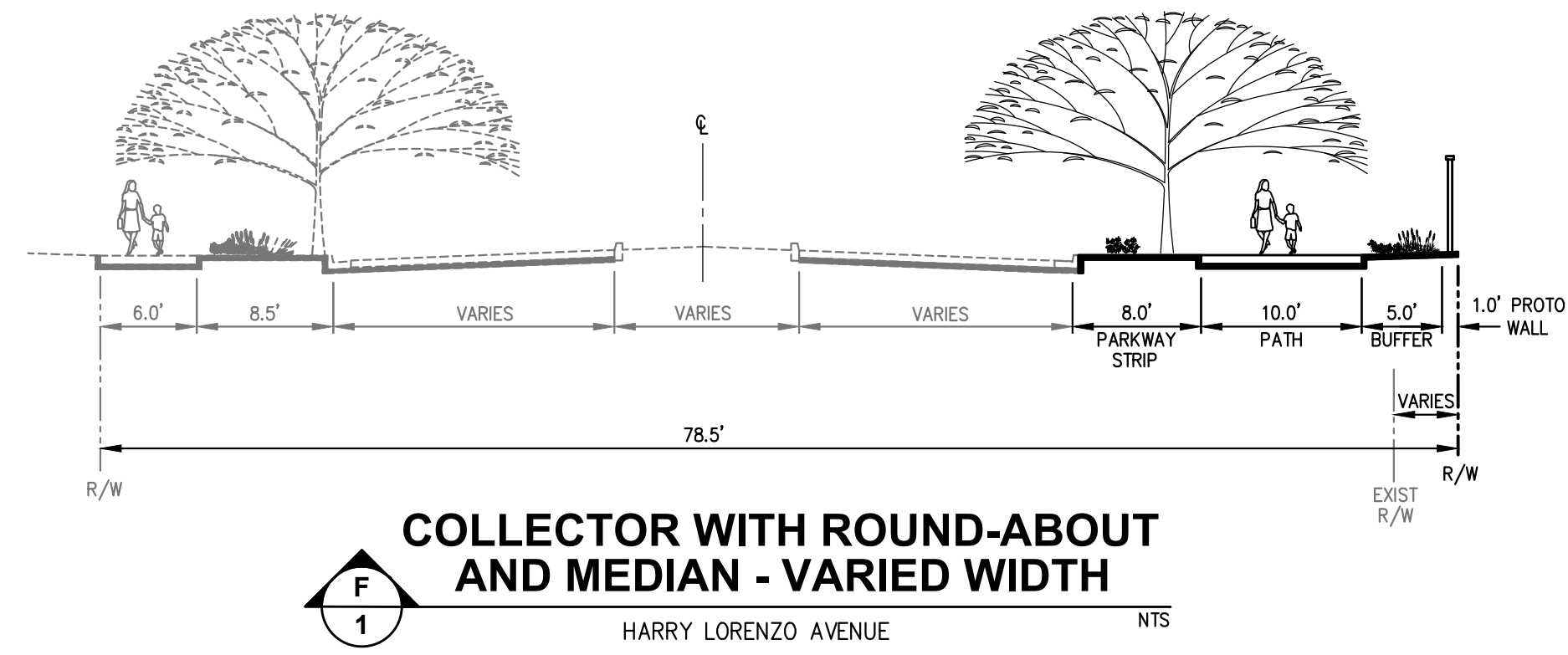
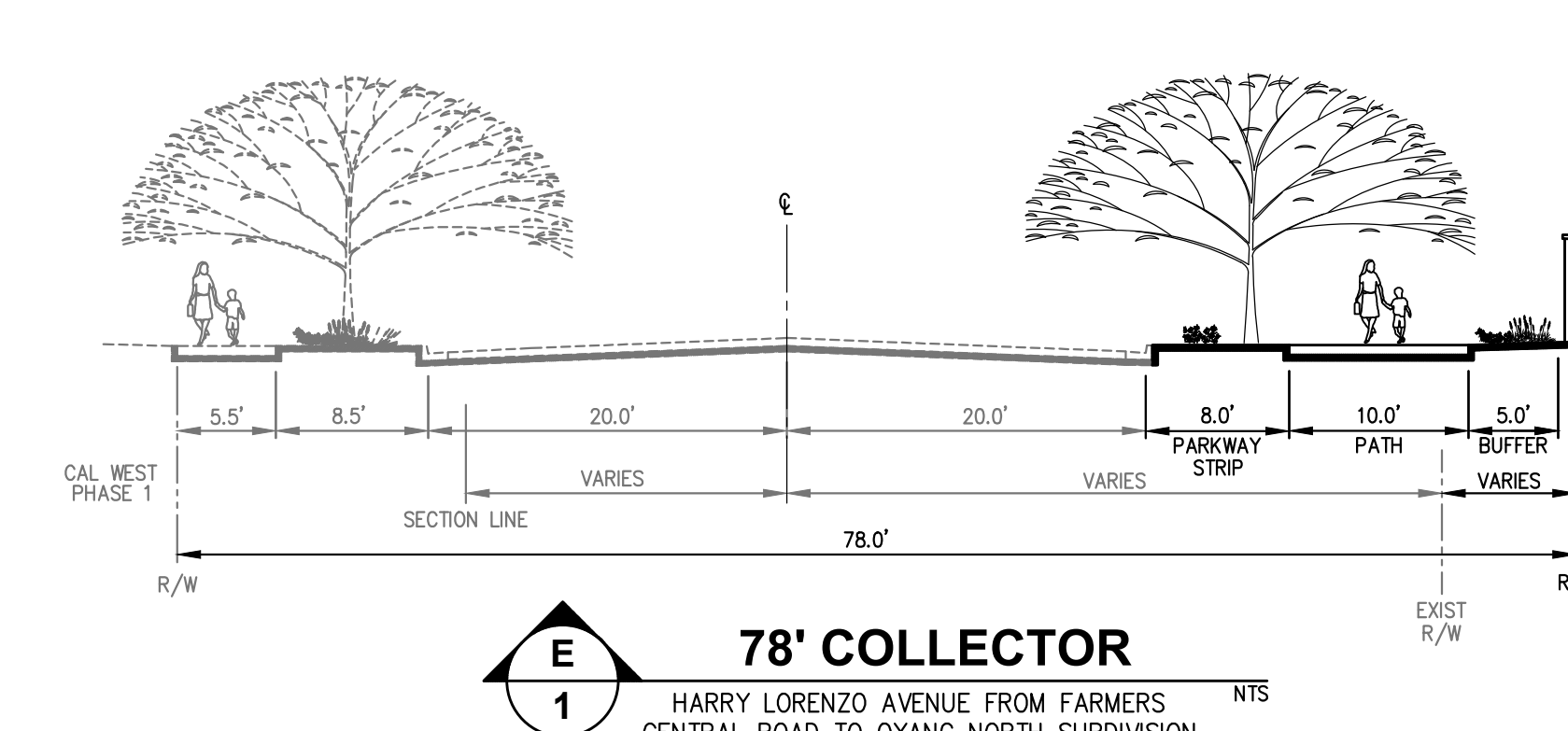
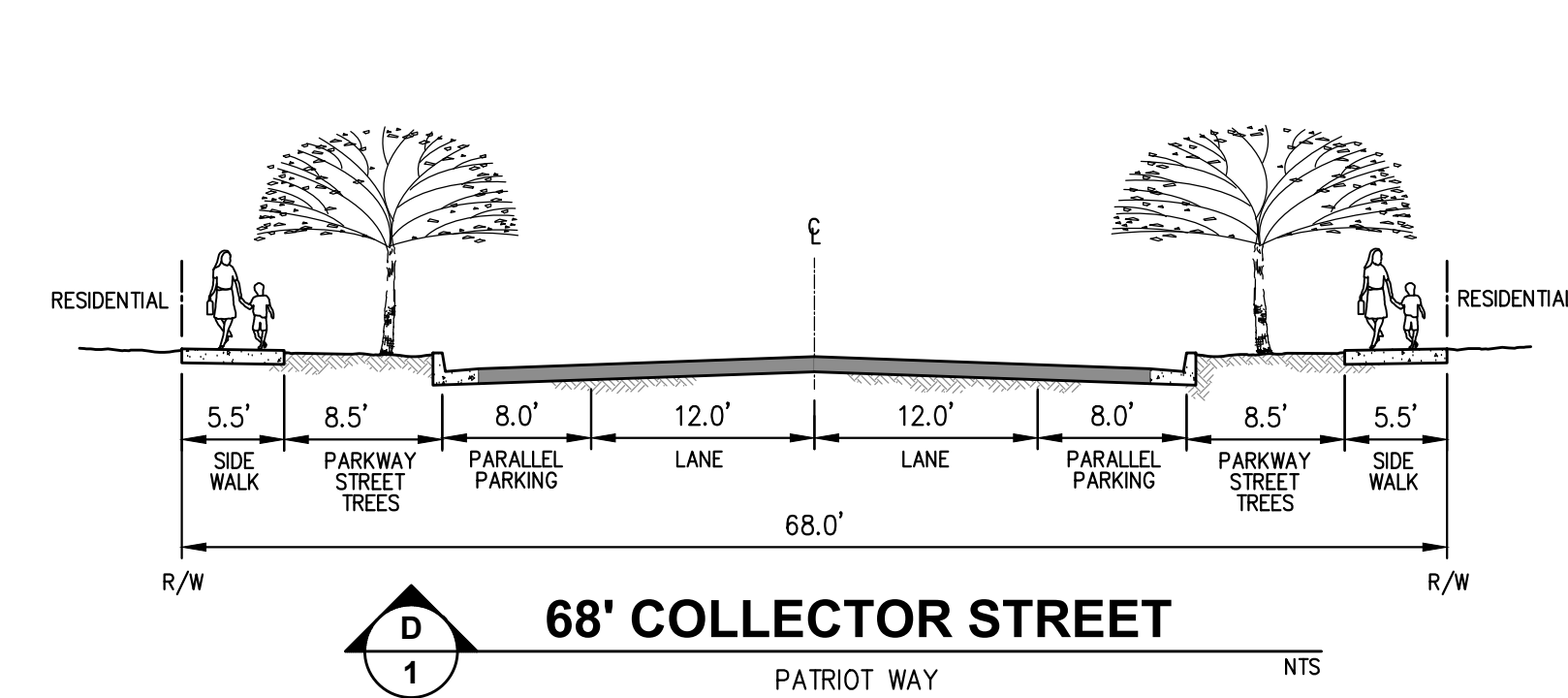
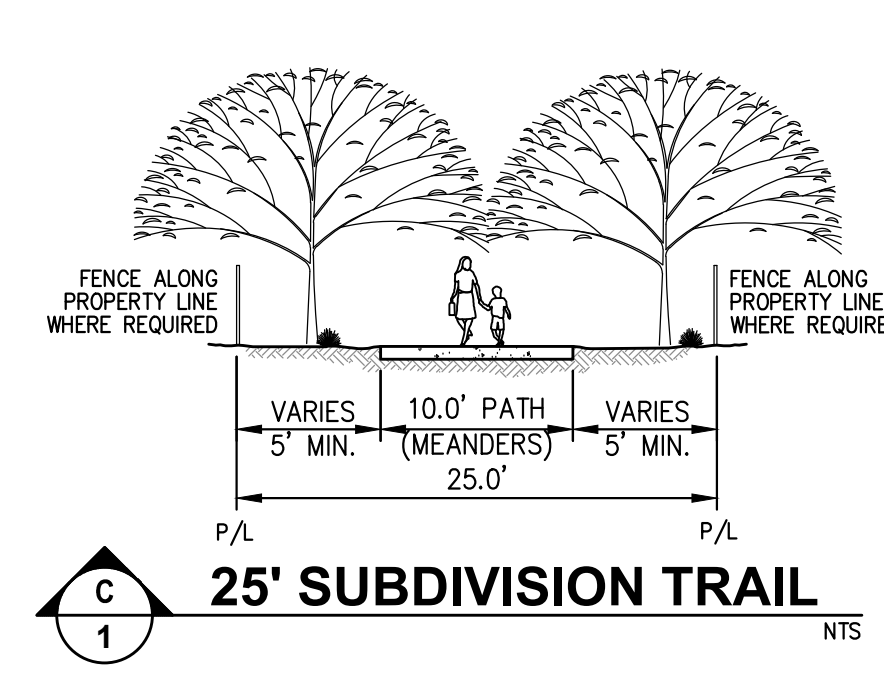
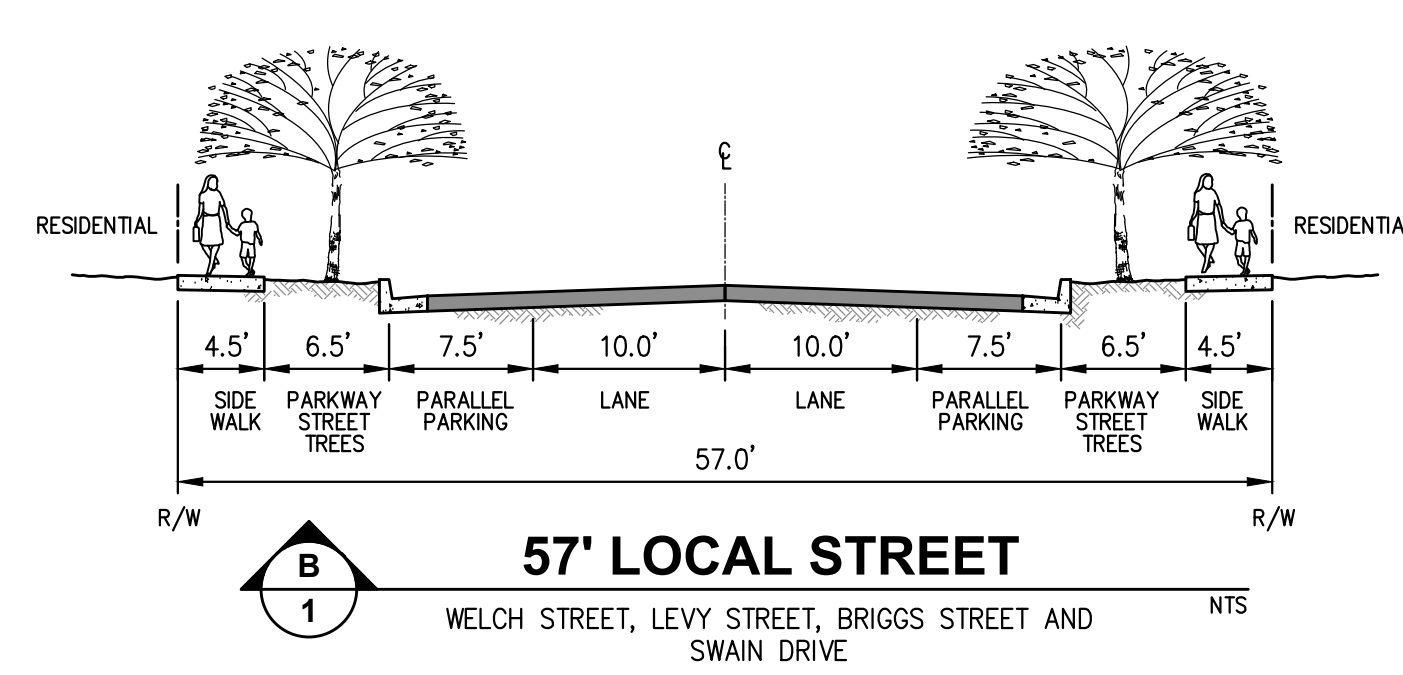
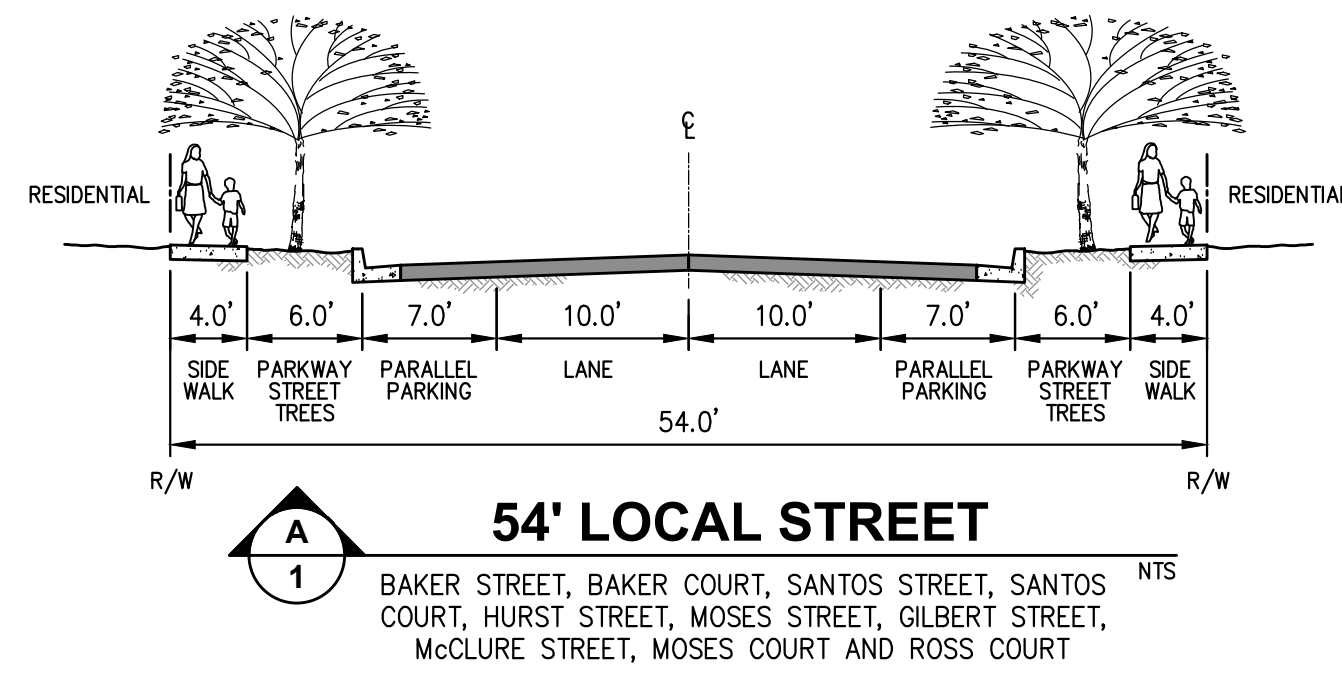
DATE:

10/08/2019

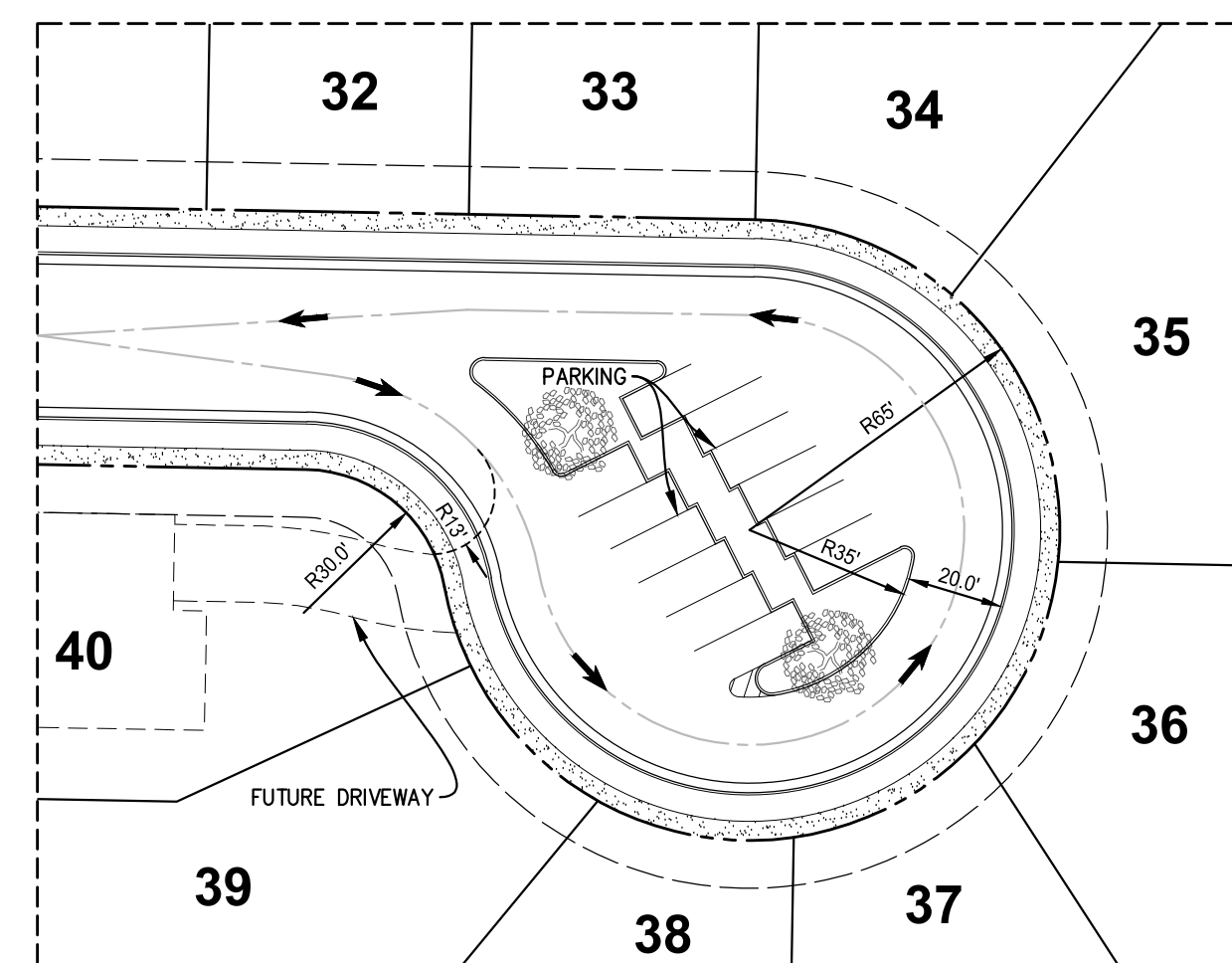
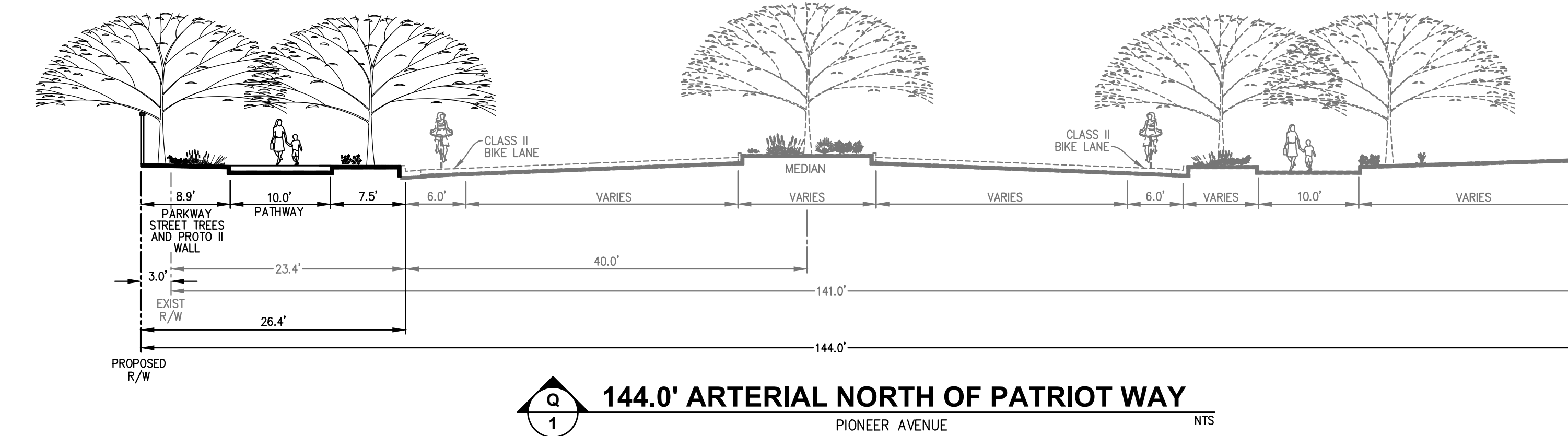
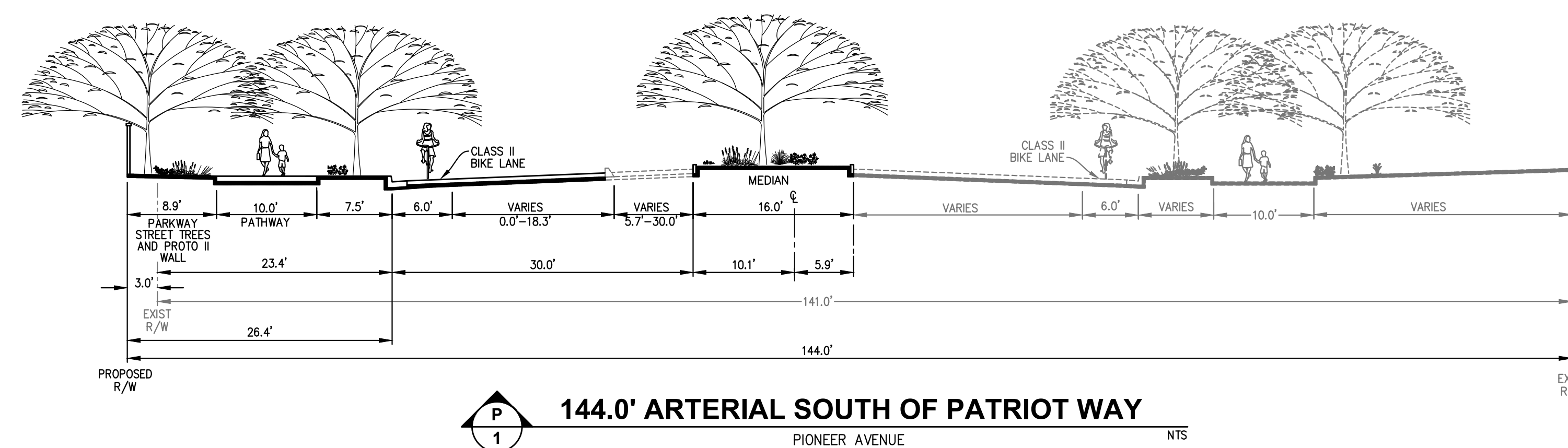
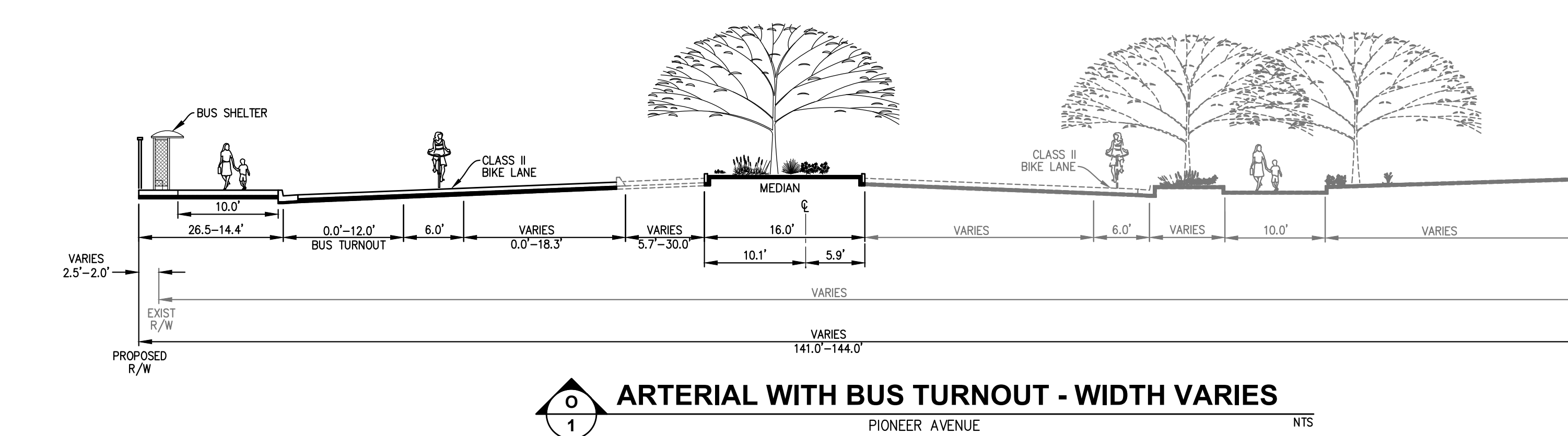
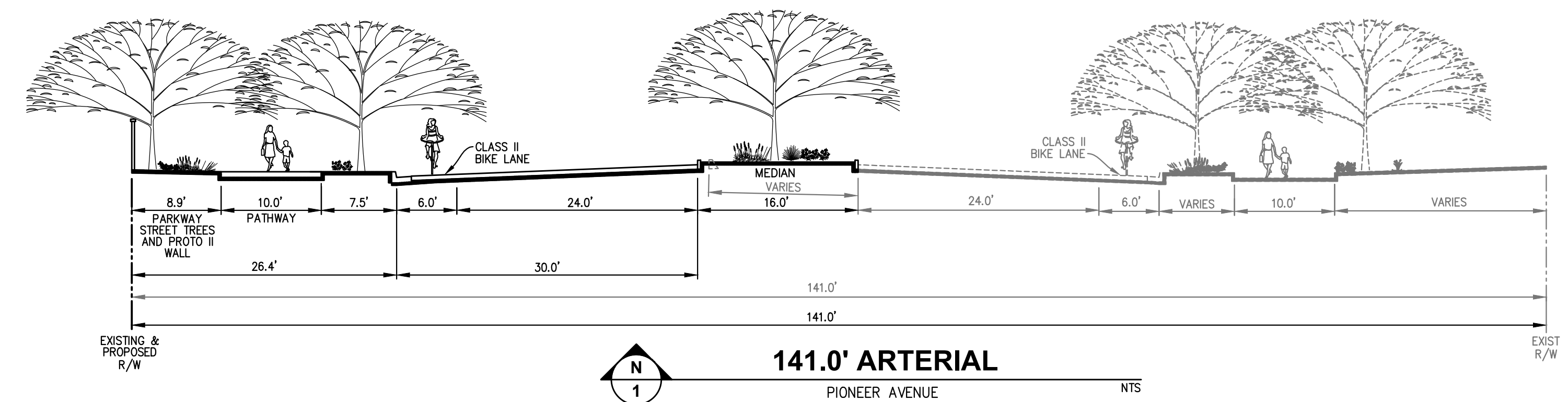
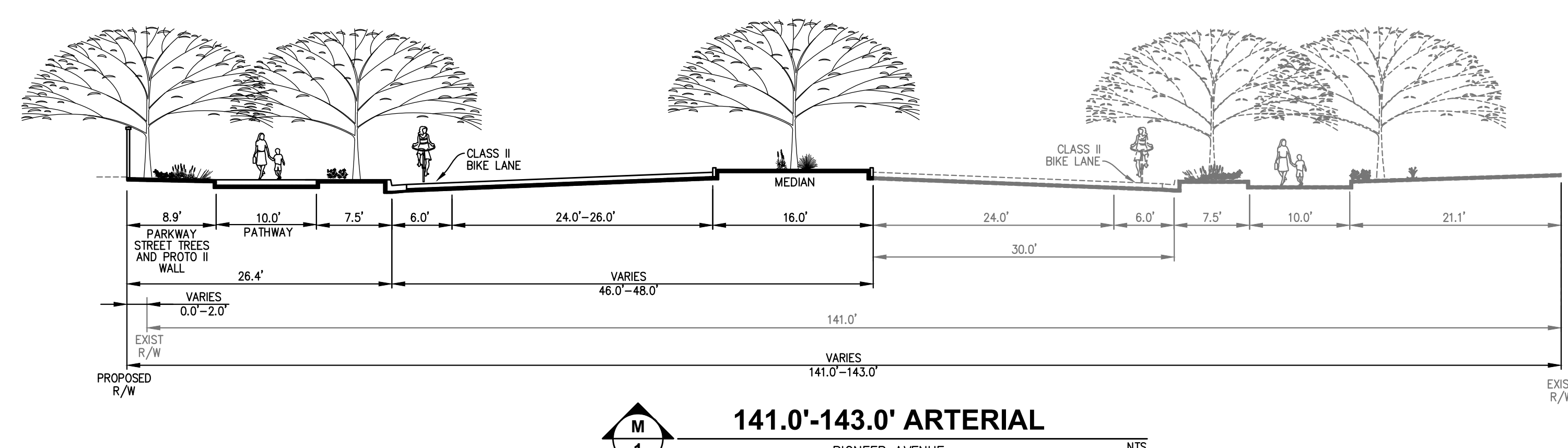
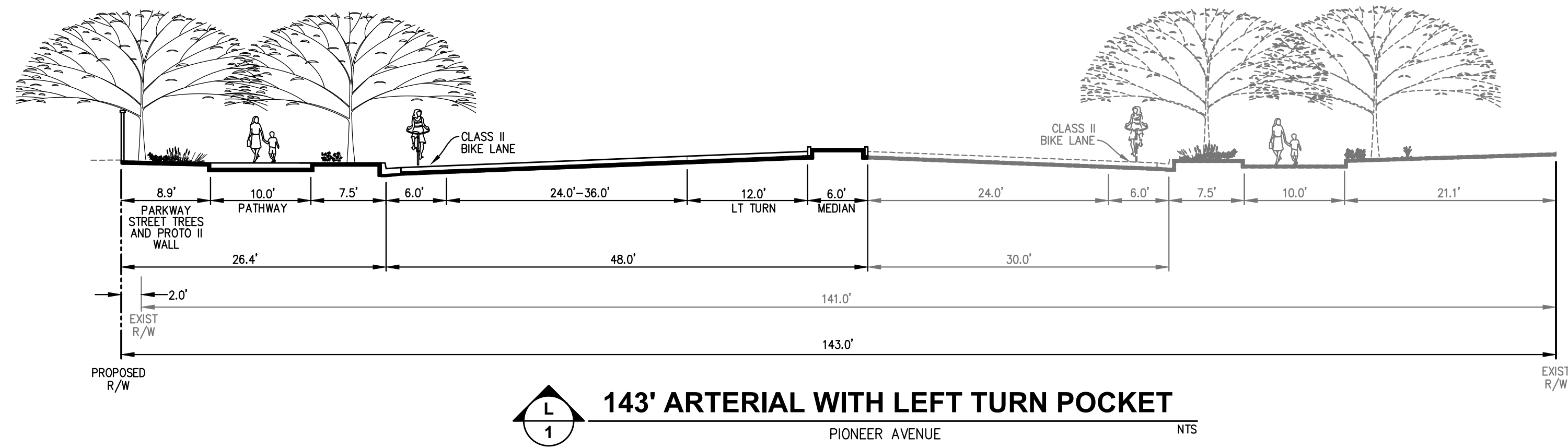
JOB NO:

892.52

S:\AutoCAD\800\892 Spring Lake Merritt-Murphy\892-52 TM UPDATE\892-52 SHEETS\892-52 C3-TMAP-UTIL.dwg - UTIL 10/08/2019 - 10:54AM Plotted by: Kristine



DESIGNED BY	BY	REVISIONS	NO.	DATE	CECWEST.COM	 Project Planning - Civil Engineering - Landscape Architecture Davis Office 2840 Spafford Street, Suite 200 Davis, CA 95618 (530) 758-2026
DRAWN BY						
CHECKED BY						
SCALE						
PIONEER VILLAGE TENTATIVE MAP NO. 5162 CROSS-SECTIONS						CITY OF WOODLAND CALIFORNIA
SHEET 4 OF 5						DATE: 10/08/2019 JOB NO: 892.52



BAKER STREET CUL-DE-SAC
SCALE: 1"=40'

DESIGNED BY	KR	AS SHOWN
DRAWN BY	KR	
CHECKED BY	SG	
SCALE		
APPROVED BY		
BY		
REVISIONS		
DATE		
NO.		

CECWEST.COM

Project Planning - Civil Engineering - Landscape Architecture

2120 20th Street, Suite 200
Sacramento, CA 95818
(916) 455-2026

CUNNINGHAM ENGINEERS

CITY OF WOODLAND

PIONEER VILLAGE
TENTATIVE MAP NO. 5162
CROSS-SECTIONS

SHEET
5
OF
5

DATE: 10/08/2019

JOB NO: 892.52

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. [_____]

PIONEER VILLAGE

AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN

CITY OF WOODLAND

and

PIONEER-WOODLAND, LLC

AMENDED AND RESTATED DEVELOPMENT AGREEMENT NO. [____]

This Amended and Restated Development Agreement (hereinafter “Agreement”) is entered into as of this ____ day of _____, 2019, by and between the City of Woodland, California (“CITY”), and Pioneer-Woodland, 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 and Gidaro Group, LLC, a California limited liability company previously entered into that certain Development Agreement (“Original Development Agreement”) on October 18, 2005, approved by the City Council of the City of Woodland by Ordinance No. 1449 on October 18, 2005; and

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 this 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 related to the approval of development agreements; 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:

Pioneer-Woodland, LLC
540 Fulton Avenue
Sacramento, CA 95825

(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.

2.8 Termination of Previous Agreements. As related to the subject property only, this Agreement replaces and supersedes the Original Development Agreement approved by Ordinance No. 1449 adopted on October 18, 2005 by the City Council of the City of Woodland. As of the effective date of the ordinance adopting this Development Agreement, the Original Development Agreement shall terminate and shall have no further force or effect with respect to the Property.

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 #5162, which includes the 25.34-acre R-5, 19.14-acres R-8, and 4.11-acre R-20 site shown in Exhibit B, resulting in 231 single family lots (units phase 1&2) with the R-20 multifamily remainder (phase 3).

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. If OWNER's cost for the improvements exceeds the amount(s) shown in the Spring Lake Capital Improvement Program for such improvement(s), OWNER agrees that the CITY may defer a portion of the OWNER's reimbursement for constructed improvements until the CITY completes a reconciliation update for the Spring Lake Infrastructure Fee ("SLIF")

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. No City credit is associated with acquisition of excess fill.

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 Fee Adjustment. The following fees have been adjusted to zero (0) for multi-family units General Purpose fee, Spring Lake Fire Department Operations and Maintenance Funding fee, Public Transit Capital fee, Public Transit Operation fee and Fiscal Deficit Mitigation fee. The City Council desires to support multi-family development and the City thus is transferring some of the overall cost of multi-family development to the single-family development, as shown in Exhibit "D" Project Development Fees. The City shall adjust the fee annually for inflation by the Construction Cost Index ("CCI") amount starting January 1, 2021, until the City Council approves the final map.

4.1.2 General Purpose Fee. OWNER agrees to pay a General Purpose Fee of Five Thousand Dollars (\$5,000.00) per single family dwelling (SFD) 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, Pool Project, Fire Station #3 Relocation, or the Southeast Area Pool. 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. With respect to the Property, the City’s agricultural conservation easement requirement has been satisfied.

4.4 Swainson’s Hawk Mitigation. OWNER’s obligation for Swainson’s Hawk Mitigation has been satisfied with documentation that shows the purchase of conservation easements.

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

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

4.7 Building Unit Allocations. City hereby agrees that CITY'S Building Unit Allocation Program for the Spring Lake Specific Plan (Ordinance No. 1343) shall not be amended in any manner, which would reduce the number (143) of first-release Building Unit Allocations allocated to the Property, at the times and in the manner as provided in the Ordinance.

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." Additionally, for multifamily units the requirement is ten percent (10%) multifamily unit be affordable to Low-Income households and twenty percent (20%) be affordable to Very-Low Income households or that twenty five percent (25%) of the units are affordable to Very-Low Income households as outlined in Exhibit "D." The affordable rental units constructed on-site shall be permanently affordable and memorialize through an affordable housing agreement with the City.

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.

By initialing below, 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.

Owner's Initials

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, a claim from or has a lawsuit filed against it by, a downstream property owner(s), OWNER agrees to participate in the defense and contribute its proportionate share of the damages its Project caused

4.17 Transit Capital Fee. Prior to final map or Project approval, OWNER shall pay a Three Hundred Forty Dollar (\$340.00) per SFD 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, 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. Unless designed and/or constructed by others, 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/right

Southbound left

Southbound thru/right

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 Should the intersection and signal construction be constructed by another Developer Owner shall reimburse its fair share in accordance with an adopted 3rd party agreement between the City and the other Developer.

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 (every twelve months), 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. 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 sole cost and 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 or 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 sole cost and 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

**PIONEER-WOODLAND, 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.

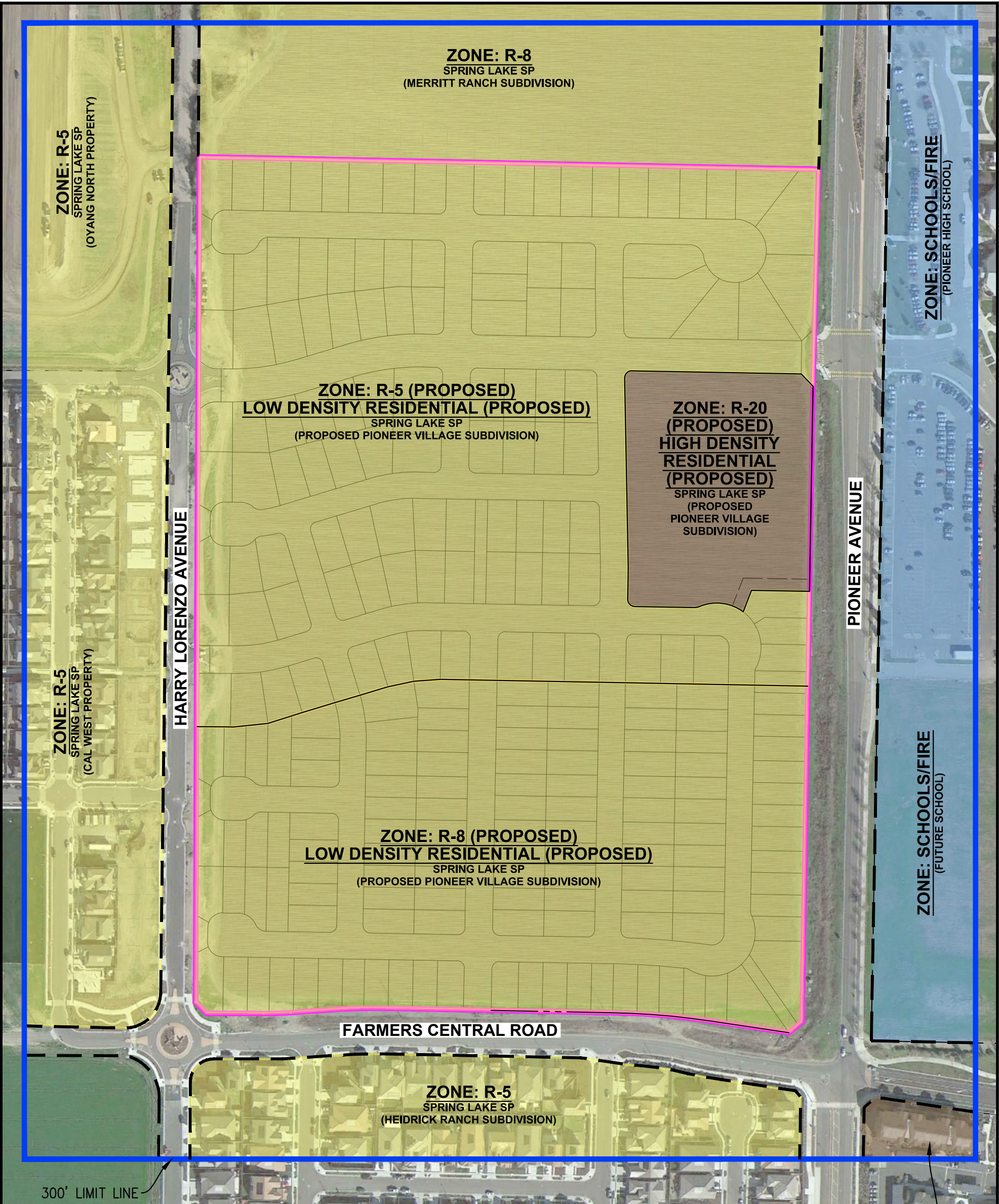
Signature_____

Title No.: 34-252526

Legal Description

Parcel 2 of Parcel Map No. 4625, filed on August 12, 2003, in Book 2003 of Parcel Maps, at Page 84, Yolo County Records.

Apn: 042-580-068

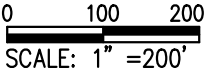


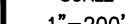
LEGEND:

- HIGH DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- 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.



DESIGNED SG	CITY OF WOODLAND	CALIFORNIA	 CECWEST.COM Project Planning ■ Civil Engineering ■ Landscape Architecture ■ Sacramento Office 2120 20th Street, Suite Three Sacramento, CA 95818 (916) 455-2026 ■ Davis Office 2940 Spafford Street, Suite 200 Davis, CA 95618 (530) 758-2026	SCALE 1"=200'	DATE 01/21/19
DRAWN KR					SHEET 1
CHECKED SG					OF 1
JOB No: 892.52					

PIONEER VILLAGE DRAFT CONDITIONS

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 Pioneer Village project as proposed by the applicant Pioneer – Woodland LLC, except as modified by these conditions of approval.
2. Development Agreement. The Development Agreement between the City of Woodland and Pioneer - Woodland LLC Investors, as approved by City Council on (Month) (Day), 2019, are fully enforceable. Actions, including recordation of necessary documents, as stated in Section ____, 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 231 number of lots, this tentative map results in a requirement that 23 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 \$1,475,312. A proportionate share of the fee shall be paid with each building permit unit in the amount of \$6,386.63 per housing unit. (The in-lieu fee is subject to an annual adjustment based on the Construction Cost Index (CCI).
11. Multifamily The requirement for multifamily (R-20) requires that 10% of all multifamily units be affordable to Low-Income households and that 20% be affordable to Very-Low Income households, or that 25% of the units are affordable to Very-Low Income households. The affordable rental units constructed on-site shall be permanently affordable. In addition, there is an Off-Site Affordable Fee requirement for the development of 74 multifamily affordable apartment units (49 low income and 25 very low income) outside the Spring Lake Specific Plan area.
12. 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.
13. 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). (just states what is in the fee schedule (MPFP))
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.

COMMUNITY DEVELOPMENT

17. 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.)
18. 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.
19. 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.
20. 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.
21. 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.

22. 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.
23. 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.
24. 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.
25. 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.
 - 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.
26. 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.
27. 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.
28. 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).
29. 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).

30. 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.
31. 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.
32. 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.
33. 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.
34. 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.
35. Masonry Soundwall. A masonry soundwall shall be constructed along the perimeter of the subdivision, Harry Lorenzo Avenue from the edge of lot 17 south to Farmers Central Road and along Farmers Central Road to Pioneer Avenue and north on Pioneer Avenue to the corner of lot 35. Soundwall directly adjacent to the Multifamily Housing will be reviewed at time of Design Review for the Multifamily housing. The wall shall match the soundwall constructed on Pioneer Avenue 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.
36. Entry Signs. Neighborhood entry signs, robust landscaping, and stamped street entries shall be provided on either the north or south side of Patriot Way at the intersections of

Harry Lorenzo Avenue and Pioneer Avenue. 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. Concept to be submitted with civil plans to coordinate with intersection signalization infrastructure.

37. 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.
38. 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.

MITIGATION MEASURES

39. 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, and 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).
40. 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
41. 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).
42. 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.
43. 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.

44. Dust Suppression. Applicant shall comply with all dust suppression requirements during all grading and construction activities (SLSP Regulation 7.4)
45. 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.
46. Cultural Resources. During grading or any site work, development must comply with Development Regulation 7.22
47. Phase I Environmental Site Assessment. Any septic system encountered shall be removed in accordance with Yolo County Environmental Health Department Regulations.
48. Geotechnical Assessment. As applicable the recommendations contained in the Conclusions section and Recommendations section of the Geotechnical Engineering report (WKA, August 9, 2005) shall be implemented.
49. 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

Pioneer Avenue

50. First Final Map shall complete the full width of Pioneer Avenue (back of curb to back of curb) from Patriot Way to Farmers Central Road, including the entire intersection of Farmers Central Road and the traffic signal at this location.
51. Each subdivision phase shall be responsible for its own landscape, multi use path, and masonry wall along its frontage. Note phase one development, if constructed prior to phase

three, shall also install phase three multifamily landscape and multi-use path along Pioneer Avenue.

Farmers Central Road

52. Prior to first final map owner shall pay to City or obtain a release from Lennar Homes for fair share amount of improvements made along the frontage of Farmers Central Road by adjacent property owner/developer (Lennar Homes). Estimated amount of payment at the time of this is \$306,900.
53. Farmers Central Road frontage greenbelt curb gutter multi use path shall be constructed with phase 2 map.

Harry Lorenzo Avenue

54. Each subdivision shall be responsible for its own landscape, multi use path, and masonry wall along its frontage.
55. Prior to first final map owner shall pay to City or obtain a release from KB Home for fair share amount of improvements made along the frontage of Harry Lorenzo Avenue by adjacent property owner (KB Home). Estimated amount of payment at the time of this is \$129,072.
56. Prior to first final map owner shall pay to City or obtain a release from Lennar Homes for fair share amount of improvements made along the frontage of Harry Lorenzo Avenue by adjacent property owner (Lennar Homes). Estimated amount of payment at the time of this is \$658,000.

Other Transportation Conditions

57. Prior to improvement plans Owner shall submit a comprehensive traffic calming plan for City approval. Traffic calming features shown on the map including but not limited to the multiple pedestrian connections/crossings on Farmers Central road are conceptual only. The final approved traffic calming plan may need the addition or deletion of: islands, traffic circles, humps, bulb outs, and/or other measures.
58. Comprehensive Traffic Calming Control plan to be submitted for approval by the City prior to final map and improvement plan submittal, as a minimum it shall include:
 - Install speed humps on Swain Drive, Gilbert Street, and McClure Street
 - Install traffic circle on Briggs/Gilbert/Levy
 - Install traffic calming medians or bulb outs at the ends of Briggs/Hurst and Moses/Swain with additional review of radii, parking, and lot impacts at Design Review.
 - Install landscape in cul-de-sac on Baker Street

59. Any phase of map shall have two connections to the existing road system; this may include an offsite connection of the center 24' of road with 4' AB shoulders. For example if phase 2 is mapped first the Owner shall construction the center 24' of Briggs Drive (and a portion of Swain Drive) with four foot gravel shoulders to connect phase 2 map with HLA.

Easements and Right of Way

60. Appropriate easements shall be required for City maintained facilities located outside of City owned property or the public right-of-way.
61. The applicant shall facilitate, with City cooperation, the abandonment of all City easements and dedications currently held but no longer necessary as determined by the Public Works Department.
62. A minimum of a seven 7 foot public utility easement back of separated sidewalk (10' in the cases of monolithic 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.
63. Per the Master Development Agreement, 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

64. 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.
65. 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.
66. 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.

Wastewater and Sewer Collection System

67. The applicant shall obtain a no-cost Wastewater Discharge Permit from the Public Works Department prior to the issuance of a Building Permit.

68. The property shall be connected to the City of Woodland's sewer system, with a separate sewer lateral required for each parcel, in accordance with City of Woodland standards.
69. A Tentative Map Area Sewer Collection System Master Plan shall be submitted for approval by the Public Works Director with the construction drawings for checking. The subdivider shall pay the cost associated with all improvements required by the study, and an appropriate reimbursement agreement shall be drafted to reimburse the subdivider for oversize improvements on a pro rata basis per the Project level Development Agreement. Reference the City of Woodland Engineering Design and Construction Standards for additional requirements.
70. 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.
71. Construction of deep sewer mains, 15 feet below finish grade or deeper, shall be connected to laterals by a parallel main and connections at Manholes.
72. Applicant shall obtain a discharge permit from the State Board of Reclamation prior to ground dewatering.
73. Prior to final map applicant shall prepare a Sanitary Sewer Management Plan (SSMP) for private sewer systems over 1 mile in length. Applicant shall submit the SSMP to the Regional Water Quality Control Board (RWQCB) and submit verification of an approved plan to the City prior to final map

Storm Water

74. Prepare, and submit for approval, a utility site plan prior to preparation of full improvement plans. The proposed utility plan is considered conceptual only, final plans shall be subject to the approval of the City Engineer and shall be based on City standards and final storm drain, water and sewer studies.
75. A drainage plan shall be prepared and shall identify specific storm drainage design features to control increased runoff from the project site. This may be achieved through one or more of the following: onsite detention or retention facilities, channel modifications, and/or equally effective measures to control the rate and volume of runoff. 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 Public works Department 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 Standard Specifications and Details

Storm Water Quality Control

76. 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.
77. Project shall comply with Storm Water Quality Ordinance, for site specific, general, and treatment control measures.
78. The Developer shall create a storm water phasing plan to be approved by City engineer prior to a grading permit or final map.
79. Hydromodification variance has not yet been secured from the State, see Development Agreement Section below for more information.
80. Prior to first final map the Owner shall enter into a City standard maintenance agreement for the maintenance of onsite BMP's for post construction storm drain Quality control measures.
81. 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.
82. 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 any bioretention planters.
83. OWNER may reference the City's Post Construction Standards Manual on the web.

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

Water Infrastructure Conditions

84. All Cul-De-Sacs shall have connections through subdivision trails to make looped water systems.

85. All materials and installation of the water system shall be at the developer's expense per City of Woodland Standard Specifications and Details.
86. 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.
87. 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 and/or City design standards requirements.
88. 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.
89. 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.
90. When Median strip is to be installed in the center of a street, the fire hydrant will be spaced not more than 300 feet on both sides of the divider on the curbside of the street. Final approval and approval of any changes is the responsibility of the City Engineer.
91. Owner shall install metered water services and pay an AMR fee for each meter for public landscape areas.

Broadband

92. Owner shall install two three-inch conduits with pull ropes for fiber along Farmers Central Road between Harry Lorenzo Avenue and Pioneer Avenue. Conduit shall connect to existing infrastructure at the southwest of corner of the Harry Lorenzo Avenue and Farmers Central Road intersection; and terminating in a pull box at the northeast corner of the Pioneer Avenue and Farmers Central Road intersection. Broadband plans shall be coordinated with the landscape plans for the civil improvements.
93. Owner shall install two three-inch conduits with pull ropes for fiber along Pioneer Avenue between north project terminus and Farmers central Road. Conduit shall connect to constructed conduit on Farmers Central Road and in a pull box at the northerly project limits. Broadband plans shall be coordinated with the landscape plans for the civil improvements.

Grading

94. 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.
95. 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.
96. 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

97. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.
98. 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.
99. Owner shall pay applicable Development Impact Fees or connection fees in effect at the time of building permit issuance.
100. Prior to final map recording owner shall pay transit capital fee and the transit operating fee.
101. 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.

- 102. See Road section for reimbursement payment requirements.
- 103. SLIF creditable infrastructure will be as defined in the approved Spring Lake Specific Plan Capital Improvement Program documents

General Conditions

- 104. 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.
- 105. Developer shall document and show evidence that all tentative map conditions are met with submittal of final map.
- 106. 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.
- 107. 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.
- 108. Submit proposed Street names to fire department for approval with a copy to Public Works prior to improvement plan or final map submittal.
- 109. 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.
- 110. Conform to any mitigation measures outlined in the Environmental Impact Report (E.I.R.) and traffic study.

111. Public improvements in addition to roadway construction shall include water, sewer and storm drain mains, Fire hydrants, street lights, landscaping and railroad crossing improvements.
112. Submit an application for reapportionment of assessments with the parcel map or subdivision map.
113. 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.
114. 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.
115. 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.
116. Final map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance
117. This project is subject to the construction and demolition debris recycling and diversion ordinance; contact Reyna Schencks, Environmental Resource Analyst, at 661-2063 for more information.
118. Joint trench/utility plans shall be submitted to the City Engineer for review, prior to approval of the final map and improvement plans.

BUILDING

119. 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
120. 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.
 - h. Recycle plan is required at time of permit issuance along with a \$1000 deposit.

- i. Prior to **any** demolition work being performed, clearance from Yolo Solano Air Quality Management District is required.
- 121. 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.
- 122. All plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state of California.
- 123. 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.
- 124. A soils investigation report shall be provided as specified in section 1803.2 of the 2016 CBC.
- 125. 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

- 126. Minimum turning radius for all fire apparatus access roads shall be minimum of 20' inside, 40' outside.
- 127. Fire flow requirements, fire hydrant location and distribution shall meet the requirements of 2016 California Fire Code, Appendix B and C, respectively.
- 128. It is noted that names of streets are tentative; however, please note that the continuity of street names should be maintained through four-way stops; i.e street on East side of subdivision should remain “Levy” or “Gilbert” for length of street, not change at Briggs St.

PROJECT DEVELOPMENT FEES

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

Development Impact Fees for the following categories and amounts are shown as of 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).

Development Impact Fee	SL SFD (Single Family Dwelling)	SL MFU (Multi-family Unit)
General City	\$853	\$640
Fire	\$2,889	\$1,733
Library	\$533	\$399
Police	\$697	\$523
Wastewater	\$6,383	\$4,787
Water Capacity Fee	\$4699	\$3524*
Parks & Recreational Facilities	\$4,330	\$3,248
Roads	\$8,411	\$3,447
Admin Fee (.75%)	\$216	\$137
Storm Drainage Facilities	\$0	\$0
Total	\$29,011	\$18,438
Storm drainage is \$0 for SL, as it is all paid in the SLIF. Water fee is reduced (75%) for multifamily. *Water Capacity Fee will be determined by meter size		

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

- SLIF fees for SFD \$47,826 and MF \$31,565 for the fair share of backbone infrastructure to the Spring Lake Specific Plan area;
- The Project's prorated share of the Habitat Monitoring and Farming Education Fees; amount to be determined and paid at final map estimated @\$56 per SFD, and \$40 per MF unit
- 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 (MPFP reimbursement triggered at building permit)

The City Council has directed staff to support multi-family development. To further this aim some of the fee obligation has been transferred from multi-family to the single-family development, as outlined in the following fees (Fees are due at final map and subject to annual CCI):

- Spring Lake Fire Department Operation and Maintenance Funding Fee of \$958.00 for SFD and \$0 for MFU;
- Public transit capital fee of \$340/SFD for the construction of transit capital improvements \$0 for MFU;
- Public transit operations fee of \$46 for SFD and \$0 for MFU;
- Fiscal Deficit mitigation fees of \$1,864 for SFD, and \$0 for MFU
- General Purpose Fee of \$ 5,000 per SFD unit, and \$0 for MFU payable at final map.

AFFORDABLE HOUSING IN LIEU FEE:

1. SFH 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. MFH Affordable Requirement. The requirement for multifamily (R-20) requires that 10% of all multifamily units be affordable to Low-Income households and that 20% be affordable to Very-Low Income households, or that 25% of the units are affordable to Very-Low Income households. The affordable rental units constructed on-site shall be permanently affordable.

In addition, there is an Off-Site Affordable Fee requirement for the development of 74 multifamily affordable apartment units (49 low income and 25 very low income) outside the Spring Lake Specific Plan area.

3. 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 twenty three (23) low income single family units to be built In lieu of constructing the affordable housing units, OWNER agrees to pay in-lieu fee for 23 required affordable units (Assume 231 units), payable at building permit issuance . The In-lieu fee has been determined to be \$64,144 (2019) which results in a total in-lieu fee of \$1,475,312. A proportionate share of the fee shall be paid with each building permit unit in the amount of \$6,386.63 housing unit. (The in-lieu fee is subject to an annual adjustment based on the Construction Cost Index (CCI).

CEQA ADDENDUM

TO THE TURN OF THE CENTURY SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT

CERTIFIED AUGUST 15, 2000
(SCH# 1999022069)

FOR THE PIONEER VILLAGE PROJECT

PREPARED FOR
THE CITY OF WOODLAND



OCTOBER 2019

PREPARED BY



ADDENDUM TO THE TURN OF THE CENTURY SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT FOR THE PIONEER VILLAGE 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 Pioneer Village 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:

- Environmental Noise Assessment, Bollard and Brennan; July 28, 2004;
- Phase 1 ESA for 40 acres, Ramcon Engineering; November 18, 2003;
- Traffic Impact Study, Grandy and Associates, August 27, 2004;
- Cultural Resources Assessment, Peak & Associates; April 9, 2004;
- Special Status Species; Gibson & Skordal, LLC; December 2003; and
- Preliminary Arborist Report and Inventory Summary; Sierra Nevada Arborists; October 22, 2003.

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 55.45-acre property is bordered by the proposed Merritt Ranch subdivision to the north, Pioneer Avenue to the east, Harry Lorenzo Avenue to the west, and the Brookstone at Spring Lake subdivision to the south. The majority of the project site is currently used for agricultural production and is undeveloped. 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 Multi-Family Residential R-20 (18 to 20 dwelling units per acre) to also include Single-Family Residential R-8 (six to eight dwelling units per acre). The proposed project includes a tentative map that subdivides the site into 238 lots, with 231 lots for single-family, one lot for multi-family, and six lots for subdivision trails.

As shown in Table 1, the SLSP buildout of the site anticipated 45.59 acres of Single-Family R-5, and 3.91 acres of Multi-Family R-20. The proposed project splits the 45.59 acres of R-5 into 25.34 acres of R-5 and 19.14 acres of R-8. Slight modification of acreage is proposed to the R-20 site

along with a relocation of the site totaling 4.11 acres. The proposed project would result in approximately 111 units under the R-5 designation, 120 units under the R-8 designation, and 80 units under the R-20 designation. As such, the proposed project would result in development of a maximum of 311 units within the project site, which would be 11 more units than the previously anticipated maximum of 300 units. 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				
Pioneer Village Specific Plan Designation Comparison				
Designation	Existing		Proposed	
	Area (Acres)	# of Units	Area (Acres)	# of Units
R-5	44.59	178-222	25.34	111
R-8	0.00	0.00	19.14	120
R-20	3.91	70-78	4.11	80
Arterial	6.95	N/A	6.86	N/A
Total	55.45	248-300	55.45	311
<i>Source: Pioneer Village Tentative Map 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 applicant is proposing to satisfy the City's affordable housing requirement through the payment of in-lieu fees.

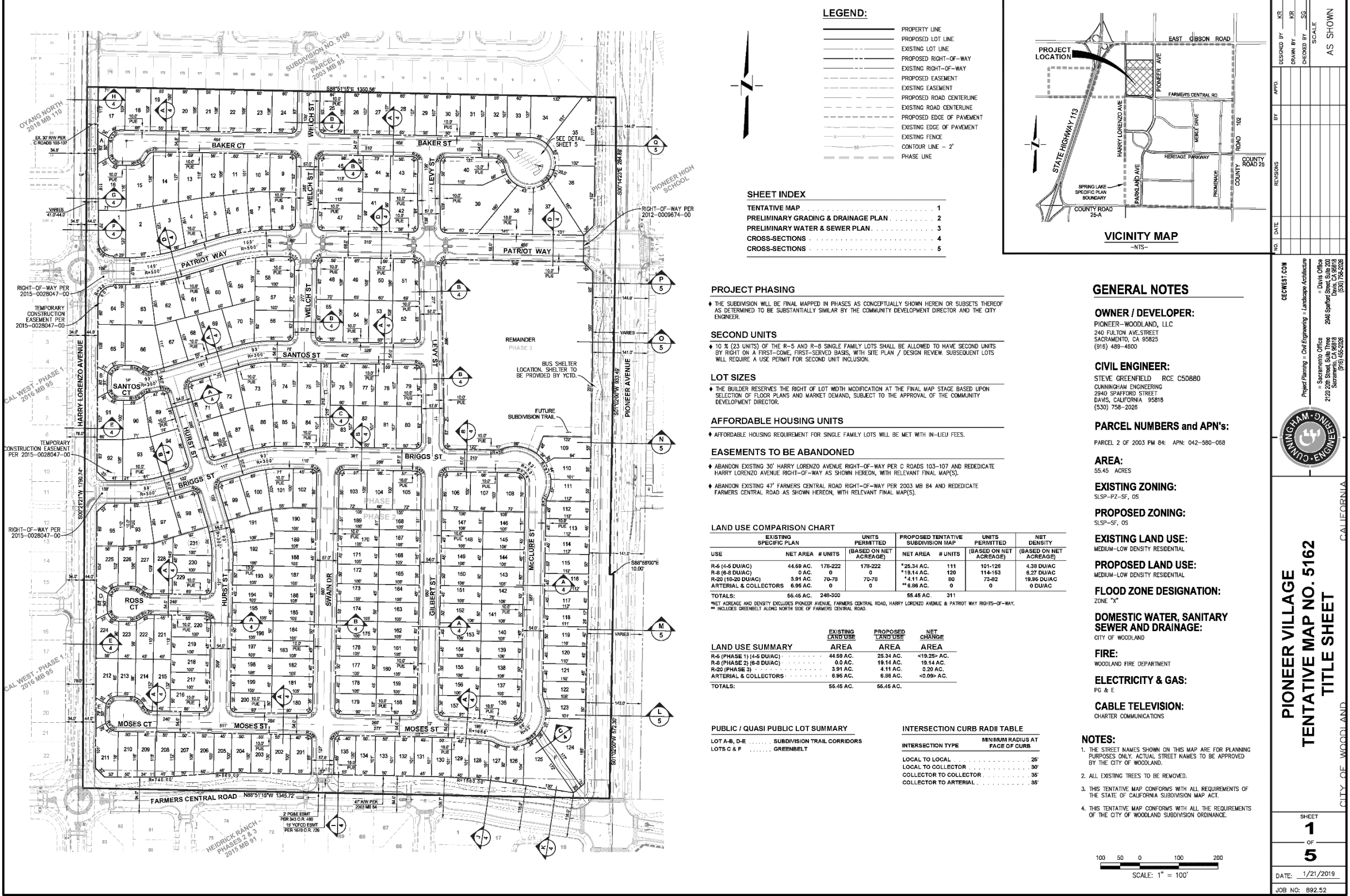
Site Design

The proposed project includes subdivision of the site into 238 lots, with 231 lots for single-family, one lot for multi-family, and six lots for subdivision trails. Five vehicle access points are proposed, one from Pioneer Avenue, one from Farmers Central Road, two from Harry Lorenzo Avenue, and the third would provide a connection to the future Merritt Ranch development to the north of the project site (see Figure 1).

The proposed location of the multi-family parcel is being changed from the southeast corner of Harry Lorenzo Avenue and Farmers Central Road to the eastern portion of the site fronting on Pioneer Avenue.

The increased acreage at the proposed R-20 is due to the subdivision trail connection to Pioneer Avenue along the south side of the multi-family site. Two pedestrian connections would be located along Pioneer Avenue via greenbelt and four pedestrian connections are proposed along Harry Lorenzo Avenue. The greenbelt would also run along the north side of Farmers Central Road.

Figure 1
Pioneer Village 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 and Farmers Central Road, as well as a future eight and 12-inch water lines in Welch Street and Harry Lorenzo Avenue, respectively. In addition, eight-inch sewer lines connecting to proposed residences would direct wastewater to an existing 15-inch sewer main in Farmers Central Road. The southern portion of the development would flow to the existing 18-inch sewer main in Farmers Central Road at Swain Drive.

Stormwater runoff from proposed impervious surfaces would be collected by 18, 24, and 30-inch storm drain lines within the project site. Stormwater on the project site would drain along two sheds both connecting to the existing storm drain in Pioneer Avenue. The first point of connection would be at Patriot Way to the 30-inch storm drain while the second connection would be to a 42-inch storm drain, south of the multi-family site.

Stormwater would ultimately be directed to the East Regional Detention Pond through the Farmers Central Channel, both of which provide stormwater quality improvement for the northern portion of the SLSP. Roof drains would be disconnected from the collection system to allow stormwater to be filtrated across the project site's landscape as well as through the planter strip between the separated sidewalk and curb.

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; and
- Tentative Subdivision Map Approval.

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.

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 248-300 residential units. Although, the project includes re-designation of the site for higher densities, relocation of the multi-family site, and would result in the development of a maximum of 311 single-family and multi-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 parcel within the SLSP area. Proposed changes would include re-designation of the project parcel to include R-8 and relocate the multi-family site. The project includes a maximum of 311 total units, which is 11 more units than was anticipated for the site. Thus, the project includes more units than anticipated by the SLSP and previously analyzed in the TOCSP EIR. The increase in residential density associated with the proposed project could potentially result in impacts to air quality, biological resources, cultural and tribal cultural resources, hazards and hazardous materials, water, sewage, drainage, schools, parks, transportation, and noise. 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. Considering that the proposed project would include the similar 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, per the Traffic Impact Study prepared for the Sievers-Prudler & Merritt-

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	Murphy Tentative Maps, improvements to the following roadways in the project area would be necessary: Pioneer Avenue/Farmer's Central Road; Pioneer Avenue/High School Access; Farmer's Central Road/Collector 1 Intersection; Matmor Road and Gum Avenue; and Collector 4/High School Access. Such improvements would involve relatively minor construction activity associated with roadway striping and infrastructure improvements associated with installation of traffic signals. Thus, construction emissions related to the 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 number of 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. 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 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

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	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 300 residences would operate within the project site, while the proposed project would allow a maximum of 311 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 and the previously approved SLSP land use designations for the site would result in ROG emissions slightly above the applicable YSAQMD thresholds of significance. The majority of the ROG emissions resulting from project operations are due to hearth emissions; however, multi-family developments do not typically include hearths so the emissions would be reduced from what is presented in the table below. The ROG emissions presented in the table is somewhat an overestimation in the sense that the results do not take into account Mitigation Measure 4.7-3 of the TOCSP EIR or YSAQMD Rule 2.40, which are intended to ensure that only US Environmental Protection Agency (EPA) hearths are used. EPA certified hearths release less pollutants, including ROG and PM, than the traditional hearths assumed in project modeling. With consideration of Mitigation Measure 4.7-3 and YSAQMD Rule 2.40, actual project emissions would likely be lower than the levels presented in the table. Furthermore, the TOCSP EIR analyzed ROG emissions associated with buildout of the Specific Plan Area and determined that even with mitigation, impacts would be significant and unavoidable. The operational emission estimates for the previously approved project assume that the project would begin operations in the year 2020. It should be noted that building efficiency standards and vehicle emission standards have become more stringent since preparation of the TOCSP EIR. Consequently, emissions resulting from buildout of the project site under current standards and regulations would likely be substantially reduced relative to emissions that would have occurred if the project site had been developed at the time of approval of the TOCSP EIR and SLSP.

Comparison of 15162 CEQA Requirements and Project																																						
CEQA Requirement (Section 15162)	Relationship to Request																																					
	<table><tr><th colspan="3">Table 2</th></tr><tr><th colspan="3">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>12.51 tons/yr</td></tr><tr><td>NO_x</td><td>10 tons/yr</td><td>6.45 tons/yr</td></tr><tr><td>PM₁₀</td><td>80 lbs/day</td><td>4.08 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>12.90 tons/yr</td></tr><tr><td>NO_x</td><td>10 tons/yr</td><td>6.69 tons/yr</td></tr><tr><td>PM₁₀</td><td>80 lbs/day</td><td>4.22 lbs/day</td></tr><tr><td colspan="3">Source: Raney Planning & Management, Inc. CalEEMod, October 2019 (see Appendix)</td></tr></table>		Table 2			Operational Emissions Comparison			Pollutant	YSAQMD Thresholds	Operational Emissions	Previously Approved SLSP Designation			ROG	10 tons/yr	12.51 tons/yr	NO _x	10 tons/yr	6.45 tons/yr	PM ₁₀	80 lbs/day	4.08 lbs/day	Operations Under the Proposed Project			ROG	10 tons/yr	12.90 tons/yr	NO _x	10 tons/yr	6.69 tons/yr	PM ₁₀	80 lbs/day	4.22 lbs/day	Source: Raney Planning & Management, Inc. CalEEMod, October 2019 (see Appendix)		
Table 2																																						
Operational Emissions Comparison																																						
Pollutant	YSAQMD Thresholds	Operational Emissions																																				
Previously Approved SLSP Designation																																						
ROG	10 tons/yr	12.51 tons/yr																																				
NO _x	10 tons/yr	6.45 tons/yr																																				
PM ₁₀	80 lbs/day	4.08 lbs/day																																				
Operations Under the Proposed Project																																						
ROG	10 tons/yr	12.90 tons/yr																																				
NO _x	10 tons/yr	6.69 tons/yr																																				
PM ₁₀	80 lbs/day	4.22 lbs/day																																				
Source: Raney Planning & Management, Inc. CalEEMod, October 2019 (see Appendix)																																						
	Although the proposed project would result in a slight increase in operational emissions, the increase in emissions would be relatively minor and the TOCSP EIR conclusion of significant and unavoidable would remain unchanged. Consequently, the proposed project would not create new or significantly more severe environmental impacts 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 based on the results of a query of the California Natural Diversity Database (CNDDDB) and the site’s suitability to provide habitat for special-status plant and wildlife species and the presence of any aquatic resources. In addition, a Preliminary Arborist Report and Inventory Summary (Arborist Report) was prepared for the project site by Sierra Nevada Arborists on October 22, 2003. The following sections present a discussion of the findings of the CNDDDB search, the proposed project’s compliance with the Yolo HCP/NCCP, and the recommendations of the Arborist Report.																																					

	<u>Aquatic Resources</u> The project site currently consists of undeveloped land that is used for agricultural purposes. Wetlands, riparian vegetation, and other aquatic resources do not currently exist on the project site. The nearest surface water to the project site is the Willow Slough which is located approximately 1.90 miles southeast. Given that aquatic resources do not currently exist at the project site, implementation of 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, white-tailed kite, and northern harrier, depending on what crop is planted on the project site. Swainson's hawks have been documented near the western and southern boundaries of the project site. Although the CNDDB results did not reveal any recent occurrences of the Western burrowing owl, the project site could provide suitable burrows for burrowing owls. In addition, the project site represents suitable winter foraging habitat for mountain plover and the existing trees along the boundaries of the site could provide suitable roosting habitat for pallid bat. Although the project site provides suitable foraging habitat for mountain plover, 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. Based on the result of the CNDDB query, the project site could contain suitable habitat for the following special-status wildlife species: Swainson's hawk, northern harrier, burrowing owl, mountain plover, and pallid 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. According to the CNDDB survey, multiple special status plant species are known to occur in the project area; however, much of the special-status plant species listed require wetlands or marsh habitat. Furthermore, the current agricultural uses of the site present a relatively low potential for special-status plant species to occur on the project site.
--	--

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	<u>Tree Removal and Mitigation</u> According to the Arborist Report prepared for the proposed project, a total of 61 trees are located on the project site. Of the 61 trees, 34 trees have been recommended for removal due to structural defects or compromised integrity which may pose a hazard. The City of Woodland Tree Commission has recommended that for each six inches or fraction thereof the diameter of a tree which was approved for removal, a minimum fifteen-gallon contain size shall be planted on the project site. In addition, the SLSP includes Policy 13.13.4, which outlines tree preservation standards and requirements within the SLSP area. The proposed project would comply with Policy 13.13.4, reducing impacts to protected and non-protected tree located on the project site. The TOSCP EIR concluded that the project could conflict with General Plan goals and policies for the protection of biological resources; however, the impact would be reduced to a less-than-significant level with implementation of mitigation. Thus, the proposed project would adhere to the Tree Commission's recommended measures, as well as Policy 13.13.4, and would not result in new significant environmental effects. <u>Agricultural Land Conversion/Swainson's Hawk Mitigation</u> It should be noted that the TOCSP EIR required mitigation to reduce potential impacts to Swainson's hawks, the conversion of agricultural land, and other special-status species. Mitigation for loss of agricultural land is in the form of land set asides. 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. The applicant has previously fulfilled this requirement with a targeted easement area known as the Merritt Mitigation Property. Because the proposed project has previously mitigated for the conversion of agricultural land and Swainson's hawk, the applicant would not be subject to any Avoidance Minimization Measures (AMMs) or pay the Land Conversion Fee. Given that 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 Biological Resources resulting from the proposed project would have been included in the TOCSP EIR. As a result, the proposed

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	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. <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/NCCP, 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 In April 2004, Peak & Associates, Inc. prepared a formal <i>Cultural Resources Assessment</i> for the project site. 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. While the proposed project could result in potential impacts to previously unrecorded cultural resources, the project disturbance area would be the same as previously anticipated by the TOCSP EIR. Therefore, the proposed project would not result in substantial changes that what was analyzed for the previously approved project. Furthermore, 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

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	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 previous work by Peak & Associates, Inc. has determined that the project site does not contain any 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 As discussed in the TOCSP EIR, the proposed project would include use of small amounts of hazardous products, such as those typical of residential use. Such products may include the use of household cleaners, fertilizers, or pesticides. The project site is likely to have been exposed to pesticides and fertilizers due to the previous uses associated with agricultural production. 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 resulting from previous agricultural use. Mixing or storing fertilizers and pesticides within the project site could result in elevated concentrations of such chemicals. Therefore, further investigation of the soil in the area where chemicals may have been mixed or stored could be necessary. 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. It should be noted that the project site is located within 0.25-mile of Pioneer High School; however, compliance with mitigation measure 4.12-1 would ensure the school is not exposed to increased hazards associated with development of the project site. As a result, the proposed project would not be considered a substantial change to the TOCSP EIR, and would not create

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	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 and Farmers Central Road, as well as a future 12-inch water line in Harry Lorenzo Avenue and a future eight-inch water line in Welch Street connecting to the Merritt Ranch development to the north. Development of the project site with up to 300 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 300 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 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 11 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

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	years, with surpluses between 1,773 acre-feet per year and 5,588 acre-feet per year.¹ 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 in the northern portion of the site would direct wastewater to a connection point with the existing 15-inch sewer main in Pioneer Avenue. Wastewater from the southern portion of the development would be directed to an existing 18-inch sewer main within Farmers Central Road. The SLSP anticipated buildout of the project site with a maximum of 300 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 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.

¹ City of Woodland. 2015 Urban Water Management Plan. June 2016.

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	Stormwater runoff from proposed impervious surfaces would be collected by 18, 24, and 30-inch storm drain lines within the project site. As discussed previously, collected stormwater runoff would either be directed to the 30-inch storm drain at Patriot Way, while the second connection would be to a 42-inch storm drain, south of the multi-family site. Following discharge to the existing stormwater infrastructure, 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 SLSP drainage infrastructure and pay their fair share of fees for the installation of the SLSP 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 311 residential units to the project area. The 311 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 300 residences at the project site. Based on the student generation rate of 0.876 students per dwelling unit used in the TOCSP EIR, the addition of 11 additional residences would result in approximately nine to 10 new K-12 students. The addition of nine to 10 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 32 new residents, which would require the dedication of 0.161 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. Transportation A Traffic Impact Study (TIS) had been previously prepared for the Sievers-Prudler & Merritt-Murphy Tentative Maps by Grandy & Associates on August 27, 2004. In addition, the TOCSP EIR included an analysis of the potential traffic impacts resulting from the SLSP. Both included of the 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. 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 311 total residential units, the proposed project would only increase total daily trips by 99 trips and peak hour trips would increase by a total of 17 trips.
--	---

Comparison of 15162 CEQA Requirements and Project																							
CEQA Requirement (Section 15162)	Relationship to Request																						
	<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><th>Existing SLSP</th><td>2,627</td><td>470</td></tr><tr><th>Proposed</th><td>2,726</td><td>487</td></tr><tr><th>Difference</th><td>+99</td><td>+17</td></tr><tr><td colspan="3">Source: Institute of Traffic Engineers. Trip Generation Handbook – 9th Edition. 2012.</td></tr></table>		Table 3			Traffic Generation Comparison				Average Daily Trips	Total Peak Hour Trips	Existing SLSP	2,627	470	Proposed	2,726	487	Difference	+99	+17	Source: Institute of Traffic Engineers. Trip Generation Handbook – 9 th Edition. 2012.		
	Table 3																						
	Traffic Generation Comparison																						
		Average Daily Trips	Total Peak Hour Trips																				
	Existing SLSP	2,627	470																				
	Proposed	2,726	487																				
	Difference	+99	+17																				
	Source: Institute of Traffic Engineers. Trip Generation Handbook – 9 th Edition. 2012.																						
	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 17 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 TIS, recommended mitigation measures included improvements to Pioneer Avenue/Farmer’s Central Road, Pioneer Avenue/High School Access, Farmer’s Central Road/Collector 1 Intersection, Matmor Road and Gum Avenue, and Collector 4/High School Access. The improvements include the installation of traffic signals and associated improvements related to restriping and provision of pedestrian cross walks. 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 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																							
The proposed project would not be exposed to noise levels that were not previously analyzed within the TOCSP EIR. As noted previously, the proposed project would result in 11 additional units which would result in a slight increase in traffic volumes. While the project																							

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	could increase traffic related noise, the increase would not be substantial or result in excessive noise levels. Furthermore, per Mitigation Measure 4.8-2 of the TOCSP EIR, a project's tentative map shall ensure that noise levels do not exceed relative thresholds through site design, sound attenuation, or noise barriers. The proposed project would include a privacy wall along Pioneer Avenue and Harry Lorenzo avenue which would further reduce exterior and interior noise levels at the residences. Therefore, because the proposed project would not substantially increase traffic noise and site design would further decrease noise levels, the proposed project would not create new 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 a portion of the project site to R-8 and revise the location of R-20, 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.

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
(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 increase in the severity of previously identified significant effects; or	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, changes have not occurred on the proposed project site since the adoption of the SLSP and TOCSP EIR. As noted in the discussion of Biological Resources in Section (1) of this table, since the certification of the TOCSP EIR, the Yolo HCP/NCCP, which the City of Woodland participates in, has been adopted and gone into effect. The Yolo HCP/NCCP 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/NCCP provides for mitigation of habitat conversion from agricultural uses to residential uses, as well as protection of individual Swainson's hawk and burrowing owls. Because the applicant fully mitigated any potential impacts to special-status species under the TOCSP EIR requirements, the proposed project would not be subject to any additional Yolo HCP/NCCP requirements. In addition, 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. Thus, considering the above, Mitigation Measures 4.5-3 and 4.5-4 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: • Environmental Noise Assessment; • Phase 1 ESA for 40 acres;

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	• Traffic Impact Study; • Cultural Resources Assessment; • Special Status Species; and • Preliminary Arborist Report and Inventory Summary. As stated previously, since the approval of the TOCSP EIR, the Yolo HCP/NCCP was approved which includes applicable standards for the proposed project. 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 were not identified as special-status species that could potentially be impacted by implementation of the SLSP. However, the project site presents the necessary habitat for such species to 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 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

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	impacts to a less-than-significant level, 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. 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 1999.² Since adoption of the TOCSP EIR, the City has adopted a Climate Action Plan (CAP).³ 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 GHG 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 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 approximately 0.10 mile from an existing transit stop. The inclusion of greater residential densities and alternative transportation infrastructure

² 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.

³ City of Woodland. *Final 2035 Climate Action Plan*. May 2017.

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	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. Therefore, the proposed project would be located in close proximity to public transportation, and, thus, result in reduced vehicle trips. 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.
(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.

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
(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. As previously stated, the project site presents potential habitat for 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 the above special-status species have the potential to use the site as foraging and nesting habitat, AMM 16 and AMM 18 would be applied to the current project to satisfy the requirements of Mitigation Measures 4.5-3 and 4.5-4 to reduce any potential impacts to a less-than-significant level. As discussed earlier in this document, a Phase II ESA should be prepared, and soil remediation conducted in compliance with Mitigation Measure 4.12-1, should soils be contaminated at the project site. Considering that all relevant mitigation measures would be applied to the proposed project, and new mitigation measures that would substantially reduce any previously identified significant impacts are not feasible, 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 proponents decline to adopt the mitigation measure or alternative.	The status of mitigation measures in the SLSP, and the TOCSP EIR would not change as a result of the proposed land uses changes. The CNDDDB search results for the project site 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 species have the potential to use the site as foraging and nesting habitat, mitigation measure 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. 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.

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
(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.
(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 and GHG Modeling Results

Pioneer Village (as previously approved) - Yolo/Solano AQMD Air District, Annual

Pioneer Village (as previously approved)
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	222.00	Dwelling Unit	44.59	399,600.00	666
Apartment Mid Rise	78.00	Dwelling Unit	3.91	78,000.00	203

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	6.8	Precipitation Freq (Days)	55
Climate Zone	2			Operational Year	2021
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 - CO2 intensity updated for RPS

Land Use - Project info

Construction Phase - Construction not modeled

Off-road Equipment - Construction not modeled

Road Dust - Urban project

Mobile Land Use Mitigation -

Pioneer Village (as previously approved) - Yolo/Solano AQMD Air District, Annual

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	72.08	44.59
tblLandUse	LotAcreage	2.05	3.91
tblLandUse	Population	635.00	666.00
tblLandUse	Population	223.00	203.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	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

Pioneer Village (as previously approved) - 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

Pioneer Village (as previously approved) - 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	11.6453	0.1942	14.5146	0.0234		1.7516	1.7516		1.7516	1.7516	170.5457	37.4288	207.9746	0.2239	0.0115	217.0041
Energy	0.0350	0.2993	0.1274	1.9100e-003		0.0242	0.0242		0.0242	0.0242	0.0000	628.1853	628.1853	0.0357	0.0124	632.7603
Mobile	0.8713	6.3049	9.2750	0.0371	2.5791	0.0330	2.6120	0.6943	0.0310	0.7253	0.0000	3,424.6811	3,424.6811	0.1797	0.0000	3,429.1732
Waste						0.0000	0.0000		0.0000	0.0000	60.0082	0.0000	60.0082	3.5464	0.0000	148.6678
Water						0.0000	0.0000		0.0000	0.0000	6.2011	18.9988	25.2000	0.6389	0.0154	45.7741
Total	12.5516	6.7984	23.9170	0.0624	2.5791	1.8088	4.3878	0.6943	1.8068	2.5011	236.7550	4,109.2940	4,346.0490	4.6245	0.0393	4,473.3794

Pioneer Village (as previously approved) - 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	11.6453	0.1942	14.5146	0.0234		1.7516	1.7516		1.7516	1.7516	170.5457	37.4288	207.9746	0.2239	0.0115	217.0041
Energy	0.0350	0.2993	0.1274	1.9100e-003		0.0242	0.0242		0.0242	0.0242	0.0000	628.1853	628.1853	0.0357	0.0124	632.7603
Mobile	0.8299	5.9551	8.4595	0.0332	2.2748	0.0296	2.3043	0.6123	0.0278	0.6402	0.0000	3,066.0336	3,066.0336	0.1683	0.0000	3,070.2418
Waste						0.0000	0.0000		0.0000	0.0000	60.0082	0.0000	60.0082	3.5464	0.0000	148.6678
Water						0.0000	0.0000		0.0000	0.0000	6.2011	18.9988	25.2000	0.6389	0.0154	45.7741
Total	12.5102	6.4486	23.1015	0.0585	2.2748	1.8054	4.0801	0.6123	1.8036	2.4160	236.7550	3,750.6465	3,987.4016	4.6131	0.0393	4,114.4480

	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	0.33	5.15	3.41	6.24	11.80	0.19	7.01	11.80	0.18	3.40	0.00	8.73	8.25	0.25	0.00	8.02

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	5/12/2020	5	30	

Acres of Grading (Site Preparation Phase): 0

Pioneer Village (as previously approved) - 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	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Site Preparation	Rubber Tired Dozers	0	0.00	247	0.40

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

Pioneer Village (as previously approved) - 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

Pioneer Village (as previously approved) - 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

Pioneer Village (as previously approved) - 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	0.8299	5.9551	8.4595	0.0332	2.2748	0.0296	2.3043	0.6123	0.0278	0.6402	0.0000	3,066.0336	3,066.0336	0.1683	0.0000	3,070.2418
Unmitigated	0.8713	6.3049	9.2750	0.0371	2.5791	0.0330	2.6120	0.6943	0.0310	0.7253	0.0000	3,424.6811	3,424.6811	0.1797	0.0000	3,429.1732

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	518.70	498.42	457.08	1,330,499	1,173,500
Single Family Housing	2,113.44	2,200.02	1913.64	5,503,766	4,854,322
Total	2,632.14	2,698.44	2,370.72	6,834,265	6,027,822

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
Apartments Mid Rise	10.00	5.00	7.00	46.00	13.00	41.00	86	11	3
Single Family Housing	10.00	5.00	7.00	46.00	13.00	41.00	86	11	3

Pioneer Village (as previously approved) - Yolo/Solano AQMD Air District, Annual

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.520277	0.038864	0.193543	0.118146	0.022917	0.005635	0.034518	0.053912	0.001336	0.002070	0.007104	0.000691	0.000987
Single Family Housing	0.520277	0.038864	0.193543	0.118146	0.022917	0.005635	0.034518	0.053912	0.001336	0.002070	0.007104	0.000691	0.000987

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	281.5525	281.5525	0.0290	6.0100e-003	284.0677
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	281.5525	281.5525	0.0290	6.0100e-003	284.0677
NaturalGas Mitigated	0.0350	0.2993	0.1274	1.9100e-003		0.0242	0.0242		0.0242	0.0242	0.0000	346.6328	346.6328	6.6400e-003	6.3500e-003	348.6927
NaturalGas Unmitigated	0.0350	0.2993	0.1274	1.9100e-003		0.0242	0.0242		0.0242	0.0242	0.0000	346.6328	346.6328	6.6400e-003	6.3500e-003	348.6927

Pioneer Village (as previously approved) - 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					
Apartments Mid Rise	760352	4.1000e-003	0.0350	0.0149	2.2000e-004		2.8300e-003	2.8300e-003		2.8300e-003	2.8300e-003	0.0000	40.5753	40.5753	7.8000e-004	7.4000e-004	40.8164
Single Family Housing	5.7353e+006	0.0309	0.2643	0.1125	1.6900e-003		0.0214	0.0214		0.0214	0.0214	0.0000	306.0575	306.0575	5.8700e-003	5.6100e-003	307.8763
Total		0.0350	0.2993	0.1274	1.9100e-003		0.0242	0.0242		0.0242	0.0242	0.0000	346.6328	346.6328	6.6500e-003	6.3500e-003	348.6927

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					
Apartments Mid Rise	760352	4.1000e-003	0.0350	0.0149	2.2000e-004		2.8300e-003	2.8300e-003		2.8300e-003	2.8300e-003	0.0000	40.5753	40.5753	7.8000e-004	7.4000e-004	40.8164
Single Family Housing	5.7353e+006	0.0309	0.2643	0.1125	1.6900e-003		0.0214	0.0214		0.0214	0.0214	0.0000	306.0575	306.0575	5.8700e-003	5.6100e-003	307.8763
Total		0.0350	0.2993	0.1274	1.9100e-003		0.0242	0.0242		0.0242	0.0242	0.0000	346.6328	346.6328	6.6500e-003	6.3500e-003	348.6927

Pioneer Village (as previously approved) - 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			
Apartments Mid Rise	332004	42.3637	4.3700e-003	9.0000e-004	42.7422
Single Family Housing	1.87452e+006	239.1888	0.0247	5.1000e-003	241.3255
Total		281.5525	0.0290	6.0000e-003	284.0677

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	332004	42.3637	4.3700e-003	9.0000e-004	42.7422
Single Family Housing	1.87452e+006	239.1888	0.0247	5.1000e-003	241.3255
Total		281.5525	0.0290	6.0000e-003	284.0677

6.0 Area Detail**6.1 Mitigation Measures Area**

Pioneer Village (as previously approved) - 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	11.6453	0.1942	14.5146	0.0234		1.7516	1.7516		1.7516	1.7516	170.5457	37.4288	207.9746	0.2239	0.0115	217.0041
Unmitigated	11.6453	0.1942	14.5146	0.0234		1.7516	1.7516		1.7516	1.7516	170.5457	37.4288	207.9746	0.2239	0.0115	217.0041

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	0.2989					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.8653					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	9.4135	0.1684	12.2822	0.0232		1.7393	1.7393		1.7393	1.7393	170.5457	33.7902	204.3359	0.2203	0.0115	213.2773
Landscaping	0.0676	0.0258	2.2324	1.2000e-004		0.0123	0.0123		0.0123	0.0123	0.0000	3.6386	3.6386	3.5300e-003	0.0000	3.7268
Total	11.6453	0.1942	14.5146	0.0234		1.7516	1.7516		1.7516	1.7516	170.5457	37.4288	207.9746	0.2239	0.0115	217.0041

Pioneer Village (as previously approved) - 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	0.2989					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.8653					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	9.4135	0.1684	12.2822	0.0232		1.7393	1.7393		1.7393	1.7393	170.5457	33.7902	204.3359	0.2203	0.0115	213.2773
Landscaping	0.0676	0.0258	2.2324	1.2000e-004		0.0123	0.0123		0.0123	0.0123	0.0000	3.6386	3.6386	3.5300e-003	0.0000	3.7268
Total	11.6453	0.1942	14.5146	0.0234		1.7516	1.7516		1.7516	1.7516	170.5457	37.4288	207.9746	0.2239	0.0115	217.0041

7.0 Water Detail**7.1 Mitigation Measures Water**

Pioneer Village (as previously approved) - Yolo/Solano AQMD Air District, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	25.2000	0.6389	0.0154	45.7741
Unmitigated	25.2000	0.6389	0.0154	45.7741

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	5.08201 / 3.20388	6.5520	0.1661	4.0200e-003	11.9013
Single Family Housing	14.4642 / 9.11873	18.6480	0.4728	0.0114	33.8728
Total		25.2000	0.6389	0.0155	45.7741

Pioneer Village (as previously approved) - 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			
Apartments Mid Rise	5.08201 / 3.20388	6.5520	0.1661	4.0200e-003	11.9013
Single Family Housing	14.4642 / 9.11873	18.6480	0.4728	0.0114	33.8728
Total		25.2000	0.6389	0.0155	45.7741

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

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	60.0082	3.5464	0.0000	148.6678
Unmitigated	60.0082	3.5464	0.0000	148.6678

Pioneer Village (as previously approved) - 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			
Apartments Mid Rise	35.88	7.2833	0.4304	0.0000	18.0441
Single Family Housing	259.74	52.7249	3.1160	0.0000	130.6236
Total		60.0082	3.5464	0.0000	148.6678

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	35.88	7.2833	0.4304	0.0000	18.0441
Single Family Housing	259.74	52.7249	3.1160	0.0000	130.6236
Total		60.0082	3.5464	0.0000	148.6678

9.0 Operational Offroad

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

Pioneer Village (as previously approved) - 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
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Pioneer Village (as previously approved) - Yolo/Solano AQMD Air District, Winter

Pioneer Village (as previously approved)
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	222.00	Dwelling Unit	44.59	399,600.00	666
Apartment Mid Rise	78.00	Dwelling Unit	3.91	78,000.00	203

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	6.8	Precipitation Freq (Days)	55
Climate Zone	2			Operational Year	2021
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 - CO2 intensity updated for RPS

Land Use - Project info

Construction Phase - Construction not modeled

Off-road Equipment - Construction not modeled

Road Dust - Urban project

Mobile Land Use Mitigation -

Pioneer Village (as previously approved) - Yolo/Solano AQMD Air District, Winter

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	72.08	44.59
tblLandUse	LotAcreage	2.05	3.91
tblLandUse	Population	635.00	666.00
tblLandUse	Population	223.00	203.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	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

Pioneer Village (as previously approved) - 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

Pioneer Village (as previously approved) - 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	242.2074	4.3942	324.3708	0.5679		42.5585	42.5585		42.5585	42.5585	4,585.2318	953.0363	5,538.2680	5.9666	0.3098	5,779.7422
Energy	0.1919	1.6401	0.6979	0.0105		0.1326	0.1326		0.1326	0.1326		2,093.6835	2,093.6835	0.0401	0.0384	2,106.1252
Mobile	4.8468	36.6789	56.3412	0.2083	15.2817	0.1914	15.4732	4.1020	0.1801	4.2822		21,194.9834	21,194.9834	1.1833		21,224.5650
Total	247.2461	42.7131	381.4099	0.7866	15.2817	42.8825	58.1643	4.1020	42.8712	46.9733	4,585.2318	24,241.7031	28,826.9349	7.1900	0.3481	29,110.4323

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	242.2074	4.3942	324.3708	0.5679		42.5585	42.5585		42.5585	42.5585	4,585.2318	953.0363	5,538.2680	5.9666	0.3098	5,779.7422
Energy	0.1919	1.6401	0.6979	0.0105		0.1326	0.1326		0.1326	0.1326		2,093.6835	2,093.6835	0.0401	0.0384	2,106.1252
Mobile	4.6060	34.5852	51.6874	0.1863	13.4785	0.1720	13.6505	3.6180	0.1619	3.7799		18,962.1832	18,962.1832	1.1118		18,989.9779
Total	247.0053	40.6194	376.7561	0.7646	13.4785	42.8631	56.3416	3.6180	42.8530	46.4710	4,585.2318	22,008.9030	26,594.1348	7.1185	0.3481	26,875.8452

Pioneer Village (as previously approved) - 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	0.10	4.90	1.22	2.79	11.80	0.05	3.13	11.80	0.04	1.07	0.00	9.21	7.75	0.99	0.00	7.68

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	5/12/2020	5	30	

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	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Site Preparation	Rubber Tired Dozers	0	0.00	247	0.40

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

Pioneer Village (as previously approved) - 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

Pioneer Village (as previously approved) - 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

Pioneer Village (as previously approved) - 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	4.6060	34.5852	51.6874	0.1863	13.4785	0.1720	13.6505	3.6180	0.1619	3.7799		18,962.18 32	18,962.18 32	1.1118		18,989.97 79
Unmitigated	4.8468	36.6789	56.3412	0.2083	15.2817	0.1914	15.4732	4.1020	0.1801	4.2822		21,194.98 34	21,194.98 34	1.1833		21,224.56 50

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	518.70	498.42	457.08	1,330,499	1,173,500
Single Family Housing	2,113.44	2,200.02	1913.64	5,503,766	4,854,322
Total	2,632.14	2,698.44	2,370.72	6,834,265	6,027,822

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
Apartments Mid Rise	10.00	5.00	7.00	46.00	13.00	41.00	86	11	3
Single Family Housing	10.00	5.00	7.00	46.00	13.00	41.00	86	11	3

Pioneer Village (as previously approved) - Yolo/Solano AQMD Air District, Winter

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.520277	0.038864	0.193543	0.118146	0.022917	0.005635	0.034518	0.053912	0.001336	0.002070	0.007104	0.000691	0.000987
Single Family Housing	0.520277	0.038864	0.193543	0.118146	0.022917	0.005635	0.034518	0.053912	0.001336	0.002070	0.007104	0.000691	0.000987

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	0.1919	1.6401	0.6979	0.0105		0.1326	0.1326		0.1326	0.1326		2,093.6835	2,093.6835	0.0401	0.0384	2,106.1252
NaturalGas Unmitigated	0.1919	1.6401	0.6979	0.0105		0.1326	0.1326		0.1326	0.1326		2,093.6835	2,093.6835	0.0401	0.0384	2,106.1252

Pioneer Village (as previously approved) - 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					
Apartments Mid Rise	2083.16	0.0225	0.1920	0.0817	1.2300e-003		0.0155	0.0155		0.0155	0.0155		245.0771	245.0771	4.7000e-003	4.4900e-003	246.5335
Single Family Housing	15713.2	0.1695	1.4481	0.6162	9.2400e-003		0.1171	0.1171		0.1171	0.1171		1,848.6063	1,848.6063	0.0354	0.0339	1,859.5917
Total		0.1919	1.6401	0.6979	0.0105		0.1326	0.1326		0.1326	0.1326		2,093.6835	2,093.6835	0.0401	0.0384	2,106.1252

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					
Apartments Mid Rise	2.08316	0.0225	0.1920	0.0817	1.2300e-003		0.0155	0.0155		0.0155	0.0155		245.0771	245.0771	4.7000e-003	4.4900e-003	246.5335
Single Family Housing	15.7132	0.1695	1.4481	0.6162	9.2400e-003		0.1171	0.1171		0.1171	0.1171		1,848.6063	1,848.6063	0.0354	0.0339	1,859.5917
Total		0.1919	1.6401	0.6979	0.0105		0.1326	0.1326		0.1326	0.1326		2,093.6835	2,093.6835	0.0401	0.0384	2,106.1252

6.0 Area Detail**6.1 Mitigation Measures Area**

Pioneer Village (as previously approved) - 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	242.2074	4.3942	324.3708	0.5679		42.5585	42.5585		42.5585	42.5585	4,585.2318	953.0363	5,538.2680	5.9666	0.3098	5,779.7422
Unmitigated	242.2074	4.3942	324.3708	0.5679		42.5585	42.5585		42.5585	42.5585	4,585.2318	953.0363	5,538.2680	5.9666	0.3098	5,779.7422

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	1.6375					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	10.2206					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	229.5977	4.1078	299.5667	0.5665		42.4218	42.4218		42.4218	42.4218	4,585.2318	908.4706	5,493.7023	5.9234	0.3098	5,734.0968
Landscaping	0.7515	0.2863	24.8042	1.3100e-003		0.1367	0.1367		0.1367	0.1367		44.5657	44.5657	0.0432		45.6454
Total	242.2074	4.3941	324.3708	0.5679		42.5585	42.5585		42.5585	42.5585	4,585.2318	953.0363	5,538.2680	5.9666	0.3098	5,779.7422

Pioneer Village (as previously approved) - 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	1.6375					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	10.2206					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	229.5977	4.1078	299.5667	0.5665		42.4218	42.4218		42.4218	42.4218	4,585.2318	908.4706	5,493.7023	5.9234	0.3098	5,734.0968
Landscaping	0.7515	0.2863	24.8042	1.3100e-003		0.1367	0.1367		0.1367	0.1367		44.5657	44.5657	0.0432		45.6454
Total	242.2074	4.3941	324.3708	0.5679		42.5585	42.5585		42.5585	42.5585	4,585.2318	953.0363	5,538.2680	5.9666	0.3098	5,779.7422

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
----------------	--------	-----------	-----------	-------------	-------------	-----------

10.0 Stationary Equipment

Pioneer Village (as previously approved) - Yolo/Solano AQMD Air District, Winter

Fire Pumps and Emergency Generators

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

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Pioneer Village (as previously approved) - Yolo/Solano AQMD Air District, Summer

Pioneer Village (as previously approved)
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	222.00	Dwelling Unit	44.59	399,600.00	666
Apartment Mid Rise	78.00	Dwelling Unit	3.91	78,000.00	203

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	6.8	Precipitation Freq (Days)	55
Climate Zone	2			Operational Year	2021
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 - CO2 intensity updated for RPS

Land Use - Project info

Construction Phase - Construction not modeled

Off-road Equipment - Construction not modeled

Road Dust - Urban project

Mobile Land Use Mitigation -

Pioneer Village (as previously approved) - Yolo/Solano AQMD Air District, Summer

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	72.08	44.59
tblLandUse	LotAcreage	2.05	3.91
tblLandUse	Population	635.00	666.00
tblLandUse	Population	223.00	203.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	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

Pioneer Village (as previously approved) - 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

Pioneer Village (as previously approved) - 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	242.2074	4.3942	324.3708	0.5679		42.5585	42.5585		42.5585	42.5585	4,585.2318	953.0363	5,538.2680	5.9666	0.3098	5,779.7422
Energy	0.1919	1.6401	0.6979	0.0105		0.1326	0.1326		0.1326	0.1326		2,093.6835	2,093.6835	0.0401	0.0384	2,106.1252
Mobile	5.9767	35.1892	57.6110	0.2266	15.2817	0.1876	15.4694	4.1020	0.1765	4.2786		23,044.6218	23,044.6218	1.1333		23,072.9548
Total	248.3760	41.2234	382.6797	0.8049	15.2817	42.8787	58.1605	4.1020	42.8676	46.9697	4,585.2318	26,091.3415	30,676.5733	7.1401	0.3481	30,958.8221

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	242.2074	4.3942	324.3708	0.5679		42.5585	42.5585		42.5585	42.5585	4,585.2318	953.0363	5,538.2680	5.9666	0.3098	5,779.7422
Energy	0.1919	1.6401	0.6979	0.0105		0.1326	0.1326		0.1326	0.1326		2,093.6835	2,093.6835	0.0401	0.0384	2,106.1252
Mobile	5.7317	33.3224	52.1285	0.2028	13.4785	0.1682	13.6467	3.6180	0.1583	3.7763		20,627.3642	20,627.3642	1.0575		20,653.8021
Total	248.1310	39.3566	377.1972	0.7811	13.4785	42.8593	56.3378	3.6180	42.8493	46.4673	4,585.2318	23,674.0840	28,259.3157	7.0643	0.3481	28,539.6694

Pioneer Village (as previously approved) - 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	0.10	4.53	1.43	2.96	11.80	0.05	3.13	11.80	0.04	1.07	0.00	9.26	7.88	1.06	0.00	7.81

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	5/12/2020	5	30	

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	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Site Preparation	Rubber Tired Dozers	0	0.00	247	0.40

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

Pioneer Village (as previously approved) - 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

Pioneer Village (as previously approved) - 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

Pioneer Village (as previously approved) - 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	5.7317	33.3224	52.1285	0.2028	13.4785	0.1682	13.6467	3.6180	0.1583	3.7763		20,627.36 42	20,627.36 42	1.0575		20,653.80 21
Unmitigated	5.9767	35.1892	57.6110	0.2266	15.2817	0.1876	15.4694	4.1020	0.1765	4.2786		23,044.62 18	23,044.62 18	1.1333		23,072.95 48

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	518.70	498.42	457.08	1,330,499	1,173,500
Single Family Housing	2,113.44	2,200.02	1913.64	5,503,766	4,854,322
Total	2,632.14	2,698.44	2,370.72	6,834,265	6,027,822

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
Apartments Mid Rise	10.00	5.00	7.00	46.00	13.00	41.00	86	11	3
Single Family Housing	10.00	5.00	7.00	46.00	13.00	41.00	86	11	3

Pioneer Village (as previously approved) - Yolo/Solano AQMD Air District, Summer

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.520277	0.038864	0.193543	0.118146	0.022917	0.005635	0.034518	0.053912	0.001336	0.002070	0.007104	0.000691	0.000987
Single Family Housing	0.520277	0.038864	0.193543	0.118146	0.022917	0.005635	0.034518	0.053912	0.001336	0.002070	0.007104	0.000691	0.000987

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	0.1919	1.6401	0.6979	0.0105		0.1326	0.1326		0.1326	0.1326		2,093.6835	2,093.6835	0.0401	0.0384	2,106.1252
NaturalGas Unmitigated	0.1919	1.6401	0.6979	0.0105		0.1326	0.1326		0.1326	0.1326		2,093.6835	2,093.6835	0.0401	0.0384	2,106.1252

Pioneer Village (as previously approved) - 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					
Apartments Mid Rise	2083.16	0.0225	0.1920	0.0817	1.2300e-003		0.0155	0.0155		0.0155	0.0155		245.0771	245.0771	4.7000e-003	4.4900e-003	246.5335
Single Family Housing	15713.2	0.1695	1.4481	0.6162	9.2400e-003		0.1171	0.1171		0.1171	0.1171		1,848.6063	1,848.6063	0.0354	0.0339	1,859.5917
Total		0.1919	1.6401	0.6979	0.0105		0.1326	0.1326		0.1326	0.1326		2,093.6835	2,093.6835	0.0401	0.0384	2,106.1252

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					
Apartments Mid Rise	2.08316	0.0225	0.1920	0.0817	1.2300e-003		0.0155	0.0155		0.0155	0.0155		245.0771	245.0771	4.7000e-003	4.4900e-003	246.5335
Single Family Housing	15.7132	0.1695	1.4481	0.6162	9.2400e-003		0.1171	0.1171		0.1171	0.1171		1,848.6063	1,848.6063	0.0354	0.0339	1,859.5917
Total		0.1919	1.6401	0.6979	0.0105		0.1326	0.1326		0.1326	0.1326		2,093.6835	2,093.6835	0.0401	0.0384	2,106.1252

6.0 Area Detail**6.1 Mitigation Measures Area**

Pioneer Village (as previously approved) - 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	242.2074	4.3942	324.3708	0.5679		42.5585	42.5585		42.5585	42.5585	4,585.2318	953.0363	5,538.2680	5.9666	0.3098	5,779.7422
Unmitigated	242.2074	4.3942	324.3708	0.5679		42.5585	42.5585		42.5585	42.5585	4,585.2318	953.0363	5,538.2680	5.9666	0.3098	5,779.7422

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	1.6375					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	10.2206					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	229.5977	4.1078	299.5667	0.5665		42.4218	42.4218		42.4218	42.4218	4,585.2318	908.4706	5,493.7023	5.9234	0.3098	5,734.0968
Landscaping	0.7515	0.2863	24.8042	1.3100e-003		0.1367	0.1367		0.1367	0.1367		44.5657	44.5657	0.0432		45.6454
Total	242.2074	4.3941	324.3708	0.5679		42.5585	42.5585		42.5585	42.5585	4,585.2318	953.0363	5,538.2680	5.9666	0.3098	5,779.7422

Pioneer Village (as previously approved) - 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	1.6375					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	10.2206					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	229.5977	4.1078	299.5667	0.5665		42.4218	42.4218		42.4218	42.4218	4,585.2318	908.4706	5,493.7023	5.9234	0.3098	5,734.0968
Landscaping	0.7515	0.2863	24.8042	1.3100e-003		0.1367	0.1367		0.1367	0.1367		44.5657	44.5657	0.0432		45.6454
Total	242.2074	4.3941	324.3708	0.5679		42.5585	42.5585		42.5585	42.5585	4,585.2318	953.0363	5,538.2680	5.9666	0.3098	5,779.7422

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
----------------	--------	-----------	-----------	-------------	-------------	-----------

10.0 Stationary Equipment

Pioneer Village (as previously approved) - Yolo/Solano AQMD Air District, Summer

Fire Pumps and Emergency Generators

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

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Pioneer Village (as previously approved)
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	5.55	8.79	10.49	10.26	10.26	0.00	10.47	10.47	6.32	0.00	10.47
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
No	Land Use	Increase Density	0.00			
No	Land Use	Increase Diversity	0.12	0.35		
No	Land Use	Improve Walkability Design	0.00			
No	Land Use	Improve Destination Accessibility	0.00			
Yes	Land Use	Increase Transit Accessibility	0.21	0.10		
No	Land Use	Integrate Below Market Rate Housing	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			
No	Parking Policy Pricing	Unbundle Parking Costs	0.00			
No	Parking Policy Pricing	On-street Market Pricing	0.00			
	Parking Policy Pricing	Parking Policy Pricing Subtotal	0.00			
No	Transit Improvements	Provide BRT System	0.00			
No	Transit Improvements	Expand Transit Network	0.00			
No	Transit Improvements	Increase Transit Frequency	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				
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	
--	--

Pioneer Village (as proposed) - Yolo/Solano AQMD Air District, Annual

Pioneer Village (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	231.00	Dwelling Unit	44.48	415,800.00	693
Apartment Mid Rise	80.00	Dwelling Unit	4.11	80,000.00	208

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	6.8	Precipitation Freq (Days)	55
Climate Zone	2			Operational Year	2021
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 - CO2 intensity updated for RPS

Land Use - Project info

Construction Phase - Construction not modeled

Off-road Equipment - Construction not modeled

Road Dust - Urban project

Mobile Land Use Mitigation -

Pioneer Village (as proposed) - Yolo/Solano AQMD Air District, Annual

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	30.00	1.00
tblConstructionPhase	PhaseEndDate	7/21/2020	4/1/2020
tblConstructionPhase	PhaseStartDate	6/10/2020	4/1/2020
tblLandUse	LotAcreage	75.00	44.48
tblLandUse	LotAcreage	2.11	4.11
tblLandUse	Population	661.00	693.00
tblLandUse	Population	229.00	208.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	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

Pioneer Village (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

Pioneer Village (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	12.0040	0.2001	14.9618	0.0241		1.8040	1.8040		1.8040	1.8040	175.6962	38.4287	214.1249	0.2313	0.0119	223.4405
Energy	0.0364	0.3109	0.1323	1.9800e-003		0.0251	0.0251		0.0251	0.0251	0.0000	652.4165	652.4165	0.0370	0.0128	657.1678
Mobile	0.9041	6.5422	9.6241	0.0385	2.6762	0.0342	2.7104	0.7204	0.0322	0.7526	0.0000	3,553.5857	3,553.5857	0.1865	0.0000	3,558.2469
Waste						0.0000	0.0000		0.0000	0.0000	62.3324	0.0000	62.3324	3.6837	0.0000	154.4260
Water						0.0000	0.0000		0.0000	0.0000	6.4285	19.6955	26.1240	0.6623	0.0160	47.4525
Total	12.9445	7.0532	24.7183	0.0645	2.6762	1.8633	4.5395	0.7204	1.8613	2.5817	244.4571	4,264.1263	4,508.5834	4.8009	0.0407	4,640.7337

Pioneer Village (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	12.0040	0.2001	14.9618	0.0241		1.8040	1.8040		1.8040	1.8040	175.6962	38.4287	214.1249	0.2313	0.0119	223.4405
Energy	0.0364	0.3109	0.1323	1.9800e-003		0.0251	0.0251		0.0251	0.0251	0.0000	652.4165	652.4165	0.0370	0.0128	657.1678
Mobile	0.8611	6.1792	8.7779	0.0345	2.3604	0.0307	2.3911	0.6354	0.0289	0.6643	0.0000	3,181.4388	3,181.4388	0.1747	0.0000	3,185.8053
Waste						0.0000	0.0000		0.0000	0.0000	62.3324	0.0000	62.3324	3.6837	0.0000	154.4260
Water						0.0000	0.0000		0.0000	0.0000	6.4285	19.6955	26.1240	0.6623	0.0160	47.4525
Total	12.9014	6.6902	23.8720	0.0605	2.3604	1.8598	4.2202	0.6354	1.8580	2.4934	244.4571	3,891.9794	4,136.4365	4.7891	0.0407	4,268.2921

	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	0.33	5.15	3.42	6.25	11.80	0.19	7.03	11.80	0.18	3.42	0.00	8.73	8.25	0.25	0.00	8.03

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	4/1/2020	5	1	

Acres of Grading (Site Preparation Phase): 0

Pioneer Village (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	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Site Preparation	Rubber Tired Dozers	0	0.00	247	0.40

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

Pioneer Village (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

Pioneer Village (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

Pioneer Village (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	0.8611	6.1792	8.7779	0.0345	2.3604	0.0307	2.3911	0.6354	0.0289	0.6643	0.0000	3,181.438 8	3,181.438 8	0.1747	0.0000	3,185.805 3
Unmitigated	0.9041	6.5422	9.6241	0.0385	2.6762	0.0342	2.7104	0.7204	0.0322	0.7526	0.0000	3,553.585 7	3,553.585 7	0.1865	0.0000	3,558.246 9

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	532.00	511.20	468.80	1,364,614	1,203,590
Single Family Housing	2,199.12	2,289.21	1991.22	5,726,892	5,051,119
Total	2,731.12	2,800.41	2,460.02	7,091,506	6,254,708

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
Apartments Mid Rise	10.00	5.00	7.00	46.00	13.00	41.00	86	11	3
Single Family Housing	10.00	5.00	7.00	46.00	13.00	41.00	86	11	3

Pioneer Village (as proposed) - Yolo/Solano AQMD Air District, Annual

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.520277	0.038864	0.193543	0.118146	0.022917	0.005635	0.034518	0.053912	0.001336	0.002070	0.007104	0.000691	0.000987
Single Family Housing	0.520277	0.038864	0.193543	0.118146	0.022917	0.005635	0.034518	0.053912	0.001336	0.002070	0.007104	0.000691	0.000987

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	292.3356	292.3356	0.0301	6.2400e-003	294.9471
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	292.3356	292.3356	0.0301	6.2400e-003	294.9471
NaturalGas Mitigated	0.0364	0.3109	0.1323	1.9800e-003		0.0251	0.0251		0.0251	0.0251	0.0000	360.0809	360.0809	6.9000e-003	6.6000e-003	362.2207
NaturalGas Unmitigated	0.0364	0.3109	0.1323	1.9800e-003		0.0251	0.0251		0.0251	0.0251	0.0000	360.0809	360.0809	6.9000e-003	6.6000e-003	362.2207

Pioneer Village (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					
Apartments Mid Rise	779848	4.2100e-003	0.0359	0.0153	2.3000e-004		2.9100e-003	2.9100e-003		2.9100e-003	2.9100e-003	0.0000	41.6157	41.6157	8.0000e-004	7.6000e-004	41.8630
Single Family Housing	5.96781e+006	0.0322	0.2750	0.1170	1.7600e-003		0.0222	0.0222		0.0222	0.0222	0.0000	318.4653	318.4653	6.1000e-003	5.8400e-003	320.3577
Total		0.0364	0.3109	0.1323	1.9900e-003		0.0251	0.0251		0.0251	0.0251	0.0000	360.0809	360.0809	6.9000e-003	6.6000e-003	362.2207

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					
Apartments Mid Rise	779848	4.2100e-003	0.0359	0.0153	2.3000e-004		2.9100e-003	2.9100e-003		2.9100e-003	2.9100e-003	0.0000	41.6157	41.6157	8.0000e-004	7.6000e-004	41.8630
Single Family Housing	5.96781e+006	0.0322	0.2750	0.1170	1.7600e-003		0.0222	0.0222		0.0222	0.0222	0.0000	318.4653	318.4653	6.1000e-003	5.8400e-003	320.3577
Total		0.0364	0.3109	0.1323	1.9900e-003		0.0251	0.0251		0.0251	0.0251	0.0000	360.0809	360.0809	6.9000e-003	6.6000e-003	362.2207

Pioneer Village (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			
Apartments Mid Rise	340517	43.4500	4.4800e-003	9.3000e-004	43.8381
Single Family Housing	1.95051e+006	248.8856	0.0257	5.3100e-003	251.1090
Total		292.3356	0.0301	6.2400e-003	294.9471

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	340517	43.4500	4.4800e-003	9.3000e-004	43.8381
Single Family Housing	1.95051e+006	248.8856	0.0257	5.3100e-003	251.1090
Total		292.3356	0.0301	6.2400e-003	294.9471

6.0 Area Detail**6.1 Mitigation Measures Area**

Pioneer Village (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	12.0040	0.2001	14.9618	0.0241		1.8040	1.8040		1.8040	1.8040	175.6962	38.4287	214.1249	0.2313	0.0119	223.4405
Unmitigated	12.0040	0.2001	14.9618	0.0241		1.8040	1.8040		1.8040	1.8040	175.6962	38.4287	214.1249	0.2313	0.0119	223.4405

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	0.3102					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.9364					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	9.6873	0.1734	12.6476	0.0239		1.7912	1.7912		1.7912	1.7912	175.6962	34.6566	210.3528	0.2277	0.0119	219.5771
Landscaping	0.0701	0.0267	2.3142	1.2000e-004		0.0128	0.0128		0.0128	0.0128	0.0000	3.7721	3.7721	3.6600e-003	0.0000	3.8634
Total	12.0040	0.2001	14.9618	0.0241		1.8040	1.8040		1.8040	1.8040	175.6962	38.4287	214.1249	0.2313	0.0119	223.4405

Pioneer Village (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	0.3102					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.9364					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	9.6873	0.1734	12.6476	0.0239		1.7912	1.7912		1.7912	1.7912	175.6962	34.6566	210.3528	0.2277	0.0119	219.5771
Landscaping	0.0701	0.0267	2.3142	1.2000e-004		0.0128	0.0128		0.0128	0.0128	0.0000	3.7721	3.7721	3.6600e-003	0.0000	3.8634
Total	12.0040	0.2001	14.9618	0.0241		1.8040	1.8040		1.8040	1.8040	175.6962	38.4287	214.1249	0.2313	0.0119	223.4405

7.0 Water Detail**7.1 Mitigation Measures Water**

Pioneer Village (as proposed) - Yolo/Solano AQMD Air District, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	26.1240	0.6623	0.0160	47.4525
Unmitigated	26.1240	0.6623	0.0160	47.4525

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	5.21232 / 3.28603	6.7200	0.1704	4.1200e-003	12.2064
Single Family Housing	15.0506 / 9.48841	19.4040	0.4919	0.0119	35.2461
Total		26.1240	0.6623	0.0160	47.4525

Pioneer Village (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			
Apartments Mid Rise	5.21232 / 3.28603	6.7200	0.1704	4.1200e-003	12.2064
Single Family Housing	15.0506 / 9.48841	19.4040	0.4919	0.0119	35.2461
Total		26.1240	0.6623	0.0160	47.4525

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

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	62.3324	3.6837	0.0000	154.4260
Unmitigated	62.3324	3.6837	0.0000	154.4260

Pioneer Village (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			
Apartments Mid Rise	36.8	7.4701	0.4415	0.0000	18.5068
Single Family Housing	270.27	54.8624	3.2423	0.0000	135.9192
Total		62.3324	3.6837	0.0000	154.4260

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	36.8	7.4701	0.4415	0.0000	18.5068
Single Family Housing	270.27	54.8624	3.2423	0.0000	135.9192
Total		62.3324	3.6837	0.0000	154.4260

9.0 Operational Offroad

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

Pioneer Village (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
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Pioneer Village (as proposed) - Yolo/Solano AQMD Air District, Winter

Pioneer Village (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	231.00	Dwelling Unit	44.48	415,800.00	693
----- Apartments Mid Rise	80.00	Dwelling Unit	4.11	80,000.00	208

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	6.8	Precipitation Freq (Days)	55
Climate Zone	2			Operational Year	2021
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 - CO2 intensity updated for RPS

Land Use - Project info

Construction Phase - Construction not modeled

Off-road Equipment - Construction not modeled

Road Dust - Urban project

Mobile Land Use Mitigation -

Pioneer Village (as proposed) - Yolo/Solano AQMD Air District, Winter

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	30.00	1.00
tblConstructionPhase	PhaseEndDate	7/21/2020	4/1/2020
tblConstructionPhase	PhaseStartDate	6/10/2020	4/1/2020
tblLandUse	LotAcreage	75.00	44.48
tblLandUse	LotAcreage	2.11	4.11
tblLandUse	Population	661.00	693.00
tblLandUse	Population	229.00	208.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	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

Pioneer Village (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

Pioneer Village (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	249.3635	4.5251	334.1918	0.5851		43.8305	43.8305		43.8305	43.8305	4,723.705 5	977.9645	5,701.670 0	6.1661	0.3187	5,950.789 5
Energy	0.1994	1.7037	0.7250	0.0109		0.1377	0.1377		0.1377	0.1377		2,174.9110	2,174.9110	0.0417	0.0399	2,187.835 4
Mobile	5.0295	38.0616	58.4651	0.2161	15.8578	0.1986	16.0565	4.2567	0.1869	4.4436		21,993.98 95	21,993.98 95	1.2279		22,024.68 62
Total	254.5924	44.2904	393.3819	0.8120	15.8578	44.1668	60.0247	4.2567	44.1551	48.4118	4,723.705 5	25,146.86 50	29,870.57 05	7.4357	0.3586	30,163.31 11

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	249.3635	4.5251	334.1918	0.5851		43.8305	43.8305		43.8305	43.8305	4,723.705 5	977.9645	5,701.670 0	6.1661	0.3187	5,950.789 5
Energy	0.1994	1.7037	0.7250	0.0109		0.1377	0.1377		0.1377	0.1377		2,174.9110	2,174.911 0	0.0417	0.0399	2,187.835 4
Mobile	4.7797	35.8890	53.6359	0.1933	13.9866	0.1785	14.1651	3.7544	0.1680	3.9224		19,677.01 75	19,677.01 75	1.1537		19,705.85 99
Total	254.3426	42.1177	388.5527	0.7892	13.9866	44.1467	58.1333	3.7544	44.1362	47.8906	4,723.705 5	22,829.89 30	27,553.59 85	7.3615	0.3586	27,844.48 48

Pioneer Village (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	0.10	4.91	1.23	2.81	11.80	0.05	3.15	11.80	0.04	1.08	0.00	9.21	7.76	1.00	0.00	7.69

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	4/1/2020	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	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Site Preparation	Rubber Tired Dozers	0	0.00	247	0.40

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

Pioneer Village (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

Pioneer Village (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

Pioneer Village (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	4.7797	35.8890	53.6359	0.1933	13.9866	0.1785	14.1651	3.7544	0.1680	3.9224		19,677.0175	19,677.0175	1.1537		19,705.8599
Unmitigated	5.0295	38.0616	58.4651	0.2161	15.8578	0.1986	16.0565	4.2567	0.1869	4.4436		21,993.9895	21,993.9895	1.2279		22,024.6862

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	532.00	511.20	468.80	1,364,614	1,203,590
Single Family Housing	2,199.12	2,289.21	1991.22	5,726,892	5,051,119
Total	2,731.12	2,800.41	2,460.02	7,091,506	6,254,708

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
Apartments Mid Rise	10.00	5.00	7.00	46.00	13.00	41.00	86	11	3
Single Family Housing	10.00	5.00	7.00	46.00	13.00	41.00	86	11	3

Pioneer Village (as proposed) - Yolo/Solano AQMD Air District, Winter

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.520277	0.038864	0.193543	0.118146	0.022917	0.005635	0.034518	0.053912	0.001336	0.002070	0.007104	0.000691	0.000987
Single Family Housing	0.520277	0.038864	0.193543	0.118146	0.022917	0.005635	0.034518	0.053912	0.001336	0.002070	0.007104	0.000691	0.000987

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	0.1994	1.7037	0.7250	0.0109		0.1377	0.1377		0.1377	0.1377		2,174.9110	2,174.9110	0.0417	0.0399	2,187.8354
NaturalGas Unmitigated	0.1994	1.7037	0.7250	0.0109		0.1377	0.1377		0.1377	0.1377		2,174.9110	2,174.9110	0.0417	0.0399	2,187.8354

Pioneer Village (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					
Apartments Mid Rise	2136.57	0.0230	0.1969	0.0838	1.2600e-003		0.0159	0.0159		0.0159	0.0159		251.3612	251.3612	4.8200e-003	4.6100e-003	252.8549
Single Family Housing	16350.2	0.1763	1.5068	0.6412	9.6200e-003		0.1218	0.1218		0.1218	0.1218		1,923.5498	1,923.5498	0.0369	0.0353	1,934.9805
Total		0.1994	1.7037	0.7250	0.0109		0.1377	0.1377		0.1377	0.1377		2,174.9110	2,174.9110	0.0417	0.0399	2,187.8354

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					
Apartments Mid Rise	2.13657	0.0230	0.1969	0.0838	1.2600e-003		0.0159	0.0159		0.0159	0.0159		251.3612	251.3612	4.8200e-003	4.6100e-003	252.8549
Single Family Housing	16.3502	0.1763	1.5068	0.6412	9.6200e-003		0.1218	0.1218		0.1218	0.1218		1,923.5498	1,923.5498	0.0369	0.0353	1,934.9805
Total		0.1994	1.7037	0.7250	0.0109		0.1377	0.1377		0.1377	0.1377		2,174.9110	2,174.9110	0.0417	0.0399	2,187.8354

6.0 Area Detail**6.1 Mitigation Measures Area**

Pioneer Village (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	249.3635	4.5251	334.1918	0.5851		43.8305	43.8305		43.8305	43.8305	4,723.7055	977.9645	5,701.6700	6.1661	0.3187	5,950.7895
Unmitigated	249.3635	4.5251	334.1918	0.5851		43.8305	43.8305		43.8305	43.8305	4,723.7055	977.9645	5,701.6700	6.1661	0.3187	5,950.7895

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	1.6999					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	10.6101					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	236.2744	4.2283	308.4782	0.5837		43.6887	43.6887		43.6887	43.6887	4,723.7055	931.7647	5,655.4703	6.1214	0.3187	5,903.4704
Landscaping	0.7791	0.2968	25.7137	1.3500e-003		0.1417	0.1417		0.1417	0.1417		46.1998	46.1998	0.0448		47.3190
Total	249.3635	4.5251	334.1918	0.5851		43.8305	43.8305		43.8305	43.8305	4,723.7055	977.9645	5,701.6700	6.1661	0.3187	5,950.7895

Pioneer Village (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	1.6999					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	10.6101					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	236.2744	4.2283	308.4782	0.5837		43.6887	43.6887		43.6887	43.6887	4,723.705 5	931.7647	5,655.470 3	6.1214	0.3187	5,903.470 4
Landscaping	0.7791	0.2968	25.7137	1.3500e-003		0.1417	0.1417		0.1417	0.1417		46.1998	46.1998	0.0448		47.3190
Total	249.3635	4.5251	334.1918	0.5851		43.8305	43.8305		43.8305	43.8305	4,723.705 5	977.9645	5,701.670 0	6.1661	0.3187	5,950.789 5

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
----------------	--------	-----------	-----------	-------------	-------------	-----------

10.0 Stationary Equipment

Pioneer Village (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
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Pioneer Village (as proposed) - Yolo/Solano AQMD Air District, Summer

Pioneer Village (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	231.00	Dwelling Unit	44.48	415,800.00	693
Apartment Mid Rise	80.00	Dwelling Unit	4.11	80,000.00	208

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	6.8	Precipitation Freq (Days)	55
Climate Zone	2			Operational Year	2021
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 - CO2 intensity updated for RPS

Land Use - Project info

Construction Phase - Construction not modeled

Off-road Equipment - Construction not modeled

Road Dust - Urban project

Mobile Land Use Mitigation -

Pioneer Village (as proposed) - Yolo/Solano AQMD Air District, Summer

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	30.00	1.00
tblConstructionPhase	PhaseEndDate	7/21/2020	4/1/2020
tblConstructionPhase	PhaseStartDate	6/10/2020	4/1/2020
tblLandUse	LotAcreage	75.00	44.48
tblLandUse	LotAcreage	2.11	4.11
tblLandUse	Population	661.00	693.00
tblLandUse	Population	229.00	208.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	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

Pioneer Village (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

Pioneer Village (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	249.3635	4.5251	334.1918	0.5851		43.8305	43.8305		43.8305	43.8305	4,723.705 5	977.9645	5,701.670 0	6.1661	0.3187	5,950.789 5
Energy	0.1994	1.7037	0.7250	0.0109		0.1377	0.1377		0.1377	0.1377		2,174.9110	2,174.9110	0.0417	0.0399	2,187.835 4
Mobile	6.2020	36.5157	59.7828	0.2352	15.8578	0.1947	16.0525	4.2567	0.1832	4.4399		23,913.35 53	23,913.35 53	1.1760		23,942.75 64
Total	255.7649	42.7445	394.6996	0.8311	15.8578	44.1629	60.0208	4.2567	44.1514	48.4081	4,723.705 5	27,066.23 08	31,789.93 63	7.3839	0.3586	32,081.38 13

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	249.3635	4.5251	334.1918	0.5851		43.8305	43.8305		43.8305	43.8305	4,723.705 5	977.9645	5,701.670 0	6.1661	0.3187	5,950.789 5
Energy	0.1994	1.7037	0.7250	0.0109		0.1377	0.1377		0.1377	0.1377		2,174.9110	2,174.9110	0.0417	0.0399	2,187.835 4
Mobile	5.9478	34.5786	54.0937	0.2105	13.9866	0.1746	14.1612	3.7544	0.1642	3.9186		21,404.97 23	21,404.97 23	1.0974		21,432.40 68
Total	255.5107	40.8074	389.0105	0.8064	13.9866	44.1428	58.1294	3.7544	44.1324	47.8868	4,723.705 5	24,557.84 78	29,281.55 33	7.3052	0.3586	29,571.03 17

Pioneer Village (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	0.10	4.53	1.44	2.97	11.80	0.05	3.15	11.80	0.04	1.08	0.00	9.27	7.89	1.07	0.00	7.82

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	4/1/2020	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	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Site Preparation	Rubber Tired Dozers	0	0.00	247	0.40

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

Pioneer Village (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

Pioneer Village (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

Pioneer Village (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	5.9478	34.5786	54.0937	0.2105	13.9866	0.1746	14.1612	3.7544	0.1642	3.9186		21,404.97 23	21,404.97 23	1.0974		21,432.40 68
Unmitigated	6.2020	36.5157	59.7828	0.2352	15.8578	0.1947	16.0525	4.2567	0.1832	4.4399		23,913.35 53	23,913.35 53	1.1760		23,942.75 64

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	532.00	511.20	468.80	1,364,614	1,203,590
Single Family Housing	2,199.12	2,289.21	1991.22	5,726,892	5,051,119
Total	2,731.12	2,800.41	2,460.02	7,091,506	6,254,708

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
Apartments Mid Rise	10.00	5.00	7.00	46.00	13.00	41.00	86	11	3
Single Family Housing	10.00	5.00	7.00	46.00	13.00	41.00	86	11	3

Pioneer Village (as proposed) - Yolo/Solano AQMD Air District, Summer

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.520277	0.038864	0.193543	0.118146	0.022917	0.005635	0.034518	0.053912	0.001336	0.002070	0.007104	0.000691	0.000987
Single Family Housing	0.520277	0.038864	0.193543	0.118146	0.022917	0.005635	0.034518	0.053912	0.001336	0.002070	0.007104	0.000691	0.000987

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	0.1994	1.7037	0.7250	0.0109		0.1377	0.1377		0.1377	0.1377		2,174.9110	2,174.9110	0.0417	0.0399	2,187.8354
NaturalGas Unmitigated	0.1994	1.7037	0.7250	0.0109		0.1377	0.1377		0.1377	0.1377		2,174.9110	2,174.9110	0.0417	0.0399	2,187.8354

Pioneer Village (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					
Apartments Mid Rise	2136.57	0.0230	0.1969	0.0838	1.2600e-003		0.0159	0.0159		0.0159	0.0159		251.3612	251.3612	4.8200e-003	4.6100e-003	252.8549
Single Family Housing	16350.2	0.1763	1.5068	0.6412	9.6200e-003		0.1218	0.1218		0.1218	0.1218		1,923.5498	1,923.5498	0.0369	0.0353	1,934.9805
Total		0.1994	1.7037	0.7250	0.0109		0.1377	0.1377		0.1377	0.1377		2,174.9110	2,174.9110	0.0417	0.0399	2,187.8354

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					
Apartments Mid Rise	2.13657	0.0230	0.1969	0.0838	1.2600e-003		0.0159	0.0159		0.0159	0.0159		251.3612	251.3612	4.8200e-003	4.6100e-003	252.8549
Single Family Housing	16.3502	0.1763	1.5068	0.6412	9.6200e-003		0.1218	0.1218		0.1218	0.1218		1,923.5498	1,923.5498	0.0369	0.0353	1,934.9805
Total		0.1994	1.7037	0.7250	0.0109		0.1377	0.1377		0.1377	0.1377		2,174.9110	2,174.9110	0.0417	0.0399	2,187.8354

6.0 Area Detail**6.1 Mitigation Measures Area**

Pioneer Village (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	249.3635	4.5251	334.1918	0.5851		43.8305	43.8305		43.8305	43.8305	4,723.7055	977.9645	5,701.6700	6.1661	0.3187	5,950.7895
Unmitigated	249.3635	4.5251	334.1918	0.5851		43.8305	43.8305		43.8305	43.8305	4,723.7055	977.9645	5,701.6700	6.1661	0.3187	5,950.7895

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	1.6999					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	10.6101					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	236.2744	4.2283	308.4782	0.5837		43.6887	43.6887		43.6887	43.6887	4,723.7055	931.7647	5,655.4703	6.1214	0.3187	5,903.4704
Landscaping	0.7791	0.2968	25.7137	1.3500e-003		0.1417	0.1417		0.1417	0.1417		46.1998	46.1998	0.0448		47.3190
Total	249.3635	4.5251	334.1918	0.5851		43.8305	43.8305		43.8305	43.8305	4,723.7055	977.9645	5,701.6700	6.1661	0.3187	5,950.7895

Pioneer Village (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	1.6999					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	10.6101					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	236.2744	4.2283	308.4782	0.5837		43.6887	43.6887		43.6887	43.6887	4,723.705 5	931.7647	5,655.470 3	6.1214	0.3187	5,903.470 4
Landscaping	0.7791	0.2968	25.7137	1.3500e-003		0.1417	0.1417		0.1417	0.1417		46.1998	46.1998	0.0448		47.3190
Total	249.3635	4.5251	334.1918	0.5851		43.8305	43.8305		43.8305	43.8305	4,723.705 5	977.9645	5,701.670 0	6.1661	0.3187	5,950.789 5

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
----------------	--------	-----------	-----------	-------------	-------------	-----------

10.0 Stationary Equipment

Pioneer Village (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
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Pioneer Village (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	5.55	8.79	10.47	10.27	10.26	0.00	10.47	10.47	6.32	0.00	10.47
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
No	Land Use	Increase Density	0.00			
No	Land Use	Increase Diversity	0.12	0.35		
No	Land Use	Improve Walkability Design	0.00			
No	Land Use	Improve Destination Accessibility	0.00			
Yes	Land Use	Increase Transit Accessibility	0.21	0.10		
No	Land Use	Integrate Below Market Rate Housing	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			
No	Parking Policy Pricing	Unbundle Parking Costs	0.00			
No	Parking Policy Pricing	On-street Market Pricing	0.00			
	Parking Policy Pricing	Parking Policy Pricing Subtotal	0.00			
No	Transit Improvements	Provide BRT System	0.00			
No	Transit Improvements	Expand Transit Network	0.00			
No	Transit Improvements	Increase Transit Frequency	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				
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

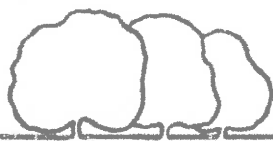
Water Mitigation Measures

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	
--	--



City of Woodland

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:

Pioneer-Woodland LLC

Mailing Address:

540 Fulton Avenue

City State Zip Code:

Sacramento, CA 95825

Phone Number:

(916) 489-4600

E-mail Address:

Paul@intercalre.com

Project Applicant:

Pioneer-Woodland 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:

Pioneer Village

Total Acres or Square Feet:

55.45 acres

General Plan Land Use Designation:

Low Density Residential (LD) Medium Density Residential

(MID) & Open Space

Existing Zoning:

Single Family Residential (R-5)

Site Address or Location:

North-west corner of Farmers Central Rd & Pioneer Ave

Assessor's Parcel Number(s):

042-580-068-000

Is Project in Flood Zone? ☐ Yes ☒ No

Requested Entitlement/Permit Type:

General Plan Amendment, Specific Plan Amendment, & Tentative Subdivision Map

PROJECT NARRATIVE/JUSTIFICATION STATEMENT: On a separate sheet, please provide a written description of the project being proposed for development including justification. It must include a description of the project and detailed scope of work including how the project will address potential negative effects on the community. A Design Concept Narrative is also required for Site Plan and Design Review entitlement requests.

3. AUTHORITY TO FILE APPLICATION

Check one: ☒ Property Owner ☐ Power of Attorney* ☐ Contract to Purchase* ☐ Other*

*Attach Evidence of Authority/Letter of Agency (see attached template)

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

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

Applicant

Date

Applicant

Date

Legal Owner

Date

Legal Owner

Date

01/17/19

DEPARTMENT USE ONLY

Entitlement Type

- | | | |
|--|---|---|
| ☐ Zoning Administrator Permit (ZAP) | ☐ Zoning Amendment | ☐ Sign Plan |
| ☐ Conditional Use Permit (CUP) | ☐ Zone Interpretation | ☐ Tentative Parcel Map |
| ☐ CUP/PUD/ZAP Modification | ☐ Design Review | ☐ Tentative Subdivision Map |
| ☐ Annexation Application | ☐ Site Plan Review | ☐ Amendment to Tentative Map |
| ☐ Lot Line Adjustment | ☐ General Plan Petition | ☐ Variance |
| ☐ Lot Merger | ☐ General Plan Amendment | ☐ Other: _____ |

Is this request related to another development?

☐ Yes

☐ No

Explain: _____

Intake

Amount Paid: _____

Amount Owed: _____

Logged by: _____ Date: _____

Planner: _____ Date: _____

Project No: _____

Pioneer Village

Project Narrative

Prepared 09-January-2019

The Pioneer Village tentative subdivision map project is a proposed new residential subdivision located at the northwest corner of Farmers Central Road & Pioneer Avenue within the Spring Lake Specific Plan (SLSP) area in the City of Woodland. The subdivision includes a mixture of single-family lots and a 4-acre multi-family lot. The subject site is currently used primarily for agricultural purposes and is largely undeveloped. At the request of the City, the applicant has revised the proposed location of the multi-family site and removed formerly planned corner duplexes. To capture the reduced number of units due to elimination of duplexes the land use designation across approximately half of the site is being requested to be revised from R-5 to R-8. The relocation of the multi-family site triggers the need for a General Plan Amendment. Furthermore, the change of a portion of the land use to R-8 triggers an amendment to the Spring Lake Specific Plan.

Requested Entitlements

The requested entitlements include:

- General Plan Amendment to revise the location of the multi-family site.
- Specific Plan Amendment to revise a portion of the site from single family residential R-5 to single family R-8 and to relocate the planned multi-family residential R-20 lot to another location within the property.
- Tentative Subdivision Map

History

The subject site is currently utilized for row crop agriculture. It historically was part of a single 160-acre plot of land with known agricultural use dating back at least to the 1870s. The 160-acres was divided in 2003. In 2006, the property secured 55.4-acres of mitigation easements via participation in the Merritt Property conservation easement. A residence for the original 160 acres is located offsite, on the adjacent parcel to the north. Tentative Subdivision Map No. 4674 was previously approved for the development of the property but that map was never recorded and expired in 2016.

Physical Features

The 55.45-acre property is bordered by the proposed Merritt Ranch subdivision to the north, Pioneer Avenue to the east, Harry Lorenzo Avenue to the west, and the Brookstone at Spring Lake subdivision 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.

Proposed Development

Lotting Design:

The layout of the proposed subdivision includes 238 total lots, 231 for single-family, 1 for multi-family, and 6 lots for subdivision trails. The single family lots will include 111 R-5 lots and 120 R-8 lots. The multi-family lot is designated as R-20. The increased acreage at the proposed R-20 site is due to the subdivision trail connection to Pioneer Avenue along the south side of the multi-family site. This additional acreage is anticipated to be excluded from the net R-20 acreage for development of the site. Two pedestrian connections via greenbelt are proposed along Pioneer Avenue and four pedestrian connections are proposed along Harry Lorenzo Avenue. In addition, the greenbelt that runs along the north side of Farmers Central Road will be developed. There will be five vehicle ingress/egress points for the site, one off of Pioneer Avenue, one off of Farmers Central Road, two off of Harry Lorenzo Avenue, and one connecting to the proposed Merritt Ranch subdivision to the north.

Utility Design

Water: Points of connection for domestic water will be from the existing 12-inch water main in Pioneer Avenue at Patriot Way and Lot D (south of the multi-family site); the future 12-inch water line in Harry Lorenzo Avenue at Baker Street, Patriot Way and Briggs Street; the existing 12-inch waterline in Farmers Central Road at Swain Drive; and the future 8-inch water line in Welch Street connecting to the Merritt Ranch development on the north side of the property.

Sanitary Sewer: The project site consists of two shed areas. The northern portion of the Pioneer Village development will flow to the existing 15-inch sewer pipe in Pioneer Avenue with a connection at Patriot Way. The southern portion of the development will flow to the existing 18-inch sewer main in Farmers Central Road at Swain Drive.

Storm Drainage: The project site will drain along two sheds both connecting to the existing storm drain in Pioneer Avenue. The first point of connection is at Patriot Way to the 30-inch storm drain and the second connection will be made via LOT D south of the multi-family site to a 42-inch storm drain.

Storm Water Quality: Overall storm water runoff from the project site will be directed to the East Regional Detention Pond via the Farmers Central Channel, both of which provide stormwater quality improvement for the northern portion of the SLSP. In addition, roof drains will be disconnected from the underground collection system allowing for filtration across the lot's landscape as well as through the planter strip between the separated sidewalk and the curb and gutter.

Affordable Housing Plan

The in-lieu fee option is intended to be utilized to satisfy the affordable housing requirement for the single-family lots. The multi-family site will provide affordable units as specified in the SLSP.

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.

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 existing & proposed 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 and the multi-family units will allow for rental opportunities.
- 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

Pioneer Village Tentative Subdivision Map #5162, Spring Lake Specific Plan Area (PLNG 19-00010): The project, request by Pioneer-Woodland, LLC, is for the approval of a new Tentative Subdivision Map (TSM #5162 for 111 single family R-5 lots, 120 single family R-8 lots, , located on 55.45 acres of the Pioneer Village project site located at the northwest corner of Farmers Central Road & Pioneer Avenue, within the Spring Lake Specific Plan Area. The project includes a proposed Specific Plan Amendment to rezone 19.14 acres of R-5 to R-8 and a General Plan amendment to rezone .11 acres of R-5 to R-20 as well as move the R-20 multi-family within the project area. Additionally, the project has an associated Development Agreement.

Location: The subject property is located at the northwest corner of Farmers Central Road & Pioneer Avenue in Woodland.

Applicant/Owner: Pioneer-Woodland 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: 042-580-068

Project Planner: Megan Meier, Associate Planner

Staff Recommendation: Planning Commission Recommend to City Council, Conditional Approval

Report For: Planning Commission Public Hearing – October 17, 2019

General Plan Designation: Low Density Residential & Medium Density Residential

Existing Land Uses & Zoning:

Direction	Land Use	Zoning
North	Vacant Undeveloped	R-8
South	Residential	R-5
East	School	Public/Quasi Public
West	Residential (in production)	R-8

Flood Zone: X – Area Outside the 2% Annual Chance Flood Event, FIRM Community Panel Number – 060426-0445H Revised October 17, 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



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: October 17, 2019
ITEM #: H.3.
SUBJECT: 440 College Street, Tentative Parcel Map No. 5188

Recommendation for Action: Staff recommends that the Planning Commission take action on the following:

1. Receive a staff report;
2. Conduct a public hearing; and
2. Adopt Planning Commission Resolution No. 10 (Attachment 1), approving the two lot, Tentative Parcel Map No. 5188 (Attachment 2)

Staff Contact:

Anna Canales, Assistant Planner (530) 661-5819, Anna.canales@cityofwoodland.org

Background:

On August 22, 2019, project applicant, Ron Caceres, submitted Planning Application PLNG19-00043 for a proposed two-lot Residential Parcel Map located south of Main Street, immediately west of College Street and east of Elm Street. This site is located in Area D, a “Mixed Use Area,” of the Downtown Specific Plan Area.

There is an existing recently renovated 4-plex located directly adjacent to College Street. The request includes a two-lot Tentative Parcel Map to allow for future multifamily residential development on the rear portion of this project site.

Active use of the site goes as far back as 1906, where according to City directories, there was a “carpenter shop” abutting the alleyway on the western edge of the parcel. More recent imagery of the site indicates an historical use of a single family residence abutting the public/quasi-public area on the western edge as recent as 2008. Documentation has indicated that emergency access to the site was made possible by the alleyway that intersects this space and runs immediately adjacent to the site. The City does not usually allow a residential unit to abut an alleyway due to concerns of access and public safety, however, with evidence of an historic active and residential use previously fronting this access-way and site evaluation with the City Fire Department confirming sufficient space to access the site, the City has concluded that this would be an allowed continued use of the site.

The applicant has stated that anticipated future development will consist of two three-story six-unit buildings with studio or 1-bedroom apartments of approximately 550 square feet each. Future submittal of a Site Plan and Design Review will be required to evaluate the future proposed residential development. Though the applicant anticipates future development, a design review application has not yet been submitted and the Planning Commission is asked to review and approve only the proposed Tentative Parcel Map at this time.

Project Site Description:

The Subject property is currently 0.238 acres in size and is located in the Downtown Specific Plan – Area D, “Mixed Use Area.” Area D of the Downtown Specific Plan allows for such land uses as commercial and medical offices, communication and public utility service facilities, single family, and multiple family

residential uses. The proposed lot is currently occupied with a recently renovated multifamily 4-plex residential building of 3,335 square feet in size immediately adjacent to College Street at the eastern edge of the parcel. On the western edge of the existing residential building is a mature Coast Live Oak (See attachment 5) which will remain and all future development will be conducted as to not disturb or negatively impact this existing tree or its root system.

The project includes a request for a two-lot tentative parcel map to allow for the future development of multiple family residential units on the west portion of the existing lot. All utilities (sewer, water, storm drain, power, phone, cable, and gas) are existing and available to serve this proposed development.

The existing 0.238 acre lot would be divided resulting in parcel 1 of 0.12 acres (5,183 square feet) and parcel 2 of 0.04 acres (1,742 square feet) remaining with the existing 3,335 square foot 4-plex. The Floor Area Ratio (FAR) for proposed Parcel 2 with existing residential 4-plex is 0.64. The FAR for proposed Parcel 1 with anticipated future development would be approximately 1.42 (to be determined at the time of development proposal).

Environmental Assessment Status:

Pursuant to the California Environmental Quality Act (“CEQA”), the proposed project is exempt from CEQA review per CEQA regulation (Class 32 Infill Exemption)

A Class 32 Infill Exemption for urbanized parcel less than five acres in size and a Class 15 (CEQA Guidelines, §15315) exemption applies to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, and all services and access to the proposed parcels to local standards are available.

Future residential development will result in less than 50 peak hour vehicle trips per day and as such, the project does not warrant a traffic study. The intersection immediately north of the project is signalized and the intersection to the south is controlled by an all-way stop. Parking will be provided immediately adjacent to the project site within the public/ quasi-public shared parking to the west of the site. Construction related noise will be of limited duration and restricted to the hours of 7am to 6pm Monday through Saturday and 9am to 6pm Sundays. Future use shall be subject to applicable noise standards.

The project was further deemed “developed,” and subject only to applicable Habitat Conservation Plan (HCP), Avoidance and Minimization Measures.

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

Discussion:

City of Woodland Subdivision Ordinance:

The project site, as conditioned, complies with the City of Woodland’s Subdivision Ordinance.

General Plan Consistency:

The project is located in the land use district, Downtown Mixed Use (DX). The General Plan allows unlimited

density in the DX district, as long as development is within the allowed FAR range of 1.0 to 4.0 (new development may be allowed to exceed FAR limits if it offers significant community benefit).

The project is consistent with General Plan Land Use Policies. In fact, a significant focus in the 2035 General Plan is compact form and infill housing as emphasized in multiple General Plan policies as follows:

Policy 2.A.6 Infill Development. Encourage infill, redevelopment of and development on underutilized sites, adaptive reuse, and the restoration of historic buildings in existing urbanized areas to enhance community character, promote pedestrian- and bicycle- friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, optimize city investment in infrastructure, support increased transit use, and enhance economic vitality.

Policy 2.C.I. Compact Form. Promote compact development patterns, mixed land use, and higher-development intensities that conserve land resources, reduce vehicle trips, improve air quality, and facilitate walking, bicycling, and transit use. Achieving the benefits of compact development as supported in the General Plan may result in potential tradeoffs related to traffic, noise, open space, and privacy. Sensitive design and appropriate performance standards may assist in mitigating these concerns. Where growth and increased density is allowed pursuant to this General Plan, these issues are acknowledged and accepted.

Policy 2.D.I Jobs/Housing Relationship. Promote and support the development of a balance of residential, commercial, and industrial development within the city. Encourage a variety of job and housing types to provide a range of employment and housing opportunities for all city residents. Maintain a jobs to housing ratio citywide of at least 1:1 to optimize the supply and demand for both, reduce commute trips and overall vehicle miles traveled (VMT), and make communities less dependent on single occupancy vehicle trips.

Policy 2.E.4 Bike and Pedestrian-Orientation. Create walkable, pedestrian-scaled blocks that feature sidewalks and bikeways that are safe, comfortable, and inviting.

Policy 2.E.7 Public Safety and Community Design. Promote design that enhances public safety and discourages crime by providing buildings that engage the street, as well as adequate lighting and sight lines.

Program 9.D.2 Through its General Plan, Zoning Code, and Climate Action Plan, the City shall promote infill development, including affordable housing, in proximity to services, transit, pedestrian and bicycle facilities, and other urban amenities; mixed use of commercial areas – including upstairs spaces in the downtown area (e.g., uses including retail, entertainment, services, and residential); and redevelopment of vacant or underutilized lots with buildings, including second stories for retail, residential, or office uses.

The proposed two-lot residential parcel map meets these policy objectives by redeveloping an underutilized parcel within the Downtown Specific Plan area; an area anticipated to grow by 1,000 new residential units over the life of the 2035 General Plan. The project will enable the development of new “missing middle” housing with a small per unit footprint and floor plan, ideal for Downtown infill development. The project seeks to attract young working professionals, as well as empty nesters, desiring to live in a walkable urban environment.

Zoning Consistency/Downtown Specific Plan

There are no proposed changes to the existing zoning of Downtown Mixed Use. The site is located within the Downtown Specific Plan, District D.

Land Use

Proposed two-lot residential parcel map is consistent with allowed uses under the Downtown Mixed Use zoning district. The zoning land use designation for the site is Downtown Specific Plan – Area D. Area (or “District”) D is described in the Specific Plan as a “Mixed Use Area,” which has many opportunities due to available parking in the area providing flexibility for events and residents; This area also offers flexibility for a wide range of land use intensities. Future residential development of the site is a permitted, “by-right” use, subject to staff level Site Plan and Design Review. Tentative Parcel Maps require Planning Commission review and approval.

Access

Off-Street Parking

The City's downtown parking district (17.116.030 C.4.D) allows exceptions from parking requirements if off-site parking is available within 300 feet. There is currently public/quasi-public shared parking located immediately to the west of the proposed site. This parking area consists of all day public parking. Staff have recommended the continued allowance of all day and overnight parking that would service the proposed housing units. The City will work with the Police Department to clear the area and regularly patrol the back parking lot to facilitate security in the area. There is further possibility to utilize segments of this space as staging for building materials and to be temporarily fenced off during construction. The City reserves the right to modify this allowance if needed to facilitate a safe parking lot or if additional parking issues arise.

Future Residential Development/Site Plan and Design Review

Future development of the site shall be subject to staff level Site Plan and Design Review approval. Future development shall meet development standards and regulations as outlined in the City's General Plan, Zoning Code and Downtown Specific Plan, as applicable.

The Downtown Mixed Use zoning district allows for a Floor Area Ratio (FAR) of 1.0 to 4.0 for all uses combined.

Site Plan Review will include site layout and a detailed landscape, irrigation and fencing plan to be approved by the Community Development Department prior to building permit issuance. The project will comply with City and State Water Conservation Ordinance.

Architectural Design. The Downtown Specific Plan requires high-quality design that is compatible with the historic quality of the community and the Downtown, while encouraging creativity and diversity. It does not require new development to resemble or replicate traditional/historic style architecture. Staff review of future residential design will focus on reinforcing the existing rhythm of downtown development patterns including proximity to the street, transparency through windows and open style fencing, minimizing driveway entrances to enhance and improve the pedestrian experience, and by ensuring interesting massing and articulation of future buildings.

Residential Frontage. To create a pedestrian oriented and active streetscape interface appropriate to its Downtown context, the project is conditioned to orient residential units to face the public/quasi-public shared parking to the west of site or create the appearance that the residential units front onto the access adjacent to shared parking on west side of parcel. Extending patios/stoops and window placement will orient toward public/quasi-public area. Fencing over 42-inches in height will be lattice or “open style” fencing along the project frontage. Any fencing along the west side of parcel will be setback at least two feet from the back of

walk to allow for vegetation at back of walk.

Lighting. As conditioned, applicant will submit a detailed lighting plan including lighting design and specifications for all exterior lighting.

Ground Mounted Mechanical Equipment. To maintain an attractive street front appearance, any new ground mounted mechanical or utility structures, including air conditioning condensers and electrical transformers, will be underground, located behind buildings and screened from public view where possible, as conditioned. If not possible, adequate screening will be provided on three sides. Screening may include a combination of landscaping and masonry or lattice walls/horizontal fencing subject to Community Development Department approval.

Access and Circulation. Enhanced on-site driveways and access roads will be provided and identified on the development site plan and/or landscape plan. Enhanced treatments may include, but are not limited to, colored pavement, stamped concrete, permeable pavers, etc.

Tentative Parcel Map

The project includes a request for a two-lot tentative parcel map to create two legal parcels of 5,183 square feet each. There is no minimum lot size requirement. The proposed building envelope meets all applicable setback requirements. Shared reciprocal access and utility easements shall be recorded to ensure accessibility to all lots and utility repair/maintenance as needed.

Climate Action Plan

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

The proposed project complies with various strategies as outlined in the CAP. In addition to meeting California Title 2 building efficiency requirements, a few notable strategies unique to the project include:

1. Strategy T/LU-2: Infill Development, Redevelopment, and Repurposing. The proposed project takes advantage of an underutilized parcel within the city's urban core where residents can easily walk to Main Street shops and businesses reducing motor vehicle trips.
2. Strategy T/LU-3: Smart Growth in New Development. The project density is 79 units to the acre, which generally considering high density housing in Woodland, and is ideally located within walking distance to Downtown Main Street.
3. Strategy T/LU-7: Increased Use of Alternative-Fuel Vehicles. Each residential unit will have a dedicated circuit for electric vehicle charging in the garage.

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
- Notices were mailed to all property owners within 300 feet of the project site

Applicable Laws, Codes and Ordinances:

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

- The California Environmental Quality Act (CEQA)
- City of Woodland 2035 General Plan
- City of Woodland Zoning Ordinance and Interim Zoning Ordinance
- City of Woodland Subdivision Ordinance
- City of Woodland Downtown Specific Plan (and anticipated updates to the plan)

Reviewing Agency Comments:

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

Entitlements:

The Planning Commission shall base its decision on the conformity of the tentative map. With the requirements of the Subdivision Ordinance, the Zoning Ordinance, the General Plan, any applicable specific plans and any other applicable ordinance, resolutions or provisions of law. If the tentative map complies with all of the requirements of the Chapter and the Subdivision Map Act, the Planning Commission may approve or conditionally approve the map.

Appeal:

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

Motion:

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

1. Receive a staff report;
2. Conduct a public hearing; and
2. Adopt Planning Commission Resolution No. 10 (Attachment 1), approving the two lot, Tentative Parcel Map No. 5188 (Attachment 2)

Attachments:

1. Resolution. Tentative Parcel Map No. 5188
2. Tentative Parcel Map No. 5188
3. Project Information Sheet. Tentative Parcel Map No. 5188
4. Application. Tentative Parcel Map No. 5188
5. Arborist Report. Tentative Parcel Map No. 5188

RESOLUTION NO. PC 19 - _____

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND APPROVING TENTATIVE PARCEL MAP NO. 5188
LOCATED AT 440 COLLEGE STREET (APN 006-607-011)**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on October 17, 2019 to review and consider a request for Tentative Parcel Map No. 5188, to divide an existing .238 acre parcel into 2 parcels measuring approximately 5,183 square feet as shown **Exhibit A**. The Downtown Specific Plan area does not have a minimum lot size. The property is located at 440 College Street (APN 006-607-011);

WHEREAS, the project as proposed will be compatible with the existing 4-plex building located to the east of the existing parcel and the proposed subdivision and the proposed subsequent development will not hinder the or be detrimental to the existing use on site; and

WHEREAS, the proposed project, as conditioned, is consistent with the provisions that have been outlined by the 2035 General Plan and meets all regulatory requirements of the Zoning Ordinance, Downtown Specific Plan and Subdivision Map Act; and

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

WHEREAS, the site for the intended use is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the use and required provisions of the Zoning Code and satisfies all minimum physical standards required under the City's Zoning Code for a residential development; and

WHEREAS, the proposed use will be organized, designed, constructed, operated, and maintained so as to be compatible with the character of the area as intended in the 2035 General Plan; and

WHEREAS, the proposed use will not constitute a nuisance or be detrimental to the public welfare of the community, the use would be consistent with existing and permitted uses in the area and all conditions and requirements deemed necessary and in the public interest have been or will be met as they have been imposed on the application approval to reduce the impact of the use and/or future use on adjacent properties and vicinity; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the proposed parcel map is exempt from CEQA review per CEQA regulation (Class 32 Infill Exemption) § 15315 which applies to the division of property in urbanized areas zoned for

residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, and all services and access to the proposed parcels to local standards are available.; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby make the following findings and determinations with respect to the proposed Tentative Parcel Map No. 5188 at 440 College Street:

Section 1. The proposed Tentative Parcel Map is consistent with the City's General Plan. The proposed Tentative Map will implement the General Plan by providing the opportunity for infill, residential development within the community and specifically the downtown.

Section 2. The Tentative Parcel Map depicts a site that is physically suitable for development. There are no conditions that would render the property unsuitable for residential development.

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

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

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

The Planning Commission does hereby approve Application No. PLNG-19-00043 for Tentative Parcel Map No.5188 (**Exhibit A**), subject to the recommended conditions of approval as provided in **Exhibit B**.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the **17th day of October 2019**, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Kirby Wells, Chairperson

ATTEST:

Cindy Norris, Principal Planner

Exhibit A – Tentative Parcel Map No. 5188

Exhibit B – Conditions of Approval

Exhibit A

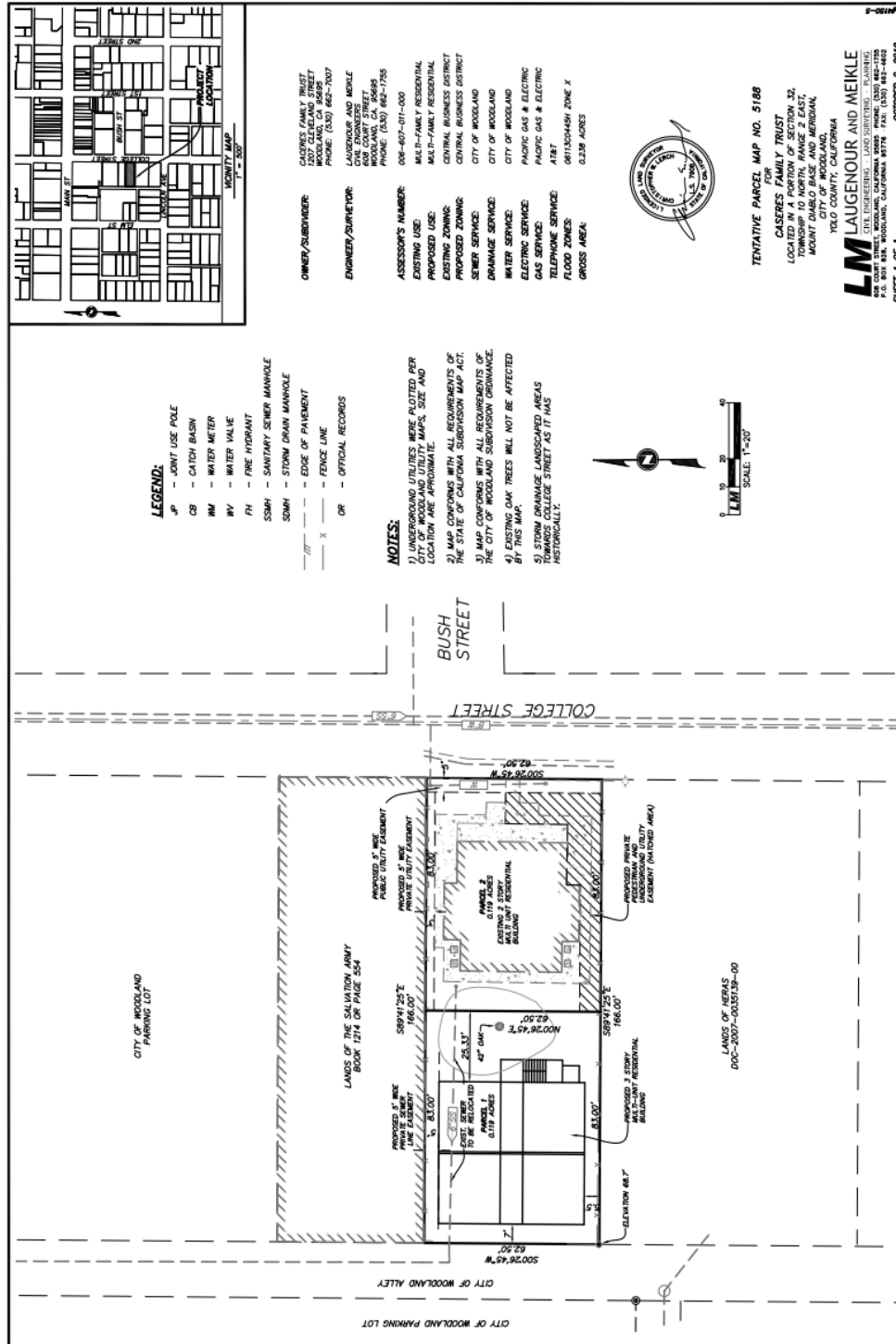


Exhibit B

Conditions of Approval

GENERAL

1. The project is as described in the staff report prepared for the October 17, 2019 Planning Commission meeting to approve Parcel Map No. 5188 to divide the property located at 440 College Street into two separate parcels of 5,183 square feet each. The project shall be carried out in substantial compliance as depicted on the submitted Tentative Parcel Map No. 5188 dated October 2, 2019, included in Exhibit A, except as modified in these conditions of approval and with any changes necessary to meet city codes and specifications.
2. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
3. Upon approval, the applicant will be required to submit a final parcel map. Prior to official recordation of the legal description and revised lots, the Community Development Department must approve this map.
4. Prior to issuance of a Certificate of Occupancy for future development, all conditions of approval and required improvements shall be completed to the satisfaction of the Community Development Department.
5. The applicant will be required to file a copy of the recorded instruments with the City of Woodland Community Development and the Public Works Department upon recordation of the revised parcels.
6. Secure approval and satisfy requirements of all agencies and jurisdictions.
7. 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
8. Applicant shall provide the Community Development Department with a check for the sum of \$50.00 made out to Yolo County to record the environmental document with Yolo County.
9. Prior to any site work and/or in conjunction with infrastructure plans a tree plan for the preservation of the existing Oak tree, shall be prepared and submitted to Planning per the City of Woodland Municipal Code Section 12.48.090.

10. Prior to issuance of building permits, the applicant shall provide a statement indicating measures utilized to facilitate compliance with the City Climate Action Plan.
11. Applicant shall be responsible for informing all subcontractors, consultants, engineers or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements herein in the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities.

PLANNING

12. Future Residential Development. Future development of the site shall be subject to staff level Site Plan and Design Review approval in consultation with the Planning Commission Design Review Liaison(s). Future development shall meet development standards and regulations as outlined in the City's General Plan, Historic Preservation Ordinance, Zoning Code and Downtown Specific Plan, as applicable.

Site Plan and Design Review shall include color and material sample boards and detailed landscape, irrigation and fencing plan to be approved by the Community Development Department prior to building permit issuance. The project shall comply with City and State Water Conservation Ordinance. All wood fencing footings and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with a water sealant two prevent water damage and staining.

Applicant shall work with Planning staff to determine appropriate placement of trees and vegetation to provide added buffering and screening between the units and immediately adjacent properties.

13. Residential Frontage. Developer will orient residential units to face public/quasi-public shared parking to the west of site or create the appearance that the residential units front onto the alleyway on west side of parcel. Extending patios/stoops and window placement will orient toward public/quasi-public area. Landscaping including trees will be provided between the back of walk along public/quasi-public space and any future development fronting the area on the west side of this parcel. Fencing over 42-inches in height will be lattice or "open style" fencing along the project frontage. Any fencing along the west side of parcel will be setback at least two feet from the back of walk to allow for vegetation at back of walk.
14. On-Site Driveways and Access Roads. Enhanced on-site driveways and access alleyway shall be provided and identified on the development site plan and/or landscape plan. Enhanced treatments may include, but are not limited to, colored pavement, stamped concrete, permeable pavers, etc.

15. The project is located within the National Registered Downtown Historic District and any future site plan and architectural review shall be subject to review per the Historic Preservation Ordinance, as a new development project.
16. Lighting. Applicant shall submit a detailed lighting plan including lighting design and specifications for all exterior lighting.
17. Perimeter Fencing. Fencing along the north, south, and east property lines shall consist of enhanced design wood fencing with steel posts and/or masonry construction.
18. Trash and Recycling. Each unit shall have adequate on-site storage for trash, recycling, and organics recycling. Enclosures shall be screened from public view to the satisfaction of the Community Development Department. Applicant shall coordinate with Waste Management regarding effective location for trash pick up and/or consolidation of enclosures.
19. EV Charging. As part of the subsequent site plan and design review, the applicant shall add 3 EV charging stations in the public lot.
20. Solar. Each unit 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) unless otherwise determined by City.
21. Roof Mounted Mechanical Equipment. Roof mounted mechanical or utility equipment, other than solar panels and related equipment, visible to the public shall be screened to the satisfaction of the Community Development Director. The method of screening shall be architecturally integrated with the structure in terms of materials, color, shape, and size.
22. Ground Mounted Mechanical Equipment. Any new ground mounted mechanical or utility structures, including air conditioning condensers and electrical transformers, shall be underground, located behind buildings and screened from public view where possible. If not possible, adequate screening shall be provided on three sides. Screening may include a combination of landscaping and masonry or lattice walls/horizontal fencing subject to Community Development Department approval.

HABITAT CONSERVATION PLAN

The applicant/Owner shall adhere to the following Yolo HCP/NCCP Avoidance and Minimization Measures for any site work (grading) associated with parcels created by Map No. 5188 as follows:

23. ***AMM8, Avoid and Minimize Effects of Construction Staging Areas and Temporary Work Areas.*** Project proponents should locate construction staging and other temporary work areas

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

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

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

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

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

BUILDING

25. This project must meet all criteria and mandates for these City adopted codes or the most current code:
 - 2016 California Building Code
 - 2016 California Plumbing Code
 - 2016 California Mechanical Code
 - 2016 California Electrical Code
 - 2016 Building Energy Efficiency Standards
 - 2016 California Green Building Code
 - The Code of the City of Woodland
26. Other City and County Agencies (Health, Fire, Public Works, and Planning) may be required to approve the project prior to a building permit being issued.
 - 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.
27. 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.
28. All plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state of California.
29. 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.
30. The exterior stair on the east side overlaps the tree canopy so the stair footing should bridge any significant tree roots (e.g., use piers instead on linear footings or edged slab) and excavating and grading machines should avoid the drip line.

DEVELOPMENT SERVICES ENGINEERING

Fees:

31. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.
32. If contract inspection is necessary for the project, Owner shall prefund a liability account and sign an advanced funding agreement.
33. When a structure is constructed on parcel 1 Owner shall pay Development Impact Fees. The amount of the fees, and/or fee credits shall be based on the Public Facilities Fee Program Administrative Guidelines Revision Dated July 2019 or as subsequently amended by the City of Woodland.

34. 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.
35. 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.

Prior to approval of final map complete/construct:

36. None

Construct with building permit:

Roads:

37. Owner shall replace and repair all cracked, broken or otherwise damaged curb, gutter, and sidewalk.

Sewer:

38. Owner shall construct an extension of the Sewer Main in the alleyway to a point not less than 5 feet south of the north property line of parcel 1. Special materials or construction methods may be necessary due to shallowness of the pipe.
39. Lateral shall be 6" in diameter if more than two units are connection to the Main.
40. Unless otherwise determined due to unforeseen design issues. The Main shall terminate in a newly constructed manhole to serve the two laterals for parcels 1 and 2. (Parcel 2 is expected to have a relocated lateral.) The new sewer lateral for Parcel 2 may be required to be upsized to a 6" diameter pipe.
41. Alternatively, new laterals may connect to the sewer manhole south of the property if practicable.
- Water:*
42. Owner shall construct Domestic and Fire Service laterals connecting to the 8" main on College Street. Parcel 2 shall have its own metered service separate from parcel 1.

Storm Drain:

43. Building pad shall be 1' above both the elevation of the top of curb on College Street and the elevation of the adjacent alley. If the elevation difference between the two lots is, greater than 12" Owner shall construct a retaining wall. Prior to acceptance of improvements the Design Engineer shall certify grades.

Easement Dedications, Right of Way, and map restrictions:

44. Proposed Sewer easement shall be labeled proposed private sewer easement.
45. Proposed Utility easement shall be labeled proposed private utility easement.
46. A five (5) foot public utility easement back of sidewalk, adjacent to a the public streets (College Street)
47. Final map shall dedicate easements to allow connection of sewer, water, storm drain facilities across parcels and vehicular and pedestrian access, so that each parcel may attach to the public system. Easements may be dedicated through one of the following mechanisms:
- A. A legally binding CC&R document, reviewed and approved by the City and recorded on the title of the land; or
 - B. Prior to approval of the final map the applicant shall enter into an Agreement for Conveyance of Easements and record it against the property. The map shall reference the agreement; or
 - C. A statement on the map as follows "We hereby reserve easements for reciprocal private access, drainage, utilities, and maintenance, on, over, and across Parcels __ and __ these easements shall bind and insure to the benefit of the heirs, administrators, executors, and successors of the grantors and are for the benefit of each of Parcels so described."

Water

48. If the project has 5,000 s.f. or more of landscaping the Owner shall install a separate meter and backflow device of the landscape irrigation.

Storm Water Quality Control

49. 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
50. OWNER may reference the City's Post Construction Standards Manual on the web.
<http://www.cityofwoodland.org/gov/depts/cd/divisions/engineering/development/h2oquality.asp>
51. Owner shall enter into a Stormwater Treatment Measure Access and Maintenance Agreement prior to final map.

General conditions, General Information and Applicable Ordinances:

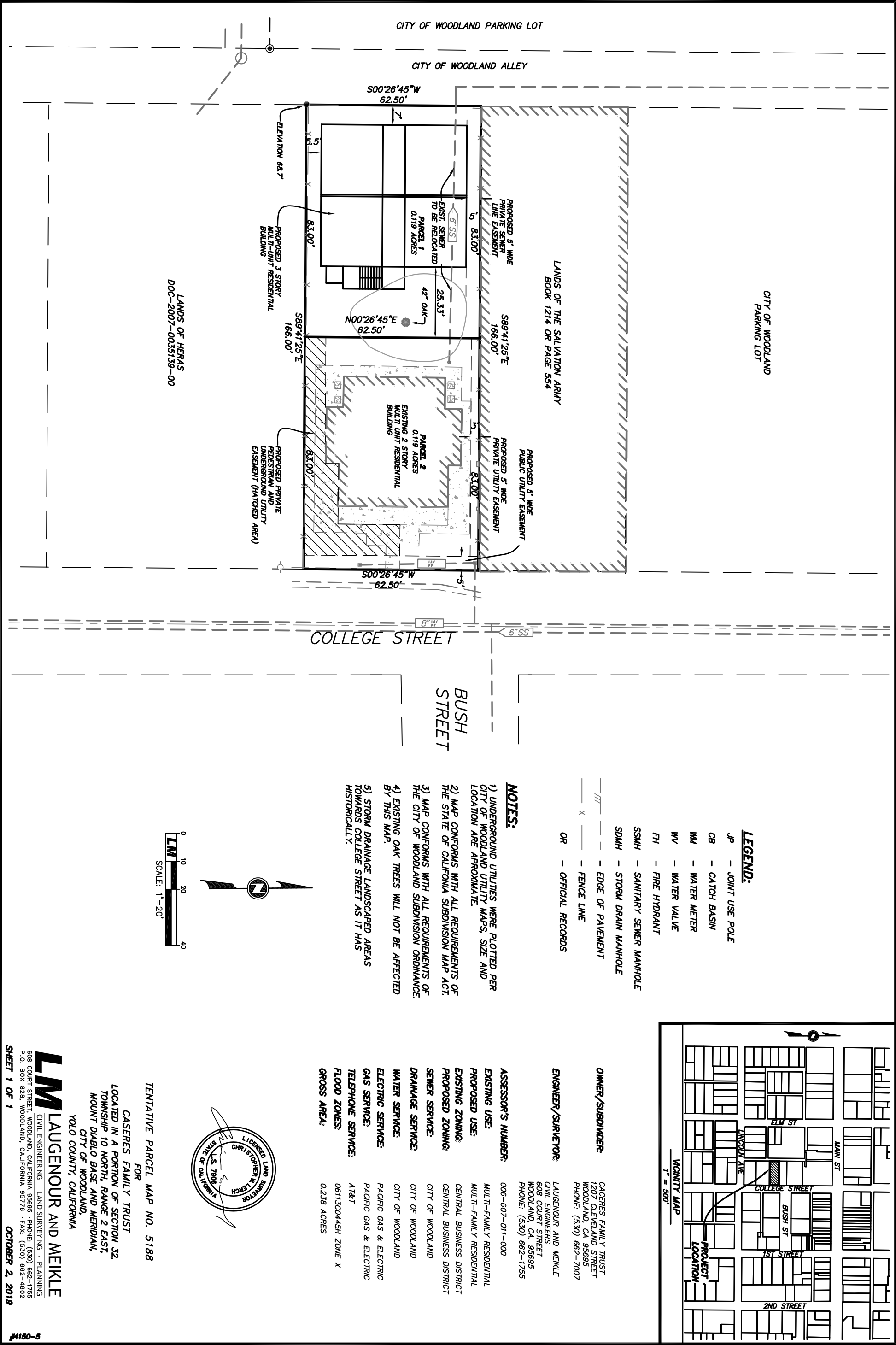
52. In accordance with the City Ordinance, Owner shall obtain an encroachment permit for any work within the public right-of-way and utility connections. Applicant shall submit to the Development Engineering Division of the Community Development Department an encroachment permit application and civil improvement plans for review and approval. All public improvements shall conform to the current City of Woodland Standard Specifications. This is a separate application from the building permit.
53. Prior to building permit issuance, Owner shall obtain encroachment permit, post security for the full cost of the public improvements, and enter an Improvement Agreement if the estimated cost of the public improvements is greater than \$50,000.
54. Owner shall upgrade utility connections to City of Woodland Standards and Specifications. If existing services are proposed to be used, they shall be inspected by the City prior to use and brought up to City Standards if the current services do not meet standards. This may include but is not limited to installation of new meters and/or meter boxes, backflow prevention, cleanouts and/or laterals in a location approved by the Public Works Department.
55. Backflow protection devices are required on the commercial and landscape irrigation water services for the project. Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy.

ENVIRONMENTAL SERVICES

56. Property needs enclosure large enough to accommodate 3 commercial bins (dumpsters). Multifamily properties with less than 5 units have the option to use residential carts. Because this property will now have 12 units, commercial services and bins will be required. Recycling services are currently required for any multifamily property with 5 or more units, and organics recycling services will be required sometime next year.

FIRE

57. Emergency Apparatus access and addressing shall be maintained for all buildings proposed on new proposed parcel



PROJECT INFORMATION SUMMARY SHEET

Tentative Parcel Map No. 5188 – 440 College Street: The applicant is requesting approval for the proposed Tentative Parcel Map No. 5188. The request is to subdivide one, 10,367 square foot parcel into two parcels of 5,183.5 square feet each. The requested land division will allow for the future development of the remaining undeveloped portion of the site; however, there is no current application for development.

Location: 440 College

Applicant/Owner: Ron Caceres

Environmental Report: Categorical Exemption

APN: 006-607-011

Project Planner: Anna Canales, Assistant Planner

Staff Recommendation: Conditional Approval

Report For: Planning Commission Public Hearing – October 17, 2019

General Plan Designation: Downtown Mixed Use (DMU)

Existing Land Uses & Zoning:

<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>
North	Retail	DMU
South	Auto repair	DMU
East	College Street	
West	Public/ quasi-public shared Parking	DMU

Flood Zone: N/A

Street Access: Public/ quasi-public shared parking to the west of site

**Community Development Department**

300 First St, Woodland CA 95695

Phone (530) 661-5820 Fax (530) 406-0832

www.cityofwoodland.org

General Application Form

RECEIVED

AUG 22 2010

City of Woodland
Community Development**1. OWNER/APPLICANT**Property Owner:
CACERES FAMILY TRUSTMailing Address:
1207 CLEVELAND STREETCity State Zip Code:
WOODLAND, CA 95695Phone Number:
(530)662-7007E-mail Address:
roncaceres@sbcglobal.netProject Applicant:
RON CACERESMailing Address:
1207 CLEVELAND STREETCity State Zip Code:
WOODLAND, CA 95695Phone Number:
(530)662-7007E-mail Address:
roncaceres@sbcglobal.net**2. PROJECT DESCRIPTION**Project Name:
440 COLLEGE STREET PARCEL SPLITTotal Acres or Square Feet:
10,367 SQUARE FEETGeneral Plan Land Use Designation:
MULTI FAMILY RESIDENTIALExisting Zoning:
CENTRAL BUSINESS DISTRICTSite Address or Location:
440 COLLEGE STREETAssessor's Parcel Number(s):
006-607-011-000Is Project in Flood Zone? ☐ Yes ☒ NoRequested Entitlement/Permit Type:
TENTATIVE PARCEL 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 APPLICATIONCheck one: ☒ Property Owner ☐ Power of Attorney* ☐ Contract to Purchase* ☐ Other*

*Attach Evidence of Authority/Letter of Agency (see attached template)

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

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

Applicant

Date

Applicant

Date

Legal Owner

Date

Legal Owner

Date

442 College Proposed project

We are proposing to build 12 units on the rear (west) portion of the lot we now own at 440 College Street. The proposed new address for the project will be 442 College Street. There was previously a three unit building on the property, which burned down after a fire in 2008.

The project will consist of two (2) three-story buildings with six units in each building. The units will all be approximately 550 Square Feet and will either be configured as studio or 1-bedroom apartments, each with its own kitchen and bathroom and bedroom. All units will have a stackable washer and dryer in the unit also. The finishes will be wooden cabinetry, quartz countertops and stainless appliances. Luxury vinyl plank flooring will be used throughout each unit.

Parking will be provided on the city owned parking lot, directly behind the site. We are working with the city to allow our residents to park there between the hours of 5 PM to 8 AM seven days a week. This way, the spaces are open to the public during the work week, during normal business hours.

The location of this newly proposed project is within Downtown Woodland and is waling distance to Nugget Market, retail shops and restaurants on Main Street and within walking distance to many downtown employers.

We are attempting to develop more “affordable” housing options downtown with this project, and are hopeful that city employees and other service professionals will occupy these units.



December 16, 2015

DAS Homes Inc.
Attn: Mr. Dave Snow
1310 West Street
Woodland, California 95695

RE: 440 College Street, Woodland Tree Pruning Recommendations

Dear Mr. Snow:

As you are aware, on December 8th, 2015 I visited the property located at 440 College Street in Woodland, California. The purpose of this visit was to inspect a large tree in the rear of the property and provide any maintenance recommendations necessary to maintain the trees health. Following are my observations and recommendations from the inspection.

The subject tree is a Coast Live Oak (*Quercus agrifolia*) which has an estimated trunk diameter of 43" and a dripline radius of 30'.

Generally speaking the tree is in fair condition with only minor defects or maladies which are common to oak species. A weeping lesion on the north side of the lower trunk is suspicious and should be monitored because in some cases these lesions are indicative of oak root fungus. There are 3 locations of branch failures in the canopy and it appears as though there has been an extended time since the tree was pruned based on the crown density and overburdened limbs.

I recommend that the tree be pruned to clean the crown and reduce size & end weight on the overburdened limbs. The crown cleaning should target deadwood to a 1" diameter; it is acceptable to reduce that size of the target dead wood from the trees perspective however as you decrease the size of the target deadwood the cost to prune typically increases due to the time needed to complete the work. The weight/size reduction is necessary primarily over the building on the north side of the tree and should target a reduction of 8' to 10' on this area of the tree. The south side should also be reduced by approximately 4' to 6'.

The pruning and any other maintenance activities performed on this tree should follow the ANSI Standards for Tree Maintenance Operations (ANSI A300 part 1) Standard Practices (Pruning) as well as the International Society of Arboriculture Best Management Practices for Tree Pruning.

Thank you for allowing Acorn Arboricultural Services to assist you with this project and should you have any questions please do not hesitate to contact us.

Regards,

Edwin E. Stirtz
ISA Certified Arborist #WE0510

RECEIVED

MAR 03 2016

City of Woodland

Community Development



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: October 17, 2019
ITEM #: I.4.
SUBJECT: Planning Commission Subcommittee Review and Appointment

Recommendation for Action: Staff recommends that the Staff recommends that the Planning Commission review subcommittees and appointments

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

Background:

On September 19, 2019 the Planning Commission reviewed the draft Planning Commission Work Program and reviewed prior subcommittee appointments. The discussion regarding subcommittee appointments was tabled to following Planning Commission meeting.

Discussion:

The draft Planning Commission Work program has been attached for reference in the discussion.

Attachments:

1. ATT 1 PC 2019-20 Work Program9.27.19

PLANNING COMMISSION
DRAFT - FY 2019 – 2020 WORK PROGRAM - DRAFT

Program Name	Program Tasks	Current Status	Time Frames
<i>Commission Operating Standards – General On-Going Review</i>			
Planning Commission Meetings	Regular meetings of the Commission with occasional special meetings as needed • <i>Maintain effective standards for ongoing management of the Commission including minutes, agendas, and compliance with Rosenberg’s Rules of Order, due process requirements and the Brown Act.</i> • <i>Receive, evaluate and act upon public input related to the General Plan land use and zoning and design review applications</i> • <i>Read all information and staff reports relating to applications and action requests that come before the Commission</i> • <i>View any site that is subject to consideration</i> • <i>Individually discuss and provide recommendations and feedback on various items that come before the Commission</i>	Ongoing	1 st and 3 rd Thursdays
Review application requests for which the Planning Commission is the approval body	Unless appealed to the City Council, the Planning Commission has final approval authority on the following: • <i>Administering the California Environmental Quality Act</i> • <i>Conditional Use Permits</i> • <i>Variances</i> • <i>Tentative Maps</i> • <i>Design and Site Plan Review</i> • <i>Zoning Interpretations</i> • <i>Public Art</i>	Ongoing	As needed depending on submittal of applications for review
Review application requests for which the Planning Commission is a recommending body to the City Council	The Planning Commission shall review and make recommendation to the City Council on the following types of actions: • <i>General Plan Amendments (up to 4 times in a year)</i> • <i>Ordinance Amendments</i> • <i>Development Agreements</i> • <i>Any project based action which is combined with any other action that requires City Council approval</i>	Ongoing	As needed depending on submittal of applications for review

Program Name	Program Tasks	Current Status	Time Frames
Assist in Developing and Maintaining the General Plan (1)	Review of General Plan amendment requests and Involvement in the General Plan Update process Per State law, the General Plan may be amended up to four (4) times in a calendar year.	Ongoing	As needed based on application requests or as part of the update process.
Assist in Developing such specific plans as may be necessary or desirable (1)	Participation in the progress and review of any proposed specific plan for the City. Woodland Research and Technology Park	As needed	
Initiation of Ordinances, Resolutions, agreements or programs concerning planning matters	Recommend to the City Council the initiation of ordinances, resolutions, agreements, or programs concerning planning matters. - Request Council authorization and concurrence on a proposed amendment request - Request Council authorization to direct staff resources to a proposed request	Ongoing	Review of Work Program by the City Council
Review of the City's Capital Improvement Program (1)	Review of the Capital Improvement program for consistency with the General Plan and make recommendations to City Council regarding deletion, addition, and priority of items	Annual	March/ May
Annual Planning Commission Report (1)	The Planning Commission Chair shall provide a report to the City Council on work accomplished in the past year and to outline work anticipated in the coming year.	Annual	April
Commission Elections	Election of the Officers of the Commission: Chairperson and Vice-Chairperson and subcommittees	Chair and Vice-Chair are limited to two (2) consecutive years	September
Training and Workshops	Education for Staff, Commission and the public. The goal will be to host some type of training whenever there are light agendas, with a minimum of one training session annually. This may include hosting web based training sessions as well.	Ongoing	As topics, speakers or materials become available or as requested

Program Name	Program Tasks	Current Status	Time Frames
Subcommittee Appointments			
Appoint Ad-hock and Standing Committees and define the key focus area and accomplishment desired for each.	• <u>Public Art Ad-hock Committee</u>: To appoint 2 members of the Commission to serve on an ad-hoc subcommittee to evaluate possible Public Art project proposals and to make recommendations to the City Council. <i>(Commissioners Wells, Lopez and Murphy)</i> • <u>PC Design Liaison</u>: To appoint a (2) PC members to function as a design liaison as an ad-hoc subcommittee in order to provide early input with applicants on design issues in order to facilitate the process for applicants <i>(Commissioner Holt & Wells)</i> • <u>Cannabis Subcommittee</u>: To appoint 3 members of the Commission to serve on an ad-hoc Cannabis subcommittee. <i>(Commissioners Harris, Lizarraga, Lopez)</i> • <u>Zoning Subcommittee</u>: To appoint 3 members of the Commission to serve on an ad-hoc committee that will review and make recommendations regarding future Zoning Ordinance Amendments and to review components of the Comprehensive Zoning Code Update. <i>(Commissioners Holt, Lizarraga and Lopez)</i> • <u>Woodland Research and Technology Park (WRTP) Subcommittee</u>. To appoint up to 3 members to meet as necessary to review and provide feedback regarding specific plan considerations. <i>(Commissioners Holt, Wells and Harris)</i> <i>Ad-hock committees may meet periodically only as needed and do not require notice.</i>	As needed when art proposals are submitted As needed when design applications are submitted As needed should modifications to the land use provisions of the Cannabis Ordinance are proposed. As needed to address specific land use or regulatory considerations Participation in the public review process. Participation could involve attendance at broader stakeholder meetings	Possible review of future private project art proposals Meet early in the process based upon application submittals Possible review of ordinance amendments (October 2019 – Spring 2020) Review of future comprehensive zoning code update (October 2019 – September 2020) Possible with release of the public review draft (November 2019 – Spring 2020)

Program Name	Program Tasks	Current Status	Time Frames
	<i>Standing Committees shall meet at appointed times with appropriate notice</i> <i>Design Liaison is an ad-hock member who meets from time to time on various items.</i>		
Long Range Work Program Items			
Woodland Research and Technology Park Specific Plan	350 acre future Woodland Research Technology park and supportive residential uses on the area known as SP-1A in the General Plan	In Progress	15-18 months
Downtown Specific Plan Update (Zoning Code)	Review based on recommendations contained in the Synoptic Survey. Standards and Guidelines for the Downtown will be added as a chapter to the future Comprehensive Zoning Code update.	In Progress	The updates to the Downtown will be folded into the Comprehensive Zoning Code
Review and Participate in the Comprehensive Zoning Code Update	To update the Zoning Code to ensure consistency with the recently adopted 2035 General Plan. The update will also help facilitate the production of additional housing as provided in the state SB 2 grant funding.	City Council approved the fund appropriation on August 20, 2019	September 2019 – June 2020
Possible future updates to the Cannabis Ordinance	Should the City Council direct that updates to the Cannabis Ordinance be considered, the subcommittee may be re-established	In discussion	
Project review including potential annexation requests	Possible continuation of the Woodland Commerce Center at the NWC of CR 102 and Main Street, and the recently submitted Gateway II 25 acre annexation request	In Review	6-12 months
Infill Design Guidelines	Policies and programs to facilitate and implement the General Plan direction with regard to infill development	To be evaluated comprehensive Zoning update and downtown plan update.	April – June 2020
CEQA Guidelines	To update the City's CEQA Guidelines to clearly identify streamlining procedures and GHG / VMT mitigation requirements. Desire to develop formalized standards and procedures	In process	

Program Name	Program Tasks	Current Status	Time Frames
CAP and Sustainability Considerations	To update the Zoning Code and identify key measures to be taken to ensure that sustainability considerations are being provided. Desire to develop formalized standards and procedures	Review by the new Sustainability Committee	On-going



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: October 17, 2019
ITEM #: I.5.
SUBJECT: Review of Alternative Housing Product Types - Tiny Homes

Recommendation for Action: Staff recommends that the Planning Commission receive an informational report concerning a housing product type known as Tiny Homes.

Staff Contact:

Stephen Coyle, Deputy Community Development Director, (530) 661-5910,
stephen.coyle@cityofwoodland.org

Background:

In preparation for the comprehensive zoning code update, staff will provide informational updates from time to time on subjects of interest or on subjects that require clarification. Over the last few years, tiny homes have received interest and notoriety. Staff will provide a report to the Planning Commission to discuss tiny homes, what they are and what they are not, how they are regulated, and how they might be allowed in zoning. The report will be provided at the meeting.

Attachments:

None



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: October 17, 2019
ITEM #: I.6.
SUBJECT: Informational Update Concerning East Beamer Way

Recommendation for Action: Staff recommends that the Planning Commission receive an informational update concerning the project known as East Beamer Way.

Staff Contact:

Stephen Coyle, Deputy Director, (530) 661-5910, Stephen.coyle@cityofwoodland.org

Background:

Staff will provide an informational update to the Planning Commission Concerning the project known as East Beamer Way.

Discussion:

East Beamer Way, a development of one and two-bedroom micro-duplexes, will house 60 to 75 individuals who are currently unhoused, unstably housed or otherwise challenged to meet market rate rental costs. Half of the units will house those with chronic mental illness. Services will be provided by the County, Fourth and Hope, and Woodland Opportunity Village. Each fully equipped micro-house will meet federal and state housing standards. The new manufactured homes built off-site reduces costs and construction time and allows for production year-round. Built locally, they will include solar-powered energy.

- o 61 units - 50 one-bedrooms, 11 two-bedrooms
- o Community Center and Garden
- o Total cost of construction: \$10.2 million

A detailed report concerning the project status will be provided at the meeting.

Attachments:

None