



City of Woodland

Meeting Agenda

City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

November 5, 2019
6:00 PM

CITY COUNCIL

CLOSED SESSION

5:30 PM

A. CALL TO ORDER

B. CLOSED SESSION

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code §54956.8)
Properties: Assessor's Parcel Number 064-043-036, 064-043-037 and 064-043-038
Agency Negotiators: City Manager, Assistant City Manager and City Attorney
Under Negotiation: Price and terms of payment
2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code §54956.8)
Properties: Assessor's Parcel Number 042-030-012
Agency Negotiators: City Manager, Assistant City Manager and City Attorney
Under Negotiation: Price and terms of payment

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING

6:00 PM

C. CALL TO ORDER

D. ROLL CALL

E. PLEDGE OF ALLEGIANCE

F. COMMUNICATIONS - PUBLIC COMMENT

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

G. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

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

3. **SUBJECT: Long Range Calendar**

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

H. MINUTES

4. **SUBJECT: City Council Meeting Minutes of October 1, 2019 and October 15, 2019**

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of October 1, 2019 and October 15, 2019.

5. **SUBJECT: Historic Preservation Commission Meeting Minutes of August 21, 2019**

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the minutes of the Historic Preservation Commission Meeting of August 21, 2019.

6. **SUBJECT: Parks & Recreation Commission Meeting Minutes for September 23, 2019**

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the September 23, 2019 Parks & Recreation Commission Meeting Minutes.

7. **SUBJECT: Planning Commission Meeting Minutes of August 15, 2019 and September 19, 2019**

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the minutes of the Planning Commission Meetings of August 15, 2019 and September 19, 2019.

I. PRESENTATIONS

8. **SUBJECT: Census 2020 Update**

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a presentation on planning efforts for the 2020.Census.

J. CONSENT CALENDAR

9. SUBJECT: Increase the Vehicle-Equipment Leases Budget (Fund 014) by \$5,550 Annually and Authorize the Lease Purchases of Two Public Works Vehicles

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing an increase to Fund 014 by \$5,550 annually and authorizing the lease purchases of a new Vac-Con truck for Water System and a replacement Backhoe for Sewage Collection System for a combined total amount of \$652,365 over seven (7) years.

10. SUBJECT: Authorize the Purchase of Two Replacement Electric Work Trucks for Public Works

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the purchase of two replacement Electric Vehicle Work Trucks for Public Works from Phoenix Motorcars for a total purchasing price of \$352,058.

11. SUBJECT: Authorize Purchase of ESXi Hosts

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the purchase award of ESXi Hosts to DSA in the amount of \$182,998.74.

12. SUBJECT: Lower Cache Creek Flood Feasibility Study, CIP 09-15; Approve Contract Amendment #10 with Wood Rodgers for Consulting Services

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to 1) execute Amendment #10 to the consultant services agreement with Wood Rodgers for the Lower Cache Creek Feasibility Study for an additional amount up to \$352,230; and 2) amend the project budget increasing the budget by \$229,000 to \$5,279,000 for the Lower Cache Creek Feasibility Study, CIP #09-15.

K. PUBLIC HEARINGS

13. SUBJECT: PUBLIC HEARING - Second Reading and Adoption of Ordinance No. 1652, Incorporating the Yolo County Tobacco Retailer Permit Ordinance by Reference to Specifically Prohibit Flavored Tobacco Products From Being Sold by Tobacco Retailers

RECOMMENDATION FOR ACTION: Staff recommends that the City Council:

- 1) Hold a public hearing; and
- 2) Adopt Ordinance No. 1652, Incorporating the Yolo County Tobacco Retailer Permit Ordinance by Reference to Specifically Prohibit Flavored Tobacco Products From Being Sold by Tobacco Retailers.

14. **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 City Council take action on the following: 1) Conduct the public hearing; 2) Adopt the attached Resolution No. _____, approving the CEQA EIR Addendum together with the previously Certified Turn of the Century EIR as the appropriate level of environmental review in accordance with the California Environmental Quality Act (Attachment 1); and 3) Adopt the attached Resolution No. _____, amending the Spring Lake Specific Plan land use designations (rezone) (Attachment 2); and 4) Adopt the attached Resolution No. _____, amending the General Plan land (Attachment); and 5) Adopt the attached Resolution No. _____, approving Tentative Subdivision Map #5162 in accordance with the Conditions of Approval (Attachment 3);and 6) Introduce and waive the first reading of Ordinance No. _____, approving the Development Agreement between the City of Woodland and Pioneer-Woodland, LLC to use and develop the Merritt Ranch project area located within the Spring Lake Specific Plan Area (Attachment 4).

15. **SUBJECT: Second Reading and Adoption of Ordinance No. 1651, adopting Changes to the California Building, Plumbing, Mechanical and Electrical Codes**

RECOMMENDATION FOR ACTION: Staff recommends that the City Council (1) hold a Public Hearing; and (2) receive public comment; and (3) Ordinance No. _____, an ordinance adopting by reference the 2019 Edition of the California Building Standards (California Code of Regulations, Title 24), consisting of the 2019 California Building Code; the 2019 California Electrical Code; the 2019 California Mechanical; the 2019 California Plumbing; the 2019 California Green Building Code; the 2019 California Residential Code; the 2019 California Building Energy Efficiency Standards, along with the 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings; the 1997 Edition of the Uniform Housing Code, and the 1997 Edition of the Uniform Security Code, together with certain additions, insertions, deletions and changes thereto

16. **SUBJECT: PUBLIC HEARING – Second Reading and Adoption of Ordinance No. 1650 related to the 2019 California Fire Code**

RECOMMENDATION FOR ACTION: Staff recommends that the City Council: (1) Hold a public hearing; and (2) Receive public comments; and (3) Adopt Ordinance No. 1650, adopting by reference the 2019 California Fire Code (California Code of Regulations, Title 24, Part 9) and amending sections of the City of Woodland Municipal Code related to fire protection and nuisance abatement.

L. REPORTS OF THE CITY MANAGER

17. SUBJECT: Sustainability Project Reservation and Funding

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, (1) that appropriates \$100,000 of General Fund (101) to set-aside or reserve funding for sustainability projects as result of Valley Clean Energy reimbursement to the City and (2) appropriates \$24,000 from the Sustainability Fund (365) for the City's share of the County's Regional Greenhouse Emission Study.

M. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority of the City of Woodland scheduled for Tuesday, November 5, 2019 was posted on Friday, November 1, 2019 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.



Ana B. Gonzalez
City Clerk

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

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



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: November 5, 2019
ITEM #: G.3.
SUBJECT: Long Range Calendar

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

Staff Contact:

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

Background:

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



Paul Navazio
City Manager

Attachments:

1. Council Long Range Calendar

UPDATED COUNCIL LONG RANGE CALENDAR

NOVEMBER 19TH

REGULAR MEETING

Small Business Saturday Proclamation
 Police Department Quarterly Report
 Fire Department Quarterly Report
 1st Quarter Budget Update
 Supplemental Budget Appropriation – Economic Development Initiatives
 Commercial Cannabis Update
 Emergency Shelter Relocation Update
 City Contracts – Workforce Development/Apprenticeship and Hiring Incentives
 1st Reading – Building Code Ordinance Clean-up
 Animal Services Contract (FY2019/20)

DECEMBER 3RD

REGULAR MEETING

Council Rotation: Mayor / Mayor Pro Tempore
 City Council Meeting Minutes of November 5, 2019 and November 19, 2019
 Police Evidence System Replacement
 Public Hearing – 2nd Reading – Building Code Ordinance Clean-up

DECEMBER 17TH

REGULAR MEETING

Landscape Agreement
 Annual Report(s) - Measures E/F and J
 Annual Report - AB1600 (Development Impact Fees)
 Zoning Workshop (Joint Meeting with Planning Commission)

JANUARY 7TH

REGULAR MEETING

City Council Meeting Minutes of December 3, 2019 and December 17, 2019
 City Council Meeting Calendar for 2020
 YMCA Lease Renewal
 Woodland Research & Technology Park – Specific Plan

Future Topics / Study Sessions:

January Traffic Calming Woodland Research & Technology Park – Specific Plan Investment Policy	February Measure J – Nov 2020 election Mid-Year Budget Update Financing Plan – Fire Station / Pool Project(s)
March	TBD Mobile Food Vendor Permits Non-Conforming Use Zoning Update Smoke / Vaping Shops



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: November 5, 2019
ITEM #: H.4.
SUBJECT: City Council Meeting Minutes of October 1, 2019 and October 15, 2019

Recommendation for Action:

Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of October 1, 2019 and October 15, 2019.

Staff Contact:

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

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

Paul Navazio
City Manager

City Manager

Attachments:

1. 10_01_19 DRAFT CC MINS
2. 10_15_19 DRAFT CC MINS

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Regular Meeting Minutes

Tuesday, October 1, 2019

6:00 PM

City Council

**CITY COUNCIL
CLOSED SESSION
5:30 PM**

A. CALL TO ORDER

B. CLOSED SESSION

1. COUNSEL WITH LEGAL COUNSEL – EXISTING LITIGATION
(Paragraph (1) of subdivision (d) of Section 54956.9)
Case name unspecified: Disclosure would jeopardize existing settlement negotiations

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

C. CALL TO ORDER

Meeting called to order at 6:32 PM.

D. ROLL CALL

Present: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard
Absent: None

E. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Wally Hunter, 1st Vice Commander of Yolo Post 77 American Legion.

F. COMMUNICATIONS - PUBLIC COMMENT

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

Lauren Ayers spoke regarding 5G.

Bill Long spoke regarding police activity.

Bruce Jacks spoke regarding Spring Lake concerns.

Maria Ponce and Tammy Duggan spoke regarding transients in Woodland.

Barbara Mills spoke regarding school zone speed limit and transients in Woodland.

G. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

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

Verbal updates provided by Council Members/Staff.

2. SUBJECT: Long Range Calendar

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

H. MINUTES

3. SUBJECT: City Council Meeting Minutes of September 3, 2019 and September 17, 2019

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of September 3, 2019 and September 17, 2019.

On a motion by Mayor Pro Tempore Lansburgh, seconded by Council Member Fernandez and carried unanimously, Council Members adopted the Joint Regular City Council/Woodland Finance Authority Meeting Minutes of September 3, 2019 and September 17, 2019

Ayes: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard

Noes: None

I. PRESENTATIONS

4. SUBJECT: American Legion Centennial Day Proclamation

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a Proclamation declaring October 11, 2019 as American Legion Centennial Day.

Mayor Rodriguez presented proclamation to Yolo Post 77 American Legion members.

5. SUBJECT: Fire Prevention Week Proclamation

RECOMMENDATION FOR ACTION: Staff recommends the City Council join the National Fire Protection Association in proclaiming October 6-12, 2019 as Fire Prevention Week.

Mayor Pro Tem Lansburgh presented proclamation to Fire Department staff.

6. SUBJECT: Youth Empowerment Summit

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a presentation from Jesse Salinas related to the Youth Empowerment Summit.

Received presentation from Jesse Salinas related to the Youth Empowerment Summit.

J. CONSENT CALENDAR

7. SUBJECT: League of California Cities 2019 Annual Conference Resolutions for Consideration

RECOMMENDATION FOR ACTION: Staff recommends that the City Council authorize Mayor Xochitl Rodriguez, as voting delegate, to support two resolutions being considered by the General Assembly of the League of California Cities at the Annual Conference to be held on October 16-18, 2019.

Authorized Mayor Xochitl Rodriguez, as voting delegate, to support two resolutions being considered by the General Assembly of the League of California Cities at the Annual Conference to be held on October 16-18, 2019.

8. SUBJECT: Appoint Member to the Library Board

RECOMMENDATION FOR ACTION: Staff recommends that the City Council appoint Noel Rodriguez to the Library Board.

Appointed Noel Rodriguez to the Library Board.

9. SUBJECT: FY20 Yocha Dehe Wintun Nation Community Fund Grant Award Acceptance

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, (1) authorizing the acceptance of the FY20 Yocha Dehe Wintun Nation Community Fund Grant Award in the amount of \$13,148 for the purchase of crowd control equipment and (2) authorizing the appropriation of \$13,148 in the Police Department's General Fund budget.

Adopted RESOLUTION NO. 7351, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND (1) AUTHORIZING THE ACCEPTANCE OF THE FY20 YOCHA DEHE WINTUN NATION COMMUNITY FUND GRANT AWARD IN THE AMOUNT OF \$13,148 FOR THE PURCHASE OF CROWD CONTROL EQUIPMENT, AND (2) AUTHORIZING THE APPROPRIATION OF \$13,148 IN THE POLICE DEPARTMENT'S GENERAL FUND BUDGET.

10. SUBJECT: 2018 Staffing for Adequate Fire & Emergency Response (SAFER) Grant Award

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing 1) the acceptance of the 2018 Staffing for Adequate Fire & Emergency Response (SAFER) Grant Award in the amount of \$787,406.25; and 2) the addition of three (3) Firefighter positions, as awarded in the grant, increasing the total number of FTE in this classification from 15-18; and 3) appropriating \$60,000 to the General Fund Fire Department training budget for academy costs associated with the hiring of (five) 5 new Firefighters.

Adopted RESOLUTION NO. 7352, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE ACCEPTANCE OF THE 2018 STAFFING FOR ADEQUATE FIRE & EMERGENCY RESPONSE (SAFER) GRANT AWARD IN THE AMOUNT OF \$787,406.25, THE ADDITION OF THREE FIREFIGHTER POSITIONS, AND A SUPPLEMENTAL BUDGET APPROPRIATION OF \$60,000 FOR ACADEMY COSTS.

11. SUBJECT: Final Acceptance and Notice of Completion for West Street Water Main Project (Phase Two), CIP 17-08

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, accepting the West Street Water Main Project (Phase Two), CIP 17-08, construction contract with Lund Construction Co. as complete and authorize the City Clerk to file a Notice of Completion.

Adopted RESOLUTION NO. 7353, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ACCEPT THE WEST STREET WATER TRANSMISSION MAIN PROJECT (PHASE TWO), CIP 17-08 CONSTRUCTION CONTRACT AS COMPLETE AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF COMPLETION.

12. SUBJECT: Adopt Resolution Accepting the Public Improvements for Subdivision Final Maps 5110 Spring Lake Central 4.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, a Resolution of the City Council of the City of Woodland Accepting the Public Improvements for Subdivision Final Map 5110 Spring Lake Central 4.

Adopted RESOLUTION NO. 7354, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ACCEPTING THE PUBLIC IMPROVEMENTS FOR SUBDIVISION FINAL MAP 5110 SPRING LAKE CENTRAL 4 BY TAYLOR MORRISON OF CALIFORNIA.

13. SUBJECT: Adopt Ordinance No. 1649, an Ordinance Amending Section 16.48.20 of the Municipal Code Relating to Dedication of Park Land and Facilities.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Ordinance No. 1649, an Ordinance Amending Section 16.48.20 of the Municipal Code Relating to Dedication of Park Land and Facilities.

Adopted Ordinance No. 1649, an Ordinance Amending Section 16.48.20 of the Municipal Code Relating to Dedication of Park Land and Facilities.

14. SUBJECT: First Amendment to the Modification Agreement between the City of Woodland and Woodland Opera House, Incorporated.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute the First Amendment to the Modification Agreement between the City of Woodland and Woodland Opera House, Incorporated.

Adopted RESOLUTION NO. 7355, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE A FIRST AMENDMENT TO THE MODIFICATION AGREEMENT WITH WOODLAND OPERA HOUSE, INCORPORATED.

K. REPORTS OF THE CITY MANAGER

15. SUBJECT: Woodland Research and Technology Park Specific Plan Update and Community Outreach

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive an update on the Woodland Research and Technology Park Specific Plan project and outline of the anticipated review process over the coming 4-6 months including the planned community and stakeholder engagement approach.

Received an update from Senior Planner Erika Bumgardner on the Woodland Research and Technology Park Specific Plan project and outline of the anticipated review process over the coming 4-6 months including the planned community and stakeholder engagement approach.

16. SUBJECT: Ordinance Incorporating the Yolo County Tobacco Retailer Permit Ordinance by Reference to Specifically Prohibit Flavored Tobacco Products From Being Sold by Tobacco Retailers

RECOMMENDATION FOR ACTION: Staff recommends that the City Council:

- 1) Introduce and adopt the first reading of Ordinance Amending Section 9.28.260 of the Municipal Code incorporating by reference the Yolo County Code relating to Tobacco Retail Permits; and
- 2) Authorize the City Manager to coordinate efforts with Yolo County's Health and Human Service Agency related to administration and enforcement of the amended Code section.

On a motion by Council Member Fernandez, seconded by Council Member Barajas and carried unanimously, Council Members introduced and waived the first reading of Ordinance Amending Section 9.28.260 of the Municipal Code incorporating by reference the Yolo County Code relating to Tobacco Retail Permits; and 2) Authorize the City Manager to coordinate efforts with Yolo County's Health and Human Service Agency related to administration and enforcement of the amended Code section with a six-month implementation plan to April 1, 2020.

AYES: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard
NOES: None

At 9:00 PM, Council Member Barajas made a motion to extend the meeting an additional ten (10) minutes.

L. ADJOURN

Meeting adjourned at 9:10 PM.

Respectfully submitted,

Ana B. Gonzalez
City Clerk

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Regular Meeting Minutes

Tuesday, October 15, 2019

6:00 PM

City Council

JOINT MEETING CITY COUNCIL/WOODLAND FINANCE AUTHORITY

6:00 PM

A. CALL TO ORDER

Meeting called to order at 6:00 PM.

B. ROLL CALL

Council Members Present: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard

Absent: None

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Monica Pena-Villegas, UC Davis Early Academic Outreach Program.

D. COMMUNICATIONS - PUBLIC COMMENT

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

Gary Thompson spoke regarding the problem with pigeons in Spring Lake.

Bill Long spoke regarding homelessness.

E. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

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

Verbal updates provided by Council Members/Staff.

1. SUBJECT: Long Range Calendar

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

F. MINUTES

2. SUBJECT: Parks & Recreation Commission Meeting Minutes for June 24, 2019

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the June 24, 2019 Parks & Recreation Commission Meeting Minutes.

On a motion by Council Member Stallard, seconded by Council Member Barajas and carried unanimously, Council Members approved the Parks & Recreation Commission Meeting Minutes for June 24, 2019.

Ayes: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard

Noes: None

G. PRESENTATIONS

5. SUBJECT: Proclamation declaring October as Breast Cancer Awareness Month

RECOMMENDATION FOR ACTION: Staff recommends that the City Council proclaim October as Breast Cancer Awareness Month.

Mayor Rodriguez requested that this Consent Calendar item be pulled and moved to Presentations.

Mayor Rodriguez presented the proclamation proclaiming October as Breast Cancer Awareness Month to Mary Yin Liu, Holly Davis Rodriguez and Carlos Rodriguez with Thriving Pink.

3. SUBJECT: Proclamation declaring October 20-26, 2019 as National Friends of Libraries Week

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a Proclamation declaring October 20-26, 2019 as National Friends of Libraries Week, in the City of Woodland.

Adopted Proclamation declaring October 20-26, 2019 as National Friends of Libraries Week, in the City of Woodland.

Mayor Pro Tem Lansburgh and Council Member Barajas presented the proclamation to Kevin Robinson, a member of the Friends of the Library.

4. SUBJECT: Freshman Leadership Academy

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a presentation on the Freshman Leadership Academy from Monica Pena-Villegas, Regional Assistant Director of the UC Davis Early Academic Outreach Program.

Received a presentation on the Freshman Leadership Academy from Monica Pena-Villegas, Regional Assistant Director of the UC Davis Early Academic Outreach Program.

On a motion by Council Member Stallard, seconded by Council Member Barajas and carried unanimously, Council Members approved moving Consent Calendar Item No. 5 to Presentations and approved two proclamations.

AYES: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard

NOES: None

H. CONSENT CALENDAR

6. SUBJECT: Community Services Department Quarterly Status Report for the period of July through September 2019

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Community Services Department Quarterly Status Report.

Received the Community Services Department Quarterly Status Report.

7. SUBJECT: October 1, 2019 Salary Schedule

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve the City of Woodland Salary Schedule effective October 1, 2019.

Approved the City of Woodland Salary Schedule effective October 1, 2019.

8. SUBJECT: Authorize Awarding a Contract for Purchasing Coagulants at the Water Pollution Control Facility

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute a contract for the purchase of coagulants from the successful low bidder, San Joaquin Chemicals Inc., in an amount not-to-exceed \$850,000 (\$170,000 annually) for the five year agreement beginning October 15th 2019 and continuing through June 30th 2024.

Adopted RESOLUTION NO. 7356, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING AND APPROVING THE PURCHASE OF COAGULANTS FROM SAN JOAQUIN CHEMICALS, INC. IN THE AMOUNT NOT-TO-EXCEED \$850,000 (\$170,000 ANNUALLY) FOR THE DURATION OF THE 5 YEAR AGREEMENT BEGINNING OCTOBER 15th 2019 AND CONTINUING THROUGH JUNE 30th 2024.

9. SUBJECT: Authorize the Sole-Source Purchase of Ultraviolet (UV) Lamps and other Associated Parts for Effluent Disinfection Purposes at the Water Pollution Control Facility.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the sole-source purchase of UV lamps, wiper system components, sleeves and other system parts from DC Frost Associates, Inc. with an amount not-to-exceed \$364,000.

Adopted RESOLUTION NO. 7357, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING AND APPROVING THE CITY MANAGER'S DETERMINATION THAT THE SOLE-SOURCE PURCHASE OF ULTRA VIOLET LAMPS AND OTHER PARTS TO MAINTAIN THE UV SYSTEM FROM DC FROST ASSOCIATES, INC., IN AN AMOUNT NOT-TO-EXCEED \$364,000.00, IS IN THE CITY'S BEST INTERESTS, AND APPROVING THE AWARD OF A CONTRACT TO DC FROST ASSOCIATES, INC., FOR THE SAME.

10. SUBJECT: Approve Consultant Agreement for the Gibson Road Bicycle/Pedestrian Mobility Project; CIP 20-01

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, to approve a consultant services agreement with Laugenour & Meikle, in an amount not to exceed \$560,000 for the Gibson Road Bicycle/Pedestrian Mobility Project – East to West Street, CIP 20-01 and authorize the City Manager to execute the agreement and amendments as necessary up to 15% of the agreement amount.

Adopted RESOLUTION NO. 7358, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO APPROVE THE CONSULTANT AGREEMENT WITH LAUGENOUR & MEIKLE FOR THE GIBSON ROAD BICYCLE/PEDESTRIAN MOBILITY PROJECT – EAST TO WEST STREET, CIP 20-01.

11. SUBJECT: Approve Contract Amendment with Interwest Consulting Group for Plan Review and Inspection Services

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, amending the contract services agreement with Interwest Consulting Group for Building Division Plan Review and Inspection Services in the additional amount of \$150,000 for a total agreement amount of \$530,000 and authorize the City Manager to execute the amendment

Adopted Resolution No. 7359, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE SECOND AMENDMENT TO AN AGREEMENT WITH INTERWEST CONSULTING GROUP FOR PLAN CHECKING & BUILDING INSPECTION SERVICES.

On a motion by Council Member Barajas, seconded by Mayor Pro Tempore Lansburgh and carried unanimously, Council Members approved Consent Calendar items no. 6 through 11.

**AYES: Barajas, Fernandez, Lansburgh, Rodriguez, Stallard
Noes: None**

I. REPORTS OF THE CITY MANAGER

12. SUBJECT: Introduction and First Reading of an Ordinance adopting Changes to the California Fire Code

RECOMMENDATION FOR ACTION: Staff recommends that the City Council introduce an Ordinance adopting by reference the 2019 California Fire Code (California Code of Regulations, Title 24, Part 9) and amending sections of the City of Woodland Municipal Code related to fire protection and nuisance abatement.

On a motion by Mayor Pro Tem Lansburgh, seconded by Council Member Fernandez, and carried unanimously, Council Members introduced an Ordinance adopting by reference the 2019 California Fire Code (California Code of Regulations, Title 24, Part 9) and amending sections of the City of Woodland Municipal Code related to fire protection and nuisance abatement.

AYES: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard

NOES: None

13. SUBJECT: Introduction and First Reading of an Ordinance adopting the Uniform Building Codes by Reference and Making Certain Amendments

RECOMMENDATION FOR ACTION: Staff recommends that the City Council waive the first reading and read by title only an ordinance adopting by reference the 2019 Edition of the California Building Standards (California Code of Regulations, Title 24), consisting of the 2019 California Building Code; the 2019 California Electrical Code; the 2019 California Mechanical; the 2019 California Plumbing Code; the 2019 California Green Building Code; the 2019 California Residential Code; the 2019 California Building Energy Efficiency Standards, along with the 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings; the 1997 Edition of the Uniform Housing Code, and the 1997 Edition of the Uniform Security Code, together with certain additions, insertions, deletions and changes thereto.

On a motion by Mayor Pro Tem Lansburgh, seconded by Council Member Fernandez, and carried unanimously, Council Members waived the first reading and read by title only an ordinance adopting by reference the 2019 Edition of the California Building Standards (California Code of Regulations, Title 24), consisting of the 2019 California Building Code; the 2019 California Electrical Code; the 2019 California Mechanical; the 2019 California Plumbing Code; the 2019 California Green Building Code; the 2019 California Residential Code; the 2019 California Building Energy Efficiency Standards, along with the 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings; the 1997 Edition of the Uniform Housing Code, and the 1997 Edition of the Uniform Security Code, together with certain additions, insertions, deletions and changes thereto.

AYES: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard

NOES: None

14. SUBJECT: Lower Cache Creek Flood Feasibility Study, CIP 09-15; Update on progress of feasibility study

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive an informational report on the status of the Army Corps of Engineers' Lower Cache Creek Feasibility Study and ongoing efforts to advance projects to provide 200-year flood protection to the City of Woodland.

Received an informational report, from Principal Utilities Civil Engineer Tim Busch, on the status of the Army Corps of Engineers' Lower Cache Creek Feasibility Study and ongoing efforts to advance projects to provide 200-year flood protection to the City of Woodland.

15. SUBJECT: Lower Cache Creek Flood Feasibility Study, CIP 09-15; Approve Contract Amendment #9 with Wood Rodgers for Consulting Services.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute Amendment #9 to the consultant services agreement with Wood Rodgers for the Lower Cache Creek Feasibility Study for an additional amount up to \$50,000 for the Lower Cache Creek Feasibility Study, CIP #09-15.

On a motion by Council Member Stallard, seconded by Council Member Barajas and carried unanimously, Council Members adopted RESOLUTION NO. 7360, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AMENDMENT #9 WITH WOOD RODGERS FOR ENGINEERING CONSULTING SERVICES.

AYES: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard

NOES: None

J. ADJOURN

Meeting adjourned at 08:25 PM.

Respectfully submitted,

**Ana B. Gonzalez
City Clerk**



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: City Council Regular Meeting
DATE: November 5, 2019
ITEM #: H.5.
SUBJECT: Historic Preservation Commission Meeting Minutes of August 21, 2019

Recommendation for Action: Staff recommends that the City Council receive the minutes of the Historic Preservation Commission Meeting of August 21, 2019

Staff Contact:

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

Attachments:

1. 8.21.19 HPC Minutes DRAFT

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Historical Preservation Commission Meeting –

Wednesday, August 21, 2019

6:00 PM

A. CALL TO ORDER

Meeting called to order at 6:00 PM

B. ROLL CALL

Council Members Present: Historical Preservation Commission Member Elizabeth Lambert, Historical Preservation Commission Member Steve Barzo, Historical Preservation Commission Member Jim Bohon, Historical Preservation Commission Member James Lapsley, and Historical Preservation Commission Member Jeff Rosenthal arriving late

Absent:

Excused:

C. APPROVAL OF MINUTES

None

D. SECRETARY'S REPORT

None

E. PUBLIC COMMENT

None

F. COMMUNICATIONS

None

G. PRESENTATIONS

None

H. NEW BUSINESS

1. New Member Orientation

a.) Welcome & Introductions

b.) Review Committee Purpose & Procedures

c.) Long Range Calendar

d.) Events

Orientation presented by Staff, Megan Meier.

I. OLD BUSINESS

None

J. ADJOURNMENT

Meeting adjourned at 6:40 PM.

Adopted by Historic Preservation Commission on 10/16/19



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: November 5, 2019
ITEM #: H.6.
SUBJECT: Parks & Recreation Commission Meeting Minutes for September 23, 2019

Recommendation for Action: Staff recommends that the City Council receive the September 23, 2019 Parks & Recreation Commission Meeting Minutes.

Staff Contact:

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

Discussion:

The Parks & Recreation Commission held their last meeting on October 28, 2019. At this meeting the Parks & Recreation Commission approved the minutes from September 23, 2019.

Conclusion:

Staff recommends that the City Council receive the September 23, 2019 Parks & Recreation Commission Meeting Minutes.

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

Paul Navazio
City Manager

Attachments:

1. PR Commission Minutes 09232019

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Parks & Recreation Commission –

Monday, September 23, 2019

6:30 PM

A. CALL TO ORDER

Meeting called to order at 06:33 PM

B. ROLL CALL

Commission Members Present: Commissioner Rashid Ali, Commissioner Andrew Foraker, Vice-Chairperson Jon-Paul Valcarenghi

Absent:

Excused: Commissioner Magalean Martin and Chairperson Carla White-Snyder

C. PLEDGE OF ALLEGIANCE

D. COMMUNICATIONS - PUBLIC COMMENT

None

E. COMMUNICATIONS - COMMISSION/STAFF STATEMENTS AND REQUESTS

Verbal updates provided by Commissioners.

F. PRESENTATION

G. NEW BUSINESS

H. COMMITTEE REPORTS

1. Standing Committee Report

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

Verbal updates provided by Commissioners.

I. CONSENT CALENDAR

2. Approve Minutes for June 24, 2019

On a motion by Commissioner Rashid Ali, seconded by Commissioner Andrew Foraker and carried unanimously, to approve the June 24, 2019 Parks & Recreation Commission minutes as written.

Ayes: Commissioner Rashid Ali, Commissioner Andrew Foraker, and Vice-Chairperson Jon-Paul Valcarenghi

Noes: None

Absent: Chairperson Carla White-Snyder and Commissioner Magalean Martin

3. Woodland Opera House and City Operating Agreement

On a motion by Commissioner Andrew Foraker, seconded by Commissioner Rashid Ali and carried unanimously, to recommend that the Woodland City Council adopt the First Amendment to the Operating Agreement for the Woodland Opera House.

Ayes: Commissioner Rashid Ali, Commissioner Andrew Foraker, and Vice-Chairperson Jon-Paul Valcarenghi

Noes: None

Absent: Chairperson Carla White-Snyder and Commissioner Magalean Martin

Andrew Foraker

J. OTHER BUSINESS

4. Review and Approve Workplan

Tabled.

5. Commission Absent Request

None.

K. REPORT OF THE STAFF

6. Community Services Staff Report for September 23, 2019.

Verbal updates provided by Staff.

L. NEXT MEETING

October 28, 2019

M. ADJOURN

On a motion by Commissioner Andrew Foraker, seconded by Commissioner Rashid Ali and carried unanimously, to adjourn the meeting at 7:01 p.m.

Ayes: Commissioner Rashid Ali, Commissioner Andrew Foraker, and Vice-Chairperson Jon-Paul Valcarenghi

Noes: None

Absent: Chairperson Carla White-Snyder and Commissioner Magalean Martin



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: City Council Regular Meeting
DATE: November 5, 2019
ITEM #: H.7.
SUBJECT: Planning Commission Meeting Minutes of August 15, 2019 and September 19, 2019

Recommendation for Action: Staff recommends that the City Council receive the minutes of the Planning Commission Meetings of August 15, 2019 and September 19, 2019

Staff Contact:

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

Attachments:

1. 8.15.19 PC Minutes DRAFT
2. 9.19.19 PC Minutes DRAFT

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting –

Thursday, August 15, 2019

6:30 PM

A. CALL TO ORDER

Meeting called to order at 6:33 PM

B. ROLL CALL

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

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Planning Commission Member Steven Wong

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

Verbal updates provided by Planning Members/Staff.

F. COMMUNICATIONS FROM THE PUBLIC

None

G. APPROVAL OF MINUTES

1. SUBJECT: Planning Commission Meeting Minutes of February 15, 2018, March 1, 2018, March 15, 2018, April 5, 2018, May 17, 2018, June 21, 2018, July 19, 2018, September 6, 2018 and June 20, 2019

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Meeting of February 15, 2018, March 1, 2018, March 15, 2018, April 5, 2018, May 17, 2018, June 21, 2018, July 19, 2018, September 6, 2018 and June 20, 2019

On a motion by Planning Commission Member Chris Holt, seconded by Planning Commission Member Steve Harris and carried unanimously, a motion to approve Planning Commission Meeting Minutes of February 15, 2018, March 1, 2018, March 15, 2018, April 5, 2018, May 17, 2018, June 21, 2018, July 19, 2018, and June 20, 2019
Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Member Fred Lopez, Planning Commission Vice-Chairperson Kirby Wells, Planning Commission Member Valerie Hurst, Planning Commission Member Steven Wong
Noes: None

Absent: Planning Commission Chairperson Marco Lizarraga

H. PUBLIC HEARING

2. SUBJECT: Cleveland Street Suites Tentative Subdivision Map 5171

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

1. Conduct the public hearing;
2. Adopt Resolution No. PC19-____ (Attachment 1), approving a 16-lot, Tentative Subdivision Map No. 5171, located at 421 Cleveland Street.

On a motion by Planning Commission Member Chris Holt, seconded by Planning Commission Member Fred Lopez and carried unanimously, a motion to conduct the public hearing; adopt Resolution No. PC19-08 and approve a 16-lot, Tentative Subdivision Map No. 5171, located at 421 Cleveland Street. Staff has been directed to work on the details of the CC & Rs.

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

Noes: None

Absent: Planning Commission Chairperson Marco Lizarraga

I. BUSINESS ITEMS

J. STAFF OR COMMISSIONER COMMENTS

Verbal updates provided by Planning Commission Members/Staff.

K. ADJOURNMENT

Meeting adjourned at 6:59 PM.

Adopted by Planning Commission on 9/19/19

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.

Adopted by Planning Commission on 10/17/19

L.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: November 5, 2019
ITEM #: I.8.
SUBJECT: Census 2020 Update

Recommendation for Action: Staff recommends that the City Council receive a presentation on planning efforts underway for the 2020 Census.


Paul Navazio
City Manager

Attachments:

None



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: November 5, 2019
ITEM #: J.9.
SUBJECT: Increase the Vehicle-Equipment Leases Budget (Fund 014) by \$5,550 Annually and Authorize the Lease Purchases of Two Public Works Vehicles

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing an increase to Fund 014 by \$5,550 annually and authorizing the lease purchases of a new Vac-Con truck for Water System and a replacement Backhoe for Sewage Collection System for a combined total amount of \$652,365 over seven (7) years.

Staff Contact

Troy Thompson, Fleet & Facilities Manager, troy.thompson@cityofwoodland.org, 530-661-5956

Council Goal

Maintain City Infrastructure – providing equipment for the needs of the Public Works Department.

Fiscal Impact

The City Council already approved the funding for each vehicle in the FY2019/20 budget. The initial funding request assumed a 10-year lease term, however, staff was only able to negotiate a seven (7) year term with National Cooperative Leasing (NCL), which will result in an increase to the annual lease payments. The departments will fund the increase out of their existing operating budgets. However, the City's internal service fund (Fund 014) that makes the actual debt service payments requires an additional appropriation of \$5,500 for the Backhoe.

Staff determined that the most cost-effective method for purchasing both vehicles is through a lease-purchase, as there were no funds available in the Vehicle Replacement Reserve fund. Leasing the new vehicles will enable the City to purchase the vehicles without creating a deficit in the reserve fund. Lease payments will begin in May 2020 and end in May 2026.

Year	Vac-Con (Water System)	Backhoe (Sewage Collection System)
2020	\$70,657.89	\$22,537.13
2021	\$70,657.89	\$22,537.13
2022	\$70,657.89	\$22,537.13
2023	\$70,657.89	\$22,537.13
2024	\$70,657.89	\$22,537.13
2025	\$70,657.89	\$22,537.13
2026	\$70,657.89	\$22,537.13
Total of Payments	\$494,605.23	\$157,759.91

Background

The existing Backhoe was scheduled for replacement in FY2019/20 due to age and high maintenance costs; the Vac-Con is a new addition to the fleet to better support the Water System maintenance program. Fleet Services received a proposal from Municipal Maintenance Equipment under Sourcewell contract #122017-AMI in the amount of \$432,967.09 for the new Vac-Con and a proposal from Sonsray Machinery under Sourcewell contract #032119-CNH in the amount of \$138,099.74 for the new Backhoe. There are no local dealerships in Woodland that sell this type of specialized equipment according to the City's specifications. Fleet Services also obtained a lease proposal from NCL under Sourcewell contract #032615-NCL to lease both vehicles for a combined total amount of \$652,365 over the seven (7) year term.

Discussion

Staff will execute the lease agreement with NCL once the City Council approves this resolution. The new trucks should be fully operational and ready for use in Spring of 2020. The City of Woodland will be the titled owner of the vehicles with NCL as the lienholder until the leases have been paid in full.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, authorizing an increase to Fund 014 by \$5,550 annually and authorizing the lease purchases of a new Vac-Con truck for Water System and a replacement Backhoe for Sewage Collection System for a combined total amount of \$652,365 over seven (7) years.

Prepared by: Troy Thompson, Fleet & Facilities Manager

Reviewed by: Craig Locke, Public Works Director



Paul Navazio
City Manager

Attachments:

1. Sonsray Proposal
2. New Vac-Con Proposal
3. NCL Lease Quote (100919)
4. Resolution for Lease Purchase



SONSRAY MACHINERY LLC

1751 Bell Avenue • Sacramento, CA 95838

800-541-0008 • Fax: 916-649-0584

www.sonsraymachinery.com

Ship To: CITY OF WOODLAND
VENDOR 05476
655 NORTH PIONEER AV
WOODLAND CA 95776

Invoice To: CITY OF WOODLAND
VENDOR 05476
655 NORTH PIONEER AVE.
WOODLAND CA 95776

Branch 04		
04 - SACRAMENTO		
Date	Time	Page
08/05/2019	11:09:21 (O)	1
Account No	Phone No	Quote No
WOODL003	5306615889	Q01471-04
Ship Via	Purchase Order	
	TBD	
Tax ID No		
Michael Calderon		Salesperson
		373

EQUIPMENT QUOTE / SALES ORDER

Description ** Q U O T E ** EXPIRY DATE: 08/22/2019 Amount

Stock #: 14668432 Serial #: NKC765120 109093.95

NEW CASE 590SN TIER4 FINAL 4WD BACKHOE
4WD PWSFT S-Type Trans / 2 Door CAB with Heat and AC
Deluxe Cab Package / 3" Retr Seat Belt / BT DLXE Radio
Dle Air Susp Cloth Seat / Halo Lights / Auto Ride Control
4WD Drive Shaft Guard / Locking DEF/Fuel Cover / Tool Box
Extendahoe W-Heavy Front CWT / Gripper Teeth Extension
Pilot Controls W/Power Lift / 2-Way Aux Hydraulics
Coupler, Hyd. pin and release / Flip Over/Stabilizer Pads
Cold Start Dual Battery / CASE SiteWatch Telematics
FRT WHS 14x17.5, 10PR / RR WHLS 21Lx24 10PR (R4)

Retro Bucket Pin Kit	\$500.00	13550.00
92" 4 in 1 Bucket	\$5,500.00	
Install 4 in 1 Bucket & Pin Kit	\$600.00	
24" Digging Bucket	\$1400.00	
PDI New Machine	\$1650.00	
Factory Freight	\$3,500.00	
Delivery	\$400.00	

Miscellaneous Charges/Credits

=====

CA TIRE FEE	Qty: 4	Price: 1.75	7.00
DOCUMENT FEES	1	399.00	399.00
EXTENDED WARRANTY	1	2433.00	2433.00
STEEL SURCHARGE	1	2597.48	2597.48

Subtotal: 128080.43

CA STATE 7.25%: 9080.01

WOODLAND CITY 0.75%: 939.31

Quote Total: 138099.75

Authorization: _____

Sourcewell/NJPA Contract # 32119 - CNH

NOTICE TO PURCHASER

1. Caution. Do not sign this contract before you thoroughly read both pages 1 and 2 of it or if it contains blank spaces, even if otherwise advised.
2. You are entitled to an exact and completely filled in copy of this Sales Order when you sign it. Keep it to protect your legal rights.
3. Store Manager signature required for final acceptance of Sales Order.

THIS AGREEMENT IS SUBJECT TO THE ADDITIONAL TERMS AND CONDITIONS ON THE REVERSE SIDE. CUSTOMER HAS HAD THE OPPORTUNITY TO READ THE TERMS OF THIS AGREEMENT PRIOR TO SIGNING.

Purchaser's Signature _____ Sales Consultant _____ Date _____

Print Name _____ Date _____ Accepted By _____ Date _____

Warranty on Equipment

Warranty coverage on the equipment covered by this order, if any, has been explained to purchaser. The warranty coverage is outlined below and indicated by the box checked.

☐

NEW FACTORY PRODUCT WARRANTY or PURCHASED warranty, if qualified, is for the period offered by the product manufacturer. WARRANTIES PROVIDED BY THE SELLER ON NEW PRODUCTS SHALL BE GIVEN TO PURCHASER UNDER SEPARATE AGREEMENT, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED BY PURCHASER.

☐

NEW - Other Manufactures warranty

☐

USED - When the equipment covered by this order is used equipment, THE PURCHASER STATES THAT HE HAS EXAMINED THE EQUIPMENT and is buying the equipment AS IS and with NO REPRESENTATION OR WARRANTIES, unless otherwise specified UNDER SEPARATE AGREEMENT, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED BY PURCHASER.

ADDITIONAL TERMS AND CONDITIONS

1. This is a cash transaction. If the Purchaser so requests prior to acceptance, the Cash Due on Delivery may be financed as a time sale transaction, subject to credit approval. If this transaction becomes a time sale, Purchaser agrees (1) to make payments pursuant to the Sonrsay Machinery Accounts Receivable System Agreement, which is incorporated into this Purchase Order by reference, and (2) that Seller retains a security interest in the goods described herein until all obligations of Purchaser are paid in full and discharged.
2. When trade-in equipment is not to be delivered to the Seller until delivery of the equipment purchased by this order, the trade-in equipment may be reappraised at that time and such reappraisal value shall determine the allowance made for such trade-in equipment. When the reappraised value is less than the original trade-in allowance shown on this form, the purchaser may terminate this order; however, this right of termination must be exercised prior to delivery of the equipment by Seller and surrender of the trade-in equipment to Seller.
3. The prices which Purchaser will pay for the new equipment set forth on the reverse side hereof shall be based upon the Case dealer price in effect on date of delivery of the new equipment. In the event Case dealer's price is changed prior to delivery, the purchase price shall be adjusted accordingly. If such price change results in an increase, purchaser has the option of canceling the order in writing immediately on being notified thereof.
4. The Seller shall be excused if delivery is delayed or rendered impossible by differences with workmen, strikes, work stoppages, car shortages, delays in transportation, inability to obtain labor or materials and also by any cause beyond the reasonable control of Seller, including but not restricted to acts of God, floods, fire, storms, acts of civil and military authorities, war and insurrections.
5. Purchaser shall keep the property free of all liens, taxes, encumbrances and seizure or levy, shall not use same illegally, shall not damage, abuse, misuse, abandon or lose said property, shall not part with possession thereof, whether voluntarily or involuntarily or transfer any interest therein or remove same out of the county or filing district in which Purchaser resides as indicated herein without the prior written consent of Seller, shall keep said property insured in such amounts and with such insurer as may be acceptable to Seller with any loss payable to Seller as his interest in the property may appear.
6. Time is of the essence of this contract and if purchaser fails to comply with any of the terms and conditions hereof or defaults in the payment of any installment hereunder or under any renewal or renewals hereof, or in the payment of interest or defaults in the payment of any installment due under any other indebtedness of contract held by the Seller or Assignee, or if proceedings are instituted against Purchaser under any bankruptcy or insolvency law or Purchaser makes an assignment for the benefit of creditors or if for any reason the Seller deems himself insecure and so declares all payments heretofore made by Purchaser shall be retained by the seller and all indebtedness hereunder shall become immediately due and payable, with or without notice, together with all expenses of collection by suit or otherwise, including reasonable attorney fees and Seller may, without notice or demand, take possession of the equipment set forth on the reverse hereof, or any additions to, replacements of, or any proceeds from said equipment or may render the property unusable or Seller may require Purchaser to assemble the property and make it available at a place designated by Seller. Seller may resell the retaken property at public or private Sale in accordance with the Uniform Commercial Code or applicable state or provincial law. After deducting reasonable expenses for retaking, repairing, holding, preparing for sale, other selling expenses including attorney fees and legal expenses, the remaining proceeds of Sale shall be credited upon the amount of indebtedness remaining unpaid hereunder, and Purchaser agrees to pay any deficiency upon demand by Seller, any surplus, however, shall be paid to Purchaser. Said retaking or repossession shall not be deemed rescission of the contract. Seller may exercise any other rights and remedies provided by applicable law.
7. No waivers or modifications hereof shall be valid unless written upon or attached to this contract. Waiver or conditions of any breach or default hereunder shall not constitute a waiver of any other or subsequent breach or default. Payments received by Seller are to be applied first to delinquent interest and then to principal.
8. The remedies provided for herein are not exclusive and any action to enforce payment shall not waive or affect any of the holder's rights to have recourse to the property. The transfer of this contract shall operate to pass a security interest in the property as security for the payment hereof.
9. Any provision of this contract prohibited by the laws of any state, the United States, any province of Canada, shall be ineffective to the extent of such prohibition without invalidating the remaining portions of the contract.
10. Each maker, endorser, guarantor and surety hereon severally waives presentment, demand protest, and notice of non-payment and all defenses of want of diligence in collection and bringing suit. This contract shall be binding upon and shall insure to the benefit of the parties hereto and their respective heirs, personal representative, successors, and signs.
11. Buyer authorizes Seller to insert the Serial and/or model numbers of the goods set forth on the reverse side hereof for the purposes of identifying said goods. The seller may correct patent errors herein.

Disclosure of Regulation Applicability:

When operated in California, any off-road diesel vehicle may be subject to the California Air Resources Board In-Use Off-Road Diesel Vehicle Regulation. It therefore could be subject to retrofit or accelerated turnover requirements to reduce emissions of air pollutants. For more information, please visit the California Air Resources Board website at <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>.

Purchaser's Initials: _____

Date: 10/8/2019

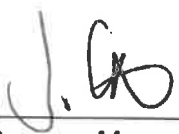
Make: Vac-Con
Model: V390HN/850
Department: Water Systems
Vehicle # being replaced: New Vehicle

Section I (Vehicle Specs)

See attached Proposal

Section II (Vehicle Upfit)

See attached Proposal

Signature  _____ Print Name JEREMY COX _____ Date 10/8/19
(Program Manager)

Signature  _____ Print Name Tray Thompson _____ Date 10/8/19
(Fleet Manager)



CSLB #980409
DIR 1000004282
www.source-mme.com
Toll Free 1-888-484-9968

October 7, 2019

City of Woodland
655 North Pioneer Ave
Woodland, CA 95776

Tel: 530-661-5882
Jeremy.Cox@cityofwoodland.org

Attention: Jeremy Cox

We are pleased to provide the enclosed contract pricing sheet off the Sourcewell Contract No. 122017-AMI for the Vac-Con Model V390HN/850 Combination Sewer and Storm Drain Cleaner mounted on a new Kenworth Model T470 truck chassis for your review.

Summary:	Complete Unit per attached Sourcewell price sheet	
	Price F.O.B. Woodland, CA	\$400,895.45
	8.0% Estimated Sales Tax	32,071.64
	Total	\$432,967.09

- **Vac-Con is the Sourcewell contract holder and all purchasing documents are to go directly to them. City's Purchase Order to be prepared and sent directly to Vac-Con, Inc.**
969 Hall Park Road Green Cove Springs, FL 32043
M.J. Dubois (410) 924-1004 mjdubois@ducollc.com
- Municipal Maintenance Equipment, Inc. is the local dealer and will provide on-site training, warranty support and future service for the Vac-Con products
- Pricing includes delivery and on-site training
- Normal delivery 90-150 days A.R.O., depending on chassis availability
- Sales tax applicable at time of delivery will be shown on invoice
- Terms per Sourcewell Program.

Thank you for your interest in this fine product. Should you have any questions or need additional information, please let us know. We look forward to being of service.

Sincerely,
Municipal Maintenance Equipment, Inc.

James Wheeler
James Wheeler
General Manager

Enclosure

4634 Mayhew Road
Sacramento, CA 95827
Office: 916-922-1101
Fax: 916-922-1034

4750 Caterpillar Road, #D
Redding, CA 96003
Office: 530-243-4856
Fax: 530-243-1447

1913 Nancita Circle
Placentia, CA 92870
Office: 714-528-8770
Fax: 714-528-8744

1930 W. Winton Avenue, #8
Hayward, CA 94545
Office: 510-670-0230
Fax: 510-670-9003

6230 Greyhound Lane, #K
Las Vegas, NV 89122
Office: 888-484-9968
Fax: 916-922-1034



10/07/2019

COMBINATION JET/VACUUM SEWER CLEANER
SOURCEWELL CONTRACT: 122017-AMI

Customer: CITY OF WOODLAND

Shipping: CALIFORNIA

Requirement Specification	
Combination jet/vacuum sewer cleaner with all standard equipment V390HN/850	
Kenworth model T470 chassis with 370HP Paccar PX-9 engine, Allison 3000RDS automatic transmission and A/C	
Body mounting on Chassis	
Hydrostatic drive included	
10' Aluminum Telescoping boom with joy stick and remote pendant control (telescopes hydraulically 10' forward from the stowed position) -8" diameter intake hose and boom, travel tie down post with latch	
850 Gallon polyethylene water tank capacity with 10 year warranty	
9 Cubic yard capacity debris tank 3/16" corten steel, (5 year warranty) with full opening rear door (minimum 50 degree debris tank dumping, power up and down	
Automatic vacuum breaker (prevents operation when full and contains debris when moving unit) and overflow protection	
Hydraulic tail gate door latches with hydraulic door grabber and safety latch	
Front tow eyes	
Water pump rated 30 GPM @ 3000 PSI with smooth continuous pressure	
6" Knife valve with center post and handle in lieu of the 5" butterfly valve	
A flat style rear door in lieu of dome style door including hydraulic opener	
Built in body prop	
Electric vibrator	
Rear splash guard (2 - 10 o'clock) - tank mounted	

Requirement Specification	
Wear plate, swing style	
1/4 Turn ball valve water drain	
100' Capacity handgun hose reel	
Air purge system	
Debris body power flush out system	
Hydro-Excavation system	
Water pump remote oil drain	
Aerobost 3 stage fan drive upgrade	
Automatic lube kit for centrifugal compressor	
Centrifugal compressor quiet silencer constructed of stainless steel	
Two hinged style cone racks to be mounted curbside near debris body	
Two cone storage racks to be mounted best location curbside	
Heavy reinforced wear back elbow	
Rear bumper assembly	
Rear mounted tow hooks	
Remote boom grease zerkl assembly	
Remote debris tank grease assembly	
LED 4 strobes, 2 front bumper, 2 rear bumper	
LED arrow board	
LED boom mounted flood lights with limb guards	
LED midbody mounted flood lights with limb guards	
2 LED rear mounted flood lights with limb guards	
2 LED strobe light with limb guard, rear debris tank mounted	

Requirement Specification	
Midbody LED strobe lights	
Two Mirror mounted LED beacon/strobe lights with limb guards	
Curbside camera placement	
Drivers side camera placement	
Rear camera placement	
Wireless remote control system	
Traffic camera with color monitor	
High pressure hand wand	
Multiple forward jets with chisel nozzle	
48" Extension for high pressure hand wand	
Hydro-X lance assembly	
Hand gun bracket assembly	
Debris body flush out	
2 ENZ turbo killer with quick disconnects	
Factory Inspection for 4 City of Woodland Employees	
LED rope lighting for tool box	
Rack mounted on front of behind cab toolbox, able to carry 6 standard signs	
Upgrade flood lights to be Whelen Micro Pioneer Model	
Lazy Susan pipe rack, holds 5 pipes	
Two roll out shelves for behind cab tool box	
Storage box behind cab 16" x 42" x 96"	
6 1/2' x 8" Catch basin nozzle with serrated end	

Requirement Specification	
Mainframe deck coating	
Roll bogies, single axle	
Passenger air seat	
Chassis parts catalog	
Chassis operators manual	
Service manual on CD-ROM	
Hose guide (tiger tail) for hose protection, hydrant wrench, 25' of fill hose	
20 gpm @ 600 PSI wash down system with hand gun and 25' of 1/2" hand gun hose	
Vac-On-The-Go Capability	
5 Year Vac-Con Warranty	
Local dealer pre delivery and inspection	
Paint Vac-Con module: Elite white	
Safety striping: Blue	
On site customer training	
Delivery to customer facility	
TOTAL DISCOUNTED CONTRACT PRICE PER UNIT	
Sales Tax - 8.00 %	\$400,895.45
TOTAL PRICE INCLUDING TAX	\$32,071.64
	\$432,967.09

QUOTE IS VALID FOR 90 DAYS.

Delivery is Days after receipt of order.

SOURCEWELL CONTRACT NO 122017-AMI

VENDOR/CONTRACT HOLDER:

VAC-CON, INC.

969 HALL PARK RD

GREEN COVE SPRINGS, FL 32043

CONTACT: M.J. DUBOIS

EMAIL MJDUBOIS@DUCOLLC.COM

PHONE: 410-924-1004



October 9, 2019

City of Woodland

Re: Municipal Lease/Purchase Financing Proposal

Dear Sir or Madam:

Lease Servicing Center, Inc. dba National Cooperative Leasing ("NCL") is pleased to propose to the City of Woodland the following tax-exempt Lease/purchase transaction as outlined below. Under this transaction, the City of Woodland would enter into a municipal Lease/purchase agreement with NCL for the purpose of acquiring a Vac-con & Case 590SN. This transaction is subject to formal review and approval by both the Lessor and Lessee.

LESSEE: City of Woodland

LESSOR: Lease Servicing Center, Inc. dba National Cooperative Leasing & it's assigns

EQUIPMENT: Vac-con & Case 590SN

EQUIPMENT COST: \$571,066.83

DOWN-PAYMENT: \$0

AMOUNT FINANCED: \$571,066.83

TERM: 7 Years

ANNUAL LEASE PAYMENTS: \$70,657.89 (Vac-Con)
\$22,537.13 (Case)

FIRST PAYMENT DUE: 5/15/2020

PURCHASE OPTION: \$1.00

Rate: 3.97%

PRICING: The Rates and Payments outlined above are locked, provided this proposal is accepted by the Lessee by October 31, 2019 and the transaction closes/funds prior to December 01, 2019. After these days, the final Rate and Payments shall be adjusted commensurately with market rates in effect at the time of funding and shall be fixed for the entire lease term.

DOCUMENTATION FEE:

\$250 paid to Lessor at closing

DOCUMENTATION:

Lessor shall provide all of the documentation necessary to close this transaction. This documentation shall be governed by the laws of the State of lessee.

TITLE / INSURANCE:

Lessee shall retain title to the equipment during the lease term. Lessor shall be granted a perfected security interest in the equipment and the Lessee shall keep the equipment free from any/all liens or encumbrances during the term. Lessee shall provide adequate loss and liability insurance coverage, naming Lessor as additional insured and loss-payee.

TAX STATUS:

Interest under the Financing will be tax-exempt and shall be designated by Lessee as a Qualified Tax Exempt Obligation pursuant to Section 265(b)(3) of the IRS Code.

**NJPA CONTRACT:
#032615-NCL**

NCL has been competitively bid and awarded a contract through the National Joint Powers Alliance (NJPA). **NCL's NJPA Contract # is 032615-NCL.**

We appreciate this opportunity to offer an NCL Financing Solution. Please do not hesitate to contact me if you have any questions at (866) 763-7600. Acceptance of this proposal is required prior to credit underwriting by NCL. Upon acceptance of this proposal, please scan and e-mail to my attention. Thank you again.

Sincerely,

Jake Ost -(866) 763-7600

jost@lscfinancial.com

ACCEPTANCE

As a duly authorized agent of the City of Woodland, I hereby accept the terms of this proposal as outlined above and intend to close this financing with NCL, subject to final approval.

ACCEPTED: _____ DATE: _____

NAME: _____ TITLE: _____

PHONE: _____

WE ARE PROVIDING THE INFORMATION CONTAINED HEREIN FOR INFORMATIONAL PURPOSES ONLY IN CONNECTION WITH POTENTIAL ARMS-LENGTH COMMERCIAL BANKING TRANSACTIONS. IN PROVIDING THIS INFORMATION, WE ARE ACTING FOR OUR OWN INTEREST AND HAVE FINANCIAL AND OTHER INTERESTS THAT DIFFER FROM YOURS. WE ARE NOT ACTING AS A MUNICIPAL ADVISOR OR FINANCIAL ADVISOR TO YOU, AND HAVE NO FIDUCIARY DUTY TO YOUR OR ANY OTHER PERSON PURSUANT TO SECTION 15B OF THE SECURITIES EXCHANGE ACT OF 1934. THE INFORMATION CONTAINED IN THIS DOCUMENT IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS "ADVICE" WITHIN THE MEANING OF SECTION 15B OF THE SECURITIES EXCHANGE ACT OF 1934 AND THE MUNICIPAL ADVISOR RULES OF THE SEC. WE ARE NOT RECOMMENDING THAT YOU TAKE AN ACTION WITH RESPECT TO THE INFORMATION CONTAINED HEREIN. BEFORE ACTING ON THIS INFORMATION, YOU SHOULD DISCUSS IT WITH YOUR OWN FINANCIAL AND/OR MUNICIPAL, LEGAL, ACCOUNTING, TAX AND OTHER ADVISORS AS YOU DEEM APPROPRIATE. IF YOU WOULD LIKE A MUNICIPAL ADVISOR THAT HAS LEGAL FIDUCIARY DUTIES TO YOU, THEN YOU ARE FREE TO ENGAGE A MUNICIPAL ADVISOR TO SERVE IN THAT CAPACITY.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A
\$5,550.00 ANNUAL INCREASE TO THE VEHICLE-EQUIPMENT LEASE BUDGET AND
APPROVING THE LEASE PURCHASES OF TWO PUBLIC WORKS VEHICLES**

WHEREAS, the City Council already authorized the budget to lease purchase a new Vac-Con truck and an older Backhoe for the Public Works department; and

WHEREAS, staff requests an annual increase of \$5,550 to the Vehicle-Equipment Leases budget (Fund 014) due to a change in lease terms on the Backhoe from 10 years to seven (7) years, and

WHEREAS, the budget increase to Fund 014 will be funded from the Sewage Collection System operating budget; and

WHEREAS, the City staff received a proposal from Municipal Maintenance Equipment under Sourcewell contract #122017-AMI for \$432,967.09 for the new Vac-Con and a proposal from Sonsray Machinery for \$138,099.74 under Sourcewell contract #032119-CNH for the new Backhoe; and

WHEREAS, the City of Woodland staff wishes to enter into a lease agreement with National Cooperative Leasing (NCL) to lease purchase both trucks in the amount of \$652,365 over a seven (7) year term under Sourcewell Contract #032615-NCL.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND: hereby authorizes an annual increase to the Vehicle-Equipment Leases budget by \$5,550, and authorizes the lease purchases of a new Vac-Con truck and a replacement Backhoe for a combined total amount of \$652,365 over seven (7) years.

PASSED AND ADOPTED by the City Council on this 5th day of November 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Xochitl Rodriguez, Mayor

APPROVED AS TO FORM:

Kara K. Ueda, City Attorney

ATTEST:

Ana Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: November 5, 2019
ITEM #: J.10.
SUBJECT: Authorize the Purchase of Two Replacement Electric Work Trucks for Public Works

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the purchase of two replacement Electric Vehicle Work Trucks for Public Works from Phoenix Motorcars for a total purchasing price of \$352,058.

Staff Contact

Troy Thompson, Fleet & Facilities Manager, troy.thompson@cityofwoodland.org, 530-661-5956

Council Goal

Maintain City Infrastructure – providing reliable replacement vehicles while reducing overall carbon emissions.

Fiscal Impact

The City Council approved a \$248,000 budget appropriation on July 16, 2019 to purchase two all-electric work trucks for Public Works. The City will initially pay for the full costs of the Electric Vehicle (EV) Trucks and then be reimbursed \$200,000 total for both trucks by the Sacramento Metropolitan Air Quality Management District (SMAQMD) after the new trucks are delivered. The remaining costs of the trucks will be funded from the older trucks' replacement reserve balances along with an increase in annual fixed rate collections charged to the using department. City staff estimates an overall cost savings due to a significant reduction in fuel and maintenance expenses over the lifespan of the EV trucks.

Additionally, the City qualifies for a \$160,000 incentive through the Hybrid and Zero-Emission Truck and Bus Voucher Incentive Project (HVIP), and this incentive has already been discounted in the overall \$352,058 purchasing price. City staff signed a Letter of Intent with Phoenix Motorcars to stipulate the City's agreement to only purchase the trucks contingent upon the availability of HVIP funding.

Background

The EV Trucks will replace two older gas-powered work trucks in the Public Works department that were scheduled to be replaced in FY2019/20. City staff underwent a competitive bidding procedure and received only one bid from Phoenix Motorcars for two Ford E450s with the Phoenix All-Electrical Next Generation Drive System E-200. Phoenix Motorcars has agreed to purchase the Ford E450 cutaways from Team Ford to support a local business. Phoenix Motorcars will install their proprietary electrical system onto the Ford E450 cutaways and then sub-contract with an upfitter to build the utility boxes.

Discussion

The purchasing agreement with Phoenix Motorcars will include a Maintenance Package consisting of a diagnostics laptop, preventative maintenance, safety training, and phone technical support. The nearest repair facility to Woodland is Creative Bus Sales in Sacramento and the dealership agrees to a Response Time to typically be within 24 hours during normal business hours.

Although the Council adopted the budget to replace these vehicles, the purchases themselves require a separate Council action. Per the City's Purchasing Ordinance, all materials, supplies and equipment purchases greater than \$50,000 must be awarded by the City Council. Fleet Services will create purchase orders for each vehicle purchase upon Council approval.

The dealership will place the vehicles on order once the purchase orders are received from the City. It will take approximately 16 weeks for delivery after the orders have been placed. Once the new vehicles arrive, Fleet Services will need about two weeks to in-process the vehicles before they are released to the using department for use. The older vehicles will be retained for a few months after the new Electric trucks are field tested before they are sent to auction.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, authorizing the purchase of two replacement Electric Vehicle Work Trucks for Public Works from Phoenix Motorcars for a total purchasing price of \$352,058.

Prepared by: Troy Thompson, Fleet & Facilities Manager

Reviewed by: Craig Locke, Public Works Director



Paul Navazio
City Manager

Attachments:

1. Phoenix Motorcars Proposal 092419
2. Resolution for EV Truck Purchases



Prepared for: Troy Thompson
Fleet & Facilities Manager
City of Woodland
655 N. Pioneer Ave.
Woodland, CA 95776
530-661-5956
troy.thompson@cityofwoodland.org

September 24th, 2019

City of Woodland

Response to 2019 or Newer model Ford E450 Electric Work Trucks Bid



Thomas Allen
Sales and Marketing Executive
thomasa@phoenixmotorcars.com

Office 909.987.0815
Cell 323.217.9483
www.phoenixmotorcars.com

VEHICLE SPECIFICATIONS:

Chassis:

- 2019 Ford E450 Superduty Chassis – 158" WB

Phoenix All -Electric Next Generation Drive System E-200

- Permanent high power magnet motor + inverter
- 105 kWh battery pack.
- **Up to 110 Miles All Electric Range per Charge**
- Dual charging capability
 - CHAdeMO compliant level III – 50 kW
 - J1772 level II charging -13 kW
- GVWR 14,500 lbs.
- Dual Mode Regenerative Braking
- Max Speed 58mph (options available for 64 mph)
- Acceleration 0-50 mph under 14 seconds.
- Phoenix Telematics System – **Phoenix Connect** (optional for \$89/month)

Exterior

- Color Exterior - White
- Headlamps - Dual sealed beam
- Front Bumper
- Chrome bumper
- Chrome grill
- Emergency High Voltage Shut-Off Switch

Interior

- 2 x Bucket Seats
- Front Air Conditioning – Electric
- Front Cabin Heater – Electric
- Front-Door Trim Panels with Integrated Map Compartment
- LED Display for Back-up Camera
- Sun visors
- Vinyl flooring - Front row
- Step well pads
- Horn - electric, dual note
- Lighting - Front dome lamp
- Windshield wipers – Interval
- Electronic AM-FM Radio with Clock and audio input jack
- Electric Vehicle Cluster
- Electronic Shift
- Electric Heater, 20K Max BTU (Standard)
- HVAC Unit (Ford Standard) with electric compressor.

Miscellaneous

- Back Up Camera
- Reverse Alarm
- First Aid Kit 16 Unit
- Fire Extinguisher 5 lbs. with Reflective Flare Kit

Selected Options

- Cab Protector/Headache Rack
- Spray in Bed Liner
- 6000W Inverter
- Drawer Packages
- Compartment LED Lighting
- Work Light LED
- Receiver hitch & Trailer Plug
- Vice Bracket
- Strobe Lights LED
- Ladder Rack
- Whelen LED Lightbar

Note

Phoenix Motorcars modifies the side compartments to account for their Battery Packs and Electric Drive System. Actual usable compartment size varies but typical modification utilizes the bottom 5-7" of the compartments.

PRICE QUOTATION – VEHICLES – PURCHASE OPTION:

2019 Phoenix Motorcars Zero Emission Service Truck	QTY	Unit Price	Extended Price
<u>Baseline Price</u> ^{1,2,3}	<u>2</u>	<u>\$216,945</u>	<u>\$433,890</u>
Cab Protector/Headache Rack	<u>2</u>	\$788	\$1,576
Spry in Bed Liner – Bed Floor, Compt Backs & Tops	<u>2</u>	\$1,095	\$2,190
6000 W Inverter	<u>2</u>	\$5,198	\$10,396
Drawer Packages – Per Drawer Price 9 Exact Need and Location TBD ***Note*** Drawer packages are priced per compartment. Please indicate how many packages are requested per truck	<u>2</u>	\$569	\$1,138
Compartment LED Lighting – Master Switch in Cab	<u>2</u>	\$1,449	\$2,898
Work Light LED – Each Price – Installation Included – Location TBD	<u>2</u>	\$375	\$750
Receiver hitch & Trailer Plug	<u>2</u>	\$1,049	\$2,098
Vise Bracket	<u>2</u>	\$305	\$610
Strobe Lights LED – 4 each	<u>2</u>	\$1,065	\$2,130
Ladder Rack – Curbside	<u>2</u>	\$1,095	\$2,190

Whelen LED Lightbar – Exact Model TBD – Mounted to Cab Guard	<u>2</u>	\$2,450	\$4,900
Diagnostic Package for 2 x Electric Trucks ⁷	<u>1</u>	\$5,000	\$5,000
HVIP Incentive ⁴	<u>2</u>	(\$80,000)	(\$160,000)
<u>Price after HVIP Incentives:</u>	<u>1</u>		<u>\$309,766</u>
Shipping to Sacramento:	<u>2</u>	<u>\$1,998</u>	<u>\$3,996</u>
DMV Title and Registration Estimate	<u>2</u>	<u>\$2,157</u>	<u>\$4,314</u>
Taxes (8%):	<u>2</u>	<u>\$18,791</u>	<u>\$37,582</u>
<u>Final Price after Incentives payable to Phoenix Motorcars⁶</u>	<u>2</u>		<u>\$352,058</u>
SECAT Funding ⁶	<u>2</u>	(\$100,000)	(\$200,000)
<u>Total Cost to End User after HVIP and SECAT Funding⁶</u>	<u>2</u>		<u>\$152,058</u>

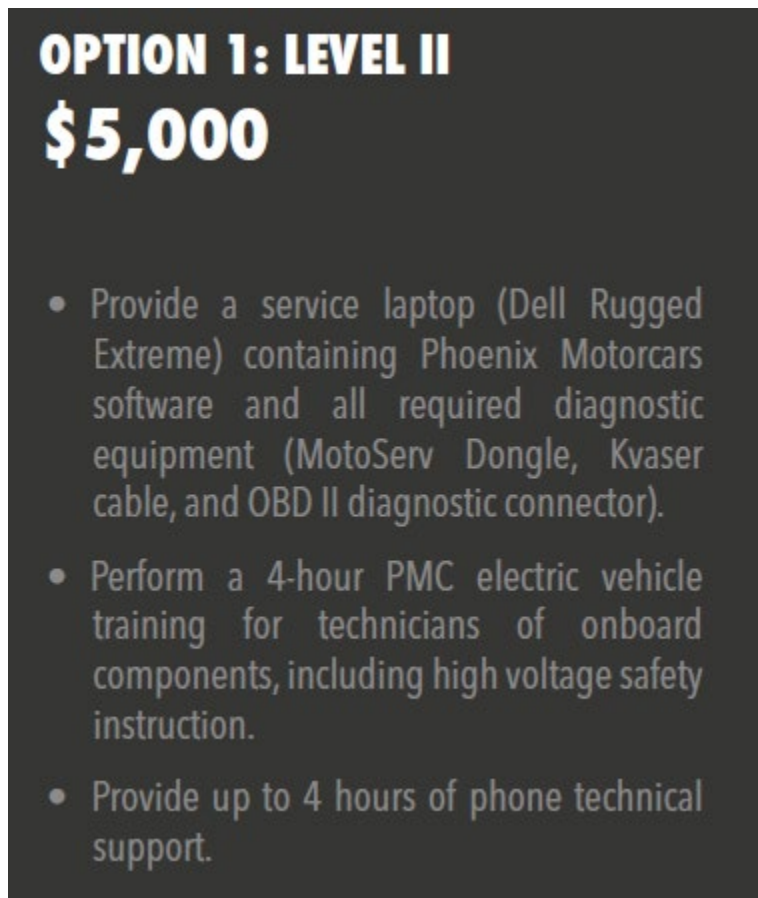
1. Includes all the items described in Section I.
2. Lead time of ~180 days after receipt of Executed Purchase Order.
3. Quote valid for 60 days.
4. Contingent on the end operator operating the Vehicle in California for a minimum of 3 years.
5. Contingent on the end operator operating and domiciling the Vehicle in California in a Disadvantaged Community.
6. SECAT Funding administered by the Sacramento Metropolitan AQMD and to be reimbursed to the operator/end user after confirmed delivery of the vehicle and paid to Phoenix Motorcars.
7. Refer to Maintenance Plan on Page 8 for further details.

MAINTENANCE PLAN:

- Response Time to trouble calls is typically within 24 hours M-F. Weekend calls will be handled ASAP the following business day
- The nearest Repair Facility to Woodland is Creative Bus Sales at 7471 Reese Rd. Sacramento, CA 95828. This will be the service center for these trucks where warranty and service work will commence. This facility is approx. 30 miles from the City of Woodland.
- Service calls and troubleshooting will be handled by our Director of Service:

Josh Selin 909-586-4610 josh@phoenixmotorcars.com

- Maintenance Plan includes the following:



OPTION 1: LEVEL II
\$5,000

- Provide a service laptop (Dell Rugged Extreme) containing Phoenix Motorcars software and all required diagnostic equipment (MotoServ Dongle, Kvaser cable, and OBD II diagnostic connector).
- Perform a 4-hour PMC electric vehicle training for technicians of onboard components, including high voltage safety instruction.
- Provide up to 4 hours of phone technical support.

WARRANTY COVERAGE:

Phoenix Motorcars' Zero Emission Truck & BTC Power Charger warranty coverage is summarized below:

Components	Coverage	Comments
Bumper to Bumper Warranty	3 years / 36,000 miles	Limited PMC Warranty Limited Ford Warranty
PMC Electric Drive System	5 years / 60,000 miles	Limited PMC Warranty
Lithium-Ion Battery System	5 years / 150,000 miles	Limited PMC Warranty
Knapheide Service Body	3 years / 50,000 miles	Limited Manufacturer Warranty
DC Fast Charge Station	Two years Parts One Year Labor	Limited BTC Power Warranty

- I. All Warranties are **voided** if the customer does not perform the following conditions:
 - a. Comply with any service or recall advisories.
 - b. Follow all recommended service, maintenance and use requirements in a timely manner as set forth in the Phoenix Owner's & Maintenance Manual.
 - c. Carrying Passengers and Cargo within the specified load limits.
 - d. Make all required repairs.
2. Warranty details and requirements can be found in the Phoenix Owner's and Maintenance manual. The manual is provided at vehicle delivery – Please contact Phoenix for extra copies.

Thank you for inquiring about the Phoenix Motorcars Zero Emission Service Truck.
We appreciate your consideration.

Please contact us at (909) 987-0815 with any questions

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING A \$200,000 ELECTRIC VEHICLE GRANT AGREEMENT WITH THE
SACRAMENTO METROPOLITAN AIR QUALITY MANAGEMENT DISTRICT AND
AUTHORIZING A \$248,000 BUDGET APPROPRIATION FROM THE VEHICLE
REPLACEMENT RESERVE FUND TOWARDS THE PURCHASE OF TWO ELECTRIC
WORK TRUCKS**

WHEREAS, City staff continuously seeks opportunities to reduce Greenhouse Gas emissions as part of the City's Climate Action Plan; and

WHEREAS, the Sacramento Metropolitan Air Quality Management District (SMAQMD) approved a plan to implement an \$8 million grant for regional cities, including Woodland, to purchase electric vehicles (EVs) through the Sacramento Emergency Clean Air Transportation (SECAT) program; and

WHEREAS, City staff identified two older work trucks in the Public Works department that were ideal candidates to be replaced with the EV trucks; and

WHEREAS, City staff obtained a budget proposal from one of the program-approved EV dealerships in the total amount of \$352,058 for both EV trucks; and

WHEREAS, City staff requests a \$248,000 budget appropriation from the Vehicle Replacement Reserve fund (Fund 012) to pay for the initial costs of both EV trucks, along with \$102,000 of FY2018/19 carryover appropriations to replace the two older trucks; and

WHEREAS, Fund 012 will be reimbursed \$200,000 from the SMAQMD after the vehicles are delivered; and

WHEREAS, the cost difference between the initial purchase of the new EV trucks and the budgeted replacement cost of the older trucks will result in an overall \$34,461 funding deficit; and

WHEREAS, FY2018/19 appropriation savings in Water and Sewer funds will be transferred to the Vehicle Replacement fund to make-up the funding deficit; and

WHEREAS, the elimination of fuel and routine engine maintenance costs with an EV truck as compared with a gas-powered truck will result in a total annual cost savings of \$6,300; and

WHEREAS, the replacement of the two older gas-powered trucks with the new EV trucks is expected to reduce Greenhouse Gas emissions by 183 metric tons of carbon dioxide, equivalent to the Greenhouse gas emissions from 38 passenger vehicles driven for one year;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND: hereby authorizes the Fleet & Facilities Manager to execute a \$200,000 Electric Vehicle Grant Agreement with the Sacramento Metropolitan Air Quality Management and authorize a \$248,000 budget appropriation from the Vehicle Replacement Reserve Fund (Fund 012) towards the purchase of two Electric Work Trucks for the Public Works department.

PASSED AND ADOPTED by the City Council on this 5th day of November 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Xochitl Rodriguez, Mayor

APPROVED AS TO FORM:

Kara K. Ueda, City Attorney

ATTEST:

Ana Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: November 5, 2019
ITEM #: J.11.
SUBJECT: Authorize purchase of ESXi Hosts

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the purchase award of ESXi Hosts to DSA in the amount of \$182,998.74.

Staff Contact

Jack Chang, Senior Systems Analyst, jack.chang@cityofwoodland.org 530-661-7824

Fiscal Impact

The purchase will be made from the Information Technology budget which has already been adopted by the City Council in the Fiscal Year 19\20 budget. The five years of maintenance and support cost have been included in the purchase price of these servers.

Background

To ensure a reliable, robust and secure technology infrastructure, best practices encourages timely replacement (refreshment) of technology infrastructure hardware. As technology infrastructure hardware ages, it becomes less reliable which results in higher support costs and increased staff disruption. Technology infrastructure replacement cycles typically run three to five years depending upon the hardware. Almost all of the servers being replaced are past the five year mark. Information Technology completed a formal competitive bidding process and received proposals from five vendors. DSA Technologies Inc. was the lowest qualifying bidder.

Discussion

Although the budget to replace the servers was already authorized by the City Council, the City's Purchasing Ordinance states that any purchase over \$50,000 must follow the formal competitive bidding process and be approved by the City Council. The City Manager will execute the purchase upon the City Council authorization.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, authorizing the purchase award of ESXi Hosts to DSA Technologies Inc. in the amount of \$182,998,74

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

Paul Navazio
City Manager

Attachments:

1. ESXi Hosts Resolution - Oct2019

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING THE PURCHASE OF ESXI HOSTS THROUGH A PURCHASE ORDER
WITH DSA TECHNOLOGIES, INC.**

WHEREAS, the City of Woodland wishes to enter into a purchase agreement with DSA Technologies, Inc. in an amount \$182,998.74; and

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

Section 1. The City Council hereby approves the Agreement. The City Manager is hereby authorized and directed to execute the Agreement, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the Agreement does not change.

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

PASSED AND ADOPTED this _____ day of _____ 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Xóchitl Rodriguez, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: November 5, 2019
ITEM #: J.12.
SUBJECT: Lower Cache Creek Flood Feasibility Study, CIP 09-15; Approve Contract Amendment #10 with Wood Rodgers for Consulting Services.

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, 1) approving the appropriation of \$229,000 to CIP #09-15, Lower Cache Creek Feasibility Study from the Storm Drainage Development Fund (Fund 581); and 2) authorizing the City Manager to execute Amendment #10 to the consultant services agreement with Wood Rodgers for the Lower Cache Creek Feasibility Study for an additional amount up to \$352,230.

Staff Contact:

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

Fiscal Impact:

Wood Rodgers has been involved in the City's flood protection and storm water management efforts for several years including development of the South Urban Growth Area Storm Drainage Facilities Master Plan. Approval of amendment #10 for Project 09-15 will bring the total not to exceed cost for the Lower Cache Creek Feasibility Study (LCCFS) services to \$1,253,074. The amendment covers Wood Rodger's services through the attached scope of work.

This project is included in the Capital Budget approved by Council with \$5,050,000 being advanced from the sewer enterprise fund with a future repayment from the storm drain enterprise fund as approved by Council on July 2, 2019. The budget includes approximately \$600,000 in funding that is expected to be reimbursed through the Urban Flood Risk Reduction (UFRR) grant. In addition, as part of the long-term financing plan for the project, the team will pursue cost-sharing, including project management services, with public agency and private property stakeholders with an interest in partnering on a flood solution for Lower Cache Creek.

This work is included in the UFRR grant and approximately \$110,000 of the \$352,230 is expected to be reimbursed through the UFRR grant. The City has received \$229,000 in private developer funding to cover the City's share of the cost. The private developer funding will be credited toward their storm drain development impact fees at the time their respective parcels develop. The intent is that the cost of this work is split between the reimbursements from the UFRR grant and developers with minimal direct cost to the City. The increase in the total project budget by \$229,000 to \$5,279,000 reflects the additional storm drain development funding provided to the project from the private developers.

Background:

The Army Corps of Engineers led Lower Cache Creek Feasibility Study is working toward the Agency Decision Milestone (ADM). The majority of the work between completion of the Tentatively Selected Plan (TSP) Milestone and the ADM is refinement of engineering work and advancement of the environmental documentation under both the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). The ongoing work continues with Alternative 2A as the Tentatively Selected Plan with local modifications. Alternative 2A collects floodwater that leaves Cache Creek, intercepts the water prior to entering Woodland, and directs the flood water to the Yolo Bypass. Alternative 2A conveys the flood water

into the Cache Creek Settling Basin (CCSB) and partially into the City's storm drainage system. Additionally, local modifications are necessary to enhance the Corps Alternative 2A to provide a 200-year level of flood protection as required by California SB-5.

Contract Amendment #10 with Wood Rodgers includes the scope of work necessary to address modifications to internal storm drainage features resulting from the Alternative 2A levee footprint and additional storm drainage flows into the City's existing drainage system from the Woodland Flood Risk Reduction Project conveyance channel. The City completed a North Area Storm Drainage Facilities Master Plan (NASDFMP) in 2006 that included planned storm drainage facilities in the northern portion of Woodland. The Alternative 2A levee would occupy portions of the land for the planned drainage facilities. The 2006 NASDFMP also needs to be updated to meet current Yolo County hydrology standards and accommodate planned development in the industrial area included in the General Plan. The scope of work includes updates to the hydrology and storm drainage facilities necessary to accommodate the Woodland Flood Risk Reduction Project. Developers are participating in the cost of this master plan because the study will provide more certainty regarding their storm drainage project requirements.

Discussion:

Wood Rodgers recently completed the South Urban Growth Area Storm Drainage Facilities Master Plan to cover planned growth in the southern portion of Woodland and a similar effort is necessary for the northern portion of Woodland and to accommodate the Woodland Flood Risk Reduction Project. Wood Rodgers is also completing the engineering work on the Lower Cache Creek Feasibility Study and understand the storm drainage impacts of the Alternative 2A project footprint. The cost of this work is roughly split between the UFRR grant and north area property owners and the work will be managed by Staff.

Ultimately, all storm drainage within Woodland and portions of Yolo County flow to the Yolo Bypass through the City's Outfall Channel and culverts through the Yolo Bypass West Levee between I-5 and the Cache Creek Settling Basin. One of the goals of this project and the earlier South Urban Growth Area Master Plan is to understand the peak storm drainage flows expected in the Outfall Channel and culverts. There is a concurrent effort underway to replace and upsize the culverts through the Yolo Bypass West Levee because they do not have adequate capacity and are in poor condition. This work will help to inform the culvert replacement project.

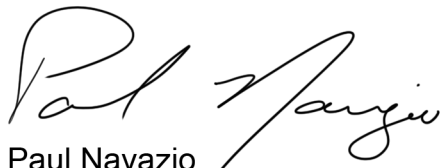
Conclusion:

Staff recommends that the City Council approve Resolution No. _____, 1) approving the appropriation of \$229,000 to CIP #09-15, Lower Cache Creek Feasibility Study from the Storm Drainage Development Fund (Fund 581); and 2) authorizing the City Manager to execute Amendment #10 to the consultant services agreement with Wood Rodgers for the Lower Cache Creek Feasibility Study for an additional amount up to \$352,230.

Prepared by: Tim Busch, Principal Utilities Civil Engineer

Reviewed by: Brent Meyer, City Engineer

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



Paul Navazio
City Manager

Attachments:

1. Resolution
2. Proposal

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING AMENDMENT #10 WITH WOOD RODGERS FOR ENGINEERING
CONSULTING SERVICES**

WHEREAS, the City of Woodland wishes to enter into an engineering consulting services amendment with Wood Rodgers for Engineering Services (“Agreement”); and

WHEREAS, Wood Rodgers was selected through a quality based selection process; and

WHEREAS, Wood Rodgers has been working on the Lower Cache Creek Feasibility Study and has assisted the City of Woodland in flood management since 2013; and

WHEREAS, Wood Rodgers will continue providing engineering design services, including coordination with Department of Water Resources and City consultants to advance the feasibility studies that are currently underway; and

WHEREAS, the contract amendment with Wood Rodgers authorizes an additional contract amount of \$352,230 to cover the additional scope of work. The current contract amount is \$900,844. With this amendment, the new contract amount is \$1,253,074; and

WHEREAS, approximately half of the cost of this work is included in the Urban Flood Risk Reduction Grant for the Lower Cache Creek Feasibility Study and the City’s (or non-UFRR grant) share of the work is funded through developers in the study area; and

WHEREAS, the City Council wishes to approve the Agreement and authorize its execution through the adoption of this Resolution.

WHEREAS, the City Council wishes to increase the budget for the project (CIP #09-15) from \$5,050,000 to \$5,279,000 by appropriating \$229,000 of Storm Drain Development Fee funding (Fund 581) provided by private stakeholders to analyze the impacts of the Woodland Flood Risk Reduction Project on the existing storm drainage infrastructure and incorporate planned development included in the General Plan.

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

Section 1. The City Council hereby approves the Amendment with Wood Rodgers in the amount of \$352,230 for a total contract amount of \$1,253,074. The City Manager is hereby authorized and directed to execute the Agreement, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the Agreement does not change.

Section 2. The City Council hereby approves the increase in the project budget for CIP #09-15 from \$5,050,000 to \$5,279,000 through the appropriation of \$229,000 of Storm Drainage Development fees (Fund 581) provided by developers to analyze storm drainage impacts.

Section 3. Copies of the Consultant Agreement for Design Services are available and on file in the City Clerk's office, and are incorporated herein by reference and made a part of this Resolution.

PASSED AND ADOPTED this 5th day of November 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Xóchitl Rodriguez, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



October 7, 2019

Mr. Brent Meyer, City Engineer
City of Woodland
300 First Street
Woodland, California 95695

Dear Mr. Meyer,

Subject: City of Woodland, Engineering Services Proposal for Development of North Area Stormwater Drainage Facilities Master Plan Update

At the request of the City of Woodland (City), Wood Rodgers, Inc. (Wood Rodgers) has prepared the enclosed Engineering Services Proposal for the preparation of a Storm Drainage Facilities Master Plan (SDFMP) for the north part of the City. The enclosed Scope of Work (SOW) is similar to the Scope of Work provided to the City in February of 2019; however, this version contains a reduced budget proposal that reflects only the work that is necessary to understand the North Area drainage plan relative to the proposed Lower Cache Creek Project. It is noted that all areas within the City that were not evaluated as part of the South Area analysis, which includes the central corridor, are also included in the north area analysis. The budget has also been reduced to match the funds available to the City based on commitments from landowners in the area and other funding sources. Outside of what is necessary to understand the impacts to the Lower Cache Project, the SDFMP will be carried as far as possible with the funding that is available for the study. Evaluations of drainage without the Lower Cache Creek Project are not included in this scope.

BACKGROUND

In 2006, Wood Rodgers prepared a city-wide SDFMP Update based on the City's 2002 General Plan Update, and it was adopted by the City Council in February 2006. The City prepared a new General Plan (General Plan Update 2035), dated July 2016, which identified planned growth in all areas of the City through 2035. Portions of this plan were incorporated into a SDFMP Update for the City's South Urban Grown Area (SUGA), which was completed by Wood Rodgers in February of 2017. The SUGA drainage plan utilized shared facilities with the remainder of the City's drainage systems downstream of the South Canal (Outfall Channel), which conveys drainage to the Yolo Bypass. An update to the SDFMP is required in order for the remainder of the City to incorporate land use changes identified in

the General Plan Update and to finalize the extent and timing of improvements at the City's Outfall Channel.

It is noted that the City, in partnership with the California Department of Water Resources (DWR) and the US Army Corps of Engineers (USACE), has been engaged in a separate project to address the flooding that is emanating from the south bank of Lower Cache Creek north of the City. The USACE-led project (Lower Cache Creek Feasibility Study, or LCCFS) was placed on hold in early 2017, but has since been re-activated. Previous alternatives of the LCCFS sought to incorporate aspects of the local storm drainage facilities, and it will be necessary to consider these local drainage improvements both with and without ultimate construction of the LCCFS.

APPROACH

The City's recent South Area SDFMP Update used the InfoWorks ICM modeling platform to integrate the drainage analysis of both belowground and aboveground conveyances. The SDFMP Update included the use of 2008 LiDAR data from the DWR Central Valley Floodplain Evaluation and Delineation Program (CVFED), and updated design rainfall data from the 2009 Yolo County Hydrology Manual. Wood Rodgers will prepare analyses of existing and proposed drainage conditions, focusing on the General Plan areas outside of the SUGA SDFMP Update. The new analyses will use methodology similar to the SUGA SDFMP Update, including the use of the InfoWorks ICM software, the DWR CVFED topographic mapping, land uses from the City's General Plan Update, and Yolo County (County) Design Rainfall. In addition, the SDFMP Update will integrate results from the SUGA SDFMP Update as well as regional solutions relating to the LCCFS.

It is noted that recent regulations issued by the California Regional Water Quality Control Board (RWQCB) make it impractical to mitigate water quality impacts associated with development on a regional basis. Therefore, the proposed Scope of Work (SOW) does not include tasks relating to storm water quality compliance.

SCOPE OF WORK

The following SOW is proposed for the SDFMP Update.

Task 1 - Perform Project Management

Under Task 1, Wood Rodgers will manage the work, including performing quality control, routine communication, and budget and schedule monitoring for the project. A kickoff meeting will be held with the City to confirm the overall scope and approach for the work upon receipt of a Notice to Proceed. For the purposes of budgeting the Project

Management, a total Project duration of 12 months is assumed for this task. Progress meetings with the City are proposed to occur on a monthly basis as part of this task.

Task 2 - Collect/Review Existing Data

Wood Rodgers will collect and review available information relative to watersheds within the City and the existing storm drainage system, including any changes to the system since the 2006 SDFMP Update. The current operational procedures for drainage-related equipment will also be reviewed, as well as the condition of existing pump stations. Wood Rodgers will perform field reconnaissance to verify the as-constructed configuration of facilities in order to clarify missing or incomplete as-built information. It is assumed that as-built information is available for most of the infrastructure constructed since the previous (2006) SDFMP Update. Available documentation provided by the City (including specific drainage studies, reports, facility design information, and any hydraulic models) will be reviewed by Wood Rodgers as part of Task 2. Wood Rodgers has included within Task 2 a budget amount of 40 crew hours for surveying parts of the City that may be needed to accurately model the existing drainage system, or to develop terrain information for areas that may have changed since 2008. As the extent of actual surveying cannot be determined at this time, this amount should be considered a placeholder within the budget rather than an estimate of the actual hours required.

It is noted that the collection of relevant, clearly-defined information on drainage system component sizes and configurations is critical to the project budget and schedule. If the information is not readily available, or able to be discerned without follow up correspondence and investigation, the budget and schedule will require adjustment.

Task 3 - Develop Existing Conditions Hydrology and Hydraulics

Wood Rodgers will develop an InfoWorks ICM model representing the underground storm drain network as well as aboveground conveyance for existing conditions using a dynamic, combined one-dimensional and two-dimensional numerical modeling approach. The purpose of developing an existing conditions model is to establish the baseline flooding for determining required mitigation due to future growth and development.

The SDFMP Update will assume that existing floodplain storage outside of the City will remain preserved, which may require the City to monitor and restrict grading changes within surrounding County areas. Wood Rodgers recommends that the City meet with Yolo County officials to coordinate existing conditions and to develop a cooperative agreement for permitting improvements so that the City is not adversely impacted by development within the County.

Task 4 - Develop Conceptual Proposed Alternatives

There are two primary approaches to mitigating storm runoff, constructing detention storage and providing peak flow conveyance. Building detention basins (storage facilities) limit the size of required conveyance facilities downstream. Detention basins can take up prime lands and limit development potential. However, more economical lands can often be located so that these impacts are limited. Building conveyance facilities (e.g.: large channels, pipes, bridges and pump stations) forces higher peak flows downstream, but can be more economical if downstream facilities are suitably sized for the flows. Retention (storage with no surface discharge) is a third potential option, but it is generally not feasible within the City. Therefore, drainage facilities within the study area will be configured to optimize both storage and conveyance.

Given the complexity of interaction between the recently completed SUGA SDFMP Update and the remainder of the City and the potential impacts that the LCCFS could have on internal drainage routing north and east of the City, Wood Rodgers recommends that all potential alternatives for storm drainage be thoroughly discussed with the City prior to initiating future conditions hydraulic analyses. Task 4 includes an Initial Alternatives Planning Meeting and a Final Alternatives Planning Meeting with City staff for scoping and finalizing alternatives for assessment.

Task 4 will be documented in a Draft Alternatives Assessment and a Final Alternatives Assessment to be submitted to the City.

Task 5 - Develop Proposed Conditions Hydrology and Hydraulics

Wood Rodgers will develop a separate InfoWorks ICM model, using the same modeling approach as the existing conditions model, to represent future growth of the City in conformance with the City's General Plan. The future conditions will be based upon the land uses identified within the updated General Plan. The purpose of developing the proposed conditions modeling will be to identify the facilities required for future drainage mitigation.

As part of Task 5, Wood Rodgers will perform a coincident frequency analysis for Cache Creek and the City's internal drainage system, as well as for the City's internal drainage system and the Yolo Bypass.

Two Alternatives are proposed for the future conditions hydraulic analysis as follows:

1. Storage-based drainage approach with the Cache Creek Project constructed

2. Conveyance-based drainage approach with the Cache Creek Project constructed

To help determine the appropriate ratio of storage and conveyance for the proposed facilities, an Optimization Curve will be developed as part of the SDFMP Update.

Task 6 - Prepare SDFMP Update

Under Task 6, Wood Rodgers will prepare a Draft SDFMP Update and a Final SDFMP Update. The SDFMP Update will discuss the approach, methodologies, and background information used in preparing the analyses. Existing conditions flooding will be mapped, and required drainage facilities will be identified. Exhibits, Figures, and Tables will be used to report the approach, methodology, and results of the analyses. Cost estimates will be prepared for all identified drainage facilities to form the basis of a Capital Improvement Program.

If a phasing plan or a cost allocation evaluation is required, it is assumed that this would be a separate task outside of the currently proposed Scope of Work.

SCHEDULE

The work is anticipated to take approximately 12 months (minimum) to complete. Wood Rodgers proposes that a draft report be provided to the City within 12 months of receipt of a Notice to Proceed. A Final Storm Drainage Master Plan Report will be completed within 4 weeks of receipt of all Draft Report comments.

BUDGET

The total proposed budget for this work is shown on **Table 1**. For your reference, enclosed are copies of Wood Rodgers' Invoicing, Payment, and Liability Policies (**Exhibit A**) and 2019 Fee Schedule (**Exhibit B**).

If you have any questions regarding this proposal, please contact me at 916-326-5294.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jon', with a stylized flourish extending to the right.

Jonathan Kors, P.E.
Vice President

Enclosures

Mr. Brent Meyer
October 7, 2019
Page 6 of 6

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TABLE 1
WOOD RODGERS PROPOSED BUDGET
CITY OF WOODLAND NORTH AREA SDFMP

TASK ID	DESCRIPTION		Role	PIC	Survey QA	Engineer QA	Instruction Co	P.M.	H&H Engineer	CAD	vey Office Sup	eld Survey Cre	Proj. Cord.	TOTAL	DIRECT LABOR	OTHER COSTS	TOTAL COSTS
			Name	J. Kors	_Office Survey	H. Oslick	C. Hilliard	M. Nowlan	W. Li	J. Priest	A. Khan	3 Pers. Crew	C. Levin	LABOR-HOURS			
		1878	Classification	Princ. Eng. II	Princ. Surv. I	Princ. Eng. I	Assoc. Eng. I	Assoc. Eng. III	Eng. III	GIS III	Assoc. Surv. III	3 Person Surv.	Proj. Coord.				
			Rate	\$ 245	\$ 215	\$ 215	\$ 180	\$ 200	\$ 170	\$ 170	\$ 200	\$ 370	\$ 125				
1.1	Facilitate/Attend Kickoff Meeting	5		2				3						5	\$ 1,090.00		\$ 1,090.00
1.2	Facilitate/Attend Monthly Meetings	36		12				24						36	\$ 7,740.00		\$ 7,740.00
1.3	Facilitate/Attend Stakeholder Meetings	14		6				8						14	\$ 3,070.00		\$ 3,070.00
1.4	Prepare Monthly Status Reports and Invoicing	36		8				14					14	36	\$ 6,510.00		\$ 6,510.00
1.5	Perform Routine Coordination	24		8				16						24	\$ 5,160.00		\$ 5,160.00
2.1	Survey, Collect and Review Field Data	40						8	16	16				40	\$ 7,040.00		\$ 7,040.00
2.2	Collect and Review Existing Record Data	88						8	40	40				88	\$ 15,200.00		\$ 15,200.00
2.3	Review Current Operational Equipment and Procedures	18		2				8	8					18	\$ 3,450.00		\$ 3,450.00
2.4	Perform Surveys of Existing Storm Drain Sytstem	64			4						20	40		64	\$ 19,660.00		\$ 19,660.00
2.5	Inspect and Document Capabilities/Condition of Pump Stations	18		2				8	8					18	\$ 3,450.00		\$ 3,450.00
2.6	Review/Refine Improvements Identified in Previous MP	16						8	8					16	\$ 2,960.00		\$ 2,960.00
2.7	Inspect, Inventory, and Provide Condition Assessment of City Facilities (Optional)	0															
2.8	Inspect and Provide Condition Assessment of Ditches and Canals (Optional)	0															
3.1	Delineate Watershed/Sub-basin Boundaries	80						16	40	24				80	\$ 14,080.00		\$ 14,080.00
3.2	Perform Hydrologic Analysis of Watersheds and Sub-basins	104						24	40	40				104	\$ 18,400.00		\$ 18,400.00
3.3	Perform Integrated InfoWorks Hydrologic Modeling	192						32	80	80				192	\$ 33,600.00		\$ 33,600.00
3.4	Develop GIS Map of System	56						8	24	24				56	\$ 9,760.00		\$ 9,760.00
3.5	Prepare Typical Cross Sections of System Components	36						4	16	16				36	\$ 6,240.00		\$ 6,240.00
4.1	Attend Initial Planning Alternatives Meeting w/ City	10		2				4	4					10	\$ 1,970.00		\$ 1,970.00
4.2	Develop Conceptual Alternatives	60		4				24	24	8				60	\$ 11,220.00		\$ 11,220.00
4.3	Prepare Summary Memorandum of Proposed Alternatives	42		2				16	16	8				42	\$ 7,770.00		\$ 7,770.00
4.4	Conduct Final Alternatives Planning Meeting with City Staff	16		4				6	6					16	\$ 3,200.00		\$ 3,200.00
4.5	Finalize Alternatives Assessment Plan	18		2				8	8					18	\$ 3,450.00		\$ 3,450.00
5.1	Update Proposed Conditions Hydrology	98		2				16	40	40				98	\$ 17,290.00		\$ 17,290.00
5.2	Perform Coincident Frequency Anaylsis	90		2				40	24	24				90	\$ 16,650.00		\$ 16,650.00
5.3	Develop Proposed Conditions InfoWorks Modeling Alt 1 (Storage w/ Cache Creek)	194		2				32	80	80				194	\$ 34,090.00		\$ 34,090.00
5.4	Develop Proposed Conditions InfoWorks Modeling Alt 2 (Conveyance w/ Cache Creek)	186		2				24	80	80				186	\$ 32,490.00		\$ 32,490.00
5.5	Develop Proposed Conditions InfoWorks Modeling Alt 3 (Storage w/o Cache Creek)	0															
5.6	Develop Proposed Conditions InfoWorks Modeling Alt 4 (Conveyance w/o Cache Creek)	0															
5.7	Develop Optimization Curves (Storage vs. Conveyance)	42		2				8	16	16				42	\$ 7,530.00		\$ 7,530.00
6.1	Prepare Draft SDFMP Update	86		6				32	24	16			8	86	\$ 15,670.00		\$ 15,670.00
6.2	Perform Independent Quality Control Review of Draft Document	32				24		4	4					32	\$ 6,640.00		\$ 6,640.00
6.3	Prepare Cost Estimates	90					24	16	24	24			2	90	\$ 15,930.00		\$ 15,930.00
6.4	Perform Independent Quality Control Review of Costs	10				8		2						10	\$ 2,120.00		\$ 2,120.00
6.5	Prepare Final SDFMP Update	44		4				16	8	8			8	44	\$ 7,900.00		\$ 7,900.00
6.6	Perform Independent Quality Control Review of Final Document	32				16		8	8					32	\$ 6,400.00		\$ 6,400.00
	Expenses/Reimbursables	1												1	\$ 4,500.00		\$ 4,500.00
	TOTAL LABOR-HOURS			74	4	48	24	445	646	544	20	40	32	1878			
	TOTAL COST			\$ 18,130.00	\$ 860.00	\$ 10,320.00	\$ 4,320.00	\$ 89,000.00	\$ 109,820.00	\$ 92,480.00	\$ 4,000.00	\$ 14,800.00	\$ 4,000.00		\$ 352,230.00	\$ -	\$ 352,230.00

EXHIBIT A



INVOICING PAYMENT & LIABILITY POLICIES

1. "Reimbursable expenses" are not included in proposal costs, and shall include actual expenditures made by Wood Rodgers Inc. in the performance of its services (blueprints, reproductions, etc.) and shall be billed at vendor invoice.
2. Invoices are submitted monthly by Wood Rodgers, Inc. Client shall notify Wood Rodgers, Inc. in writing of any and all objections, if any, to an invoice within ten (10) days of the date of the invoice. Otherwise, the invoice shall be deemed proper and accepted by the Client. Amounts invoiced are due and payable upon receipt. Client's account shall be considered delinquent if Wood Rodgers, Inc. does not receive full payment within thirty (30) days after the invoice date.
3. A service charge shall be applied to delinquent accounts at the rate of 1.5% per month. Payment thereafter shall be applied first to accrued interest and then to unpaid principal. Client shall pay all costs and expenses, including without limitation, reasonable attorney's fees, incurred by Wood Rodgers, Inc. in connection with collection of delinquent accounts of Client.
4. If a delinquency occurs, Wood Rodgers, Inc. may choose to suspend work upon ten- (10) days written notice to Client. Wood Rodgers, Inc. shall recommence work once such delinquency is completely cured and any and all attendant collection costs, fees, or other amounts required to be paid by Client under this contract are paid in full. If a delinquency by Client occurs and Wood Rodgers, Inc. chooses not to suspend work, no waiver or estoppel shall be implied. Client agrees and understands that if Wood Rodgers, Inc. suspends its work pursuant to this paragraph, Wood Rodgers, Inc. shall not be liable for any costs or damages, including but not limited to delay and consequential damages, to the Client, other owner of the property where such work is being performed, or any other third party, that may arise from or be related to such work suspension. Client agrees to indemnify and hold Wood Rodgers, Inc. harmless from and against any and all damages, costs, attorney's fees, and/or other expenses which Wood Rodgers, Inc. may incur as a result of any claim by any person or entity arising out of such suspension of work.
5. When non-standard billing is requested by Client, time spent by office administrative personnel in preparation of such billing shall be considered an extra cost to the project and shall be billed as such.
6. In providing services under this Agreement, Wood Rodgers, Inc. will endeavor to perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.
7. Client and Wood Rodgers, Inc. recognize the risks, rewards and benefits of the project and Wood Rodgers, Inc. total fee for services. The risks have been allocated such that Client and Wood Rodgers, Inc. agrees that, to the fullest extent permitted by law, Wood Rodgers, Inc. total liability to Client and to all construction contractors and subcontractors on the project for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement from any cause or causes shall not exceed the total aggregate liability of \$352,230. Such causes include but are not limited to Wood Rodgers, Inc. negligence, errors, omissions, strict liability, and breach of contract and breach of warranty.
8. This agreement and the applicable Services Authorization & Agreement or Proposal/Contract constitute the entire agreement between the parties and there are no conditions, agreements or representations between the parties except as expressed in said documents. It is not the intent of the parties to this agreement to form a partnership or joint venture.

EXHIBIT "B"



SACRAMENTO FEE SCHEDULE
Effective January 1, 2019

CLASSIFICATION	STANDARD RATE
Principal Engineer/Geologist/Surveyor/Planner/GIS/LA* II	\$245
Principal Engineer/Geologist/Surveyor/Planner/GIS/LA* I	\$215
Associate Engineer/Geologist/Surveyor/Planner/GIS/LA* III	\$200
Associate Engineer/Geologist/Surveyor/Planner/GIS/LA* II	\$190
Associate Engineer/Geologist/Surveyor/Planner/GIS/LA* I	\$180
Engineer/Geologist/Surveyor/Planner/GIS/LA* III	\$170
Engineer/Geologist/Surveyor/Planner/GIS/LA* II	\$160
Engineer/Geologist/Surveyor/Planner/GIS/LA* I	\$145
Assistant Engineer/Geologist/Surveyor/Planner/GIS/LA*	\$110
CAD Technician III	\$145
CAD Technician II	\$125
CAD Technician I	\$110
Project Coordinator	\$125
Administrative Assistant	\$105
1 Person Survey Crew	\$195
2 Person Survey Crew	\$285
3 Person Survey Crew	\$370
Consultants, Outside Services, Materials & Direct Charges	Cost Plus 10%
Overtime Work	Rate Plus 50%

*LA = Landscape Architect

Blueprints, reproductions, and outside graphic services will be charged at vendor invoice. Auto mileage will be charged at the IRS standard rate, currently 58 cents per mile.

Fee Schedule subject to change January 1, 2020.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: November 5, 2019
ITEM #: K.13.
SUBJECT: Second Reading and Adoption of Ordinance No. 1652, Incorporating the Yolo County Tobacco Retailer Permit Ordinance by Reference to Specifically Prohibit Flavored Tobacco Products From Being Sold by Tobacco Retailers

Recommendation for Action: Staff recommends that the City Council:

- 1) Hold a public hearing; and
- 2) Adopt Ordinance No. 1652, Incorporating the Yolo County Tobacco Retailer Permit Ordinance by Reference to Specifically Prohibit Flavored Tobacco Products from Being Sold by Tobacco Retailers.

Staff Contact

Paul Navazio, City Manager – 530 661-5800, paul.navazio@cityofwoodland.org

Background

In 2016, the Yolo County Board of Supervisors amended the County's Tobacco Retail Permit Program to provide that any tobacco retailer that sells, offers for sale, or exchanges for any form of consideration any flavored tobacco product violates its Tobacco Retail Permit program. The County Board of Supervisors has banned the sale of flavored tobacco products within unincorporated Yolo County and prohibited the permitting of any new tobacco retail permits within unincorporated Yolo County.

City staff is recommending that the City Council amend Section 9.28.260 of the Municipal Code (Tobacco Retail Permit program) to incorporate the amendment the County made to its Code, making it a violation of the Tobacco Retail Permit to sell any flavored tobacco product. The ordinance was introduced at the October 1st council meeting. If adopted, the ordinance will take effect on April 1, 2020.

At the direction of the City Council, following introduction of the proposed ordinance, notices were sent to all tobacco retailers currently operating under the City's Tobacco Retail Licensing program. This includes a total of 41 retailers, six of which are smoke shops, who only sell tobacco and tobacco-related products.

Discussion

This ordinance is being advanced to specifically address concerns that flavored tobacco products are primarily, if not exclusively, produced and marketed to target younger populations and for whom consumption of these products contributes directly to nicotine addiction.

Public health professionals and advocates have raised concerns related to flavored tobacco products based on evidence that suggests that the marketing and mass availability of these products has resulted in a sharp increase in tobacco use, particularly among minors, and has contributed to the reversal of the decades-long trend of declining rates of tobacco use across all age groups. Locally, data provided by the Woodland Joint Unified School District reflects an increase in use of e-cigarettes and other vaping products among students, including on school grounds and classrooms.

If approved, the proposed ordinance does not prohibit vaping, nor does it prohibit the use or possession of

flavored tobacco products. Rather, the proposed ordinance would ban the sale of flavored tobacco products within the City.

Staff acknowledges that flavored tobacco products will continue to be available for sale through other sources, including via online retailers. However, the federal government is currently considering requiring an adult signature for delivery of any tobacco product purchased online. Locally, concurrent with the City Council's consideration of this ordinance, the cities of West Sacramento (November) and Davis (date TBD) are expected to consider the ban of flavored tobacco products. Discussions are also focusing on potential moratoriums on new tobacco retailers. Based on conversations at the staff level, there is a desire for the cities and Yolo County to adopt consistent restrictions and enforcement provisions to facilitate administration of any adopted bans.

Staff will continue to work with Yolo County Health and Human Services Agency to coordinate implementation and enforcement of the ban on retailers selling flavored tobacco products within the framework of the existing MOU, which provides for Yolo County's administration and enforcement of the City's Tobacco Retail Permit program.

Separate from this recommendation, staff is evaluating possible regulations to restrict new tobacco retail sites as part of the comprehensive zoning ordinance update scheduled to be presented to the City Council next spring.

Conclusion

Staff recommends that the City Council:

- 1) Hold a public hearing; and
- 2) Adopt Ordinance No. 1652, Incorporating the Yolo County Tobacco Retailer Permit Ordinance by Reference to Specifically Prohibit Flavored Tobacco Products from Being Sold by Tobacco Retailers.



Paul Navazio
City Manager

Attachments:

1. Ord_1652 Incorporation of County Code re Tobacco Retail Permits-c1
2. Yolo County Ordinance Chapter 15 TOBACCO RETAILER PERMIT

ORDINANCE NO. 1652

**ADOPT AND INCORPORATE BY REFERENCE
CHAPTER 15 OF TITLE 6 OF THE YOLO COUNTY CODE
RELATING TO TOBACCO RETAIL PERMITS**

WHEREAS, Business and Professions Code section 22971.3 authorizes local governments to enact local tobacco retail licensing ordinances, and suspend or revoke a local permit for a violation of a State tobacco control law; and

WHEREAS, the County of Yolo ("County") adopted a tobacco retail licensing ordinance, which requires tobacco retailers to obtain a local permit to sell tobacco products or tobacco paraphernalia and allows for the suspension or revocation of the permit for a violation of any tobacco control law within Chapter 15 of Title 6 of the Yolo County Code ("County Ordinance"); and

WHEREAS, pursuant to Government Code section 50022.9, the City of Woodland ("City") may adopt a county ordinance, or any parts thereof; and

WHEREAS, in 2015, the City Council adopted Ordinance No. 1582 and incorporated by reference the County Ordinance ; and

WHEREAS, the County administers and enforces its provisions within the City limits as it currently does in the unincorporated areas of the County under the County Ordinance; and

WHEREAS, in 2016, the County amended its County Ordinance to prohibit licensed tobacco retailers from selling, offering for sale, or exchanging flavored tobacco; and

WHEREAS, pursuant to Government Code 50020 et seq., if a code which the City has previously adopted by reference is amended by the County, the City Council may adopt the amended code by reference in the same manner it adopted the original code; and

WHEREAS, there is a rebuttable presumption that statutes operate prospectively and not retroactively; and

WHEREAS, the City desires to incorporate by reference the County's 2016 amendments to the County Ordinance to clarify that licensed tobacco retailers cannot sell, offer for sale, or exchange flavored tobacco within the City limits.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Amendment. Section 9.98.260 of the Woodland Municipal Code is hereby amended to read as follows:

Sec. 9.98.260. - Adoption of Yolo County Code relating to tobacco retail permits.

- A. Title 6, Chapter 15 of the Yolo County Code, pertaining to tobacco retailer permits, is hereby incorporated, in its entirety, with the exception of Section 6-15-04, by reference into this code and shall be enforced within the limits of the City.
- B. All references to the term "unincorporated areas of the County of Yolo" in Title 6, Chapter 15 of the Yolo County Code shall be to the term "City limits." All references to the term "Chapter" in Title 6, Chapter 15 of the Yolo County Code shall be to the term "Article." All references to the term "Yolo County Code" in Title 6, Chapter 15 of the Yolo County Code shall be to the Woodland Municipal Code. The reference to the term "County" in Section 6-15.07(c) of the Yolo County Code shall be to the term "City." The reference to the term "County of Yolo" in Section 6-15.15(f) of the Yolo County Code shall be to the term "City." The reference to the term "Board of Supervisors of the County of Yolo" in Section 6-15.16 of the Yolo County Code shall be to the term "City Council of the City of Woodland."
- C. A tobacco retailer license may be renewed for any location in the City so long as: (1) no permanent revocation (as opposed to temporary suspension) of a license previously held for the location has occurred; (2) tobacco retailing has not ceased at the location for sixty (60) consecutive days or longer, whether due to a business closure or otherwise; (3) the licensee does not substantially change the business premises or business operation; and (4) the licensee retains the right to operate under other applicable laws, including without limitation the zoning ordinance, building codes, or other applicable codes

Section 2. Severability. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable. This City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance be enforced.

Section 3. Effective Date and Publication. The City Clerk shall certify to the adoption of this Ordinance, and the City Clerk shall cause this Ordinance to be posted or published as prescribed by law. This Ordinance shall take effect on April 1, 2020.

PASSED AND ADOPTED by the City Council this 5th day of November, 2019, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Xóchitl Rodriguez, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Chapter 15

TOBACCO RETAILER PERMIT

Sections:

- 6-15.01 Purpose.
- 6-15.02 Definitions.
- 6-15.03 Tobacco Retailer Permit Required.
- 6-15.04 Limits on Tobacco Retailer Permits.
- 6-15.05 Application Procedure.
- 6-15.06 Fees.
- 6-15.07 Issuance; Denial; Effect.
- 6-15.08 Permit Nontransferable.
- 6-15.09 Permit Term, Renewal and Expiration.
- 6-15.10 Other Tobacco Retailing Requirements and Prohibitions.
- 6-15.11 Compliance Monitoring.
- 6-15.12 Revocation of Permit.
- 6-15.13 Appeal; Judicial Review.
- 6-15.14 Enforcement: Tobacco Retailing Without a Permit; Tobacco Retailing in Violation of Chapter.
- 6-15.15 Additional Enforcement.
- 6-15.16 Severability

Sec. 6-15.01. Purpose.

The purpose of this Chapter is to discourage violations of tobacco-related laws, particularly those which prohibit or discourage the sale or distribution of tobacco products to minors, by requiring a tobacco retailing permit in the unincorporated areas of the County of Yolo as set forth in this Chapter. (§ 2, Ord. 1350, eff. June 15, 2006)

Sec. 6-15.02. Definitions.

As used herein:

(a) "Arm's Length Transaction" means a sale in good faith and for valuable consideration that reflects the fair market value in the open market between two informed and willing parties, neither of which is under any compulsion to participate in the transaction. A sale between relatives, related companies or partners, or a sale for which a significant purpose is avoiding the effect of the violations of this Chapter, is not an Arm's Length Transaction.

(b) "Cigar" means (1) any roll of tobacco wrapped entirely or in part in tobacco or in any substance containing tobacco; or (2) any paper or wrapper that contains tobacco and is designed for smoking or ingestion of tobacco products. For the purposes of this subsection, "cigar" includes, but is not limited to, tobacco products known or labeled as "cigar," "cigarillo," "tiparillo," or "little cigar."

(c) "Department" means the Department of Health and Human Services.

(d) "Director" shall mean the Director of the Department of Health and Human Services or her/his written designee.

(e) "Electronic smoking device" means an electronic device which can be used to deliver an inhaled dose of nicotine, or other substances, including any component, part, or accessory of such a device, whether or not sold separately. "Electronic smoking device" includes any such electronic smoking device, whether manufactured, distributed, marketed, or sold as an electronic cigarette, an electronic cigar, an electronic cigarillo, an electronic pipe, an electronic hookah, or any other product name or descriptor.

(f) "Flavored Tobacco Product" means any Tobacco Product that contains a constituent that imparts a characterizing flavor to the tobacco product or smoke produced by the tobacco product, either by the addition of artificial or natural flavors or an herb or spice, including menthol, strawberry, grape, orange, clove, cinnamon, pineapple, vanilla, coconut, licorice, cocoa, chocolate, cherry, or coffee.

(g) "Person" means any natural person, partnership, cooperative association, corporation, personal representative, receiver, trustee, assignee, or any other legal entity.

(h) "Proprietor" means a Person with an ownership or managerial interest in a business. An ownership interest shall be deemed to exist when a Person has a ten percent (10%) or greater interest in the stock, assets, or income of a business other than the sole interest of security for debt. A managerial interest shall be deemed to exist when a Person can or does have or share ultimate control over the day-to-day operations of a business.

(i) "Self-Service Display" means the open display of Tobacco Products or Tobacco Paraphernalia in a manner that is accessible to the general public without the assistance of the retailer or employee of the retailer. A Vending Machine is a form of Self-Service Display.

(j) "Significant Tobacco Retailer" means any Tobacco Retailer whose principal or core business is selling Tobacco Products, Tobacco Paraphernalia, or both, as evidenced by any of the following: (i) twenty percent (20%) or more of floor area and display area is devoted to the sale or exchange of Tobacco products, Tobacco Paraphernalia, or both; (ii) fifty percent (50%) or more of completed sales transactions include a Tobacco Product or Tobacco Paraphernalia; or (iii) sixty-seven percent (67%) or more of gross sales receipts are derived from the sale or exchange of Tobacco Products, Tobacco Paraphernalia, or both.

(k) "Smoking" means possessing a lighted Tobacco Product, lighted Tobacco Paraphernalia, or any other lighted weed or plant (including a lighted pipe, cigar, hookah pipe, or cigarette of any kind), or the lighting of a Tobacco Product, Tobacco Paraphernalia, or any other weed or plant (including a pipe, cigar, hookah pipe, or cigarette of any kind).

(l) "Tobacco Paraphernalia" means cigarette papers or wrappers, pipes, holders of smoking materials of all types, cigarette-rolling machines, and any other item designed for the smoking,

preparation, storing, consumption or ingestion of Tobacco Products.

(m) "Tobacco Product" means: (1) any substance containing tobacco leaf, including but not limited to cigarettes, cigars, pipe tobacco, hookah tobacco, snuff, chewing tobacco, dipping tobacco, bidis, or any other preparation of tobacco; (2) any product or formulation of matter containing biologically active amounts of nicotine that is manufactured, sold, offered for sale, or otherwise distributed with the expectation that the product or matter will be introduced into the human body, but does not include any product specifically approved by the United States Food and Drug Administration for use in treating nicotine or tobacco product dependence; and (3) any electronic device that delivers nicotine or other substances to the person inhaling from the device, including but not limited to an electronic cigarette, cigar, pipe, or hookah;

(n) "Tobacco Retailer" means any Person who sells, offers for sale, or does or offers to exchange for any form of consideration, tobacco, Tobacco Products, or Tobacco Paraphernalia, or who distributes free or low cost samples of Tobacco Products or Tobacco Paraphernalia, without regard to the quantity of tobacco, Tobacco Products, or Tobacco Paraphernalia sold or offered for sale, exchanged or offered for exchange, or distributed or offered for distribution. "Tobacco Retailing" means the doing of any of these things.

(o) "Tobacco Retailing Permit Hearing Authority" or "Hearing Authority" means one or more persons assigned by the County Administrative Officer the responsibility of conducting a hearing pursuant to this Chapter, and may hereafter be referred to as the Hearing Authority. The County Administrative Officer shall assign hearing responsibility to any of the following: (1) County management personnel whom the County Administrative Officer finds to be qualified by training and experience to conduct such hearings; (2) any person(s) qualified by training or experience whom the County Administrative Officer may employ or who are retained by contract to conduct such hearings; or (3) Administrative Law Judges assigned by the State Office of Administrative Hearings. The County Administrative Officer is hereby authorized to contract in the name of the County for the retention of hearing services at rates that do not exceed the financial limitations established by the County's annual budget and contracting rules, regulations and policies.

(p) "Vending Machine" means a machine, appliance, or other mechanical device operated by currency, token, debit card, credit card, or any other form of payment that is designed or used for vending purposes, including, but not limited to, machines or devices that use remote control locking mechanisms.

(§ 2, Ord. 1350, eff. June 15, 2006, as amended by § 2, Ord. 1474, eff. May 1, 2017)

Sec. 6-15.03. Tobacco Retailer Permit Required.

(a) It shall be unlawful for any Person to act as a Tobacco Retailer without first obtaining and maintaining a valid Tobacco Retailer's Permit pursuant to this Chapter for each location at which that activity is to occur. A Tobacco Retailer Permit is invalid unless the appropriate fee has been paid in full and the term of the Permit has not expired.

(b) A Tobacco Retailer or Proprietor without a valid Tobacco Retailer Permit, including but not limited to a person whose Permit has been revoked:

(1) Shall keep all Tobacco Products and Tobacco Paraphernalia out of public view.

(2) Shall not display any advertisement relating to Tobacco Products or Tobacco Paraphernalia that promotes the sale or distribution of such products from the Tobacco Retailer's location or that could lead a reasonable consumer to believe that such products can be obtained at that location.

(§ 2, Ord. 1350, eff. June 15, 2006)

Sec. 6-15.04. Limits on Tobacco Retailer Permits.

(a) The following locations are eligible to apply for a tobacco retailer license:

RETAILER	STREET ADDRESS	COMMUNITY
ZAMORA MINI MARKET	9920 COUNTY RD 99 W	ZAMORA
PILOT TRAVEL CENTER #168	30035 COUNTY RD #8	DUNNIGAN
FARMERS MARKET	29020 COUNTY RD 6	DUNNIGAN
DUNNIGAN MARKET	3660 COUNTY RD 99W	DUNNIGAN
UNITED TRUCK STOP	29770 COUNTY RD # 8	DUNNIGAN
DUNNIGAN CHEVRON	4040 COUNTY RD 89	DUNNIGAN
EL CHINO MINI MARKET	2501 COUNTY ROAD 88	DUNNIGAN
DUNNIGAN EXPRESS	29029 COUNTY RD 6	DUNNIGAN
CASA RUIZ	15190 STATE HIGHWAY 113	WOODLAND
WILLOW OAK GROCERY	37030 HWY. 16	WOODLAND
HOLLAND MARKET	52945 NETHERLAND AVE	CLARKSBURG
ESPARTO SUPERMARKET	17343 FREMONT ST	ESPARTO
EL TORO FOODS - ESPARTO	16939 YOLO AVE	ESPARTO
ESPARTO GRAB & GO	16814 FREMONT ST	ESPARTO
DOLLAR GENERAL STORE #16171	26875 STATE HIGHWAY 16	ESPARTO
GUY'S CORNER	17776 COUNTY ROAD #89	MADISON
KNIGHTS LANDING GROCERY STORE	9518 LOCUST ST	KNIGHTS LANDING
WAYSIDE MARKET	9696 LOCUST ST	KNIGHTS LANDING
PLUG AND JUG MARKET	9425 LOCUST ST	KNIGHTS LANDING
CORNER STORE	7530 STATE HIGHWAY 16	GUINDA
ROAD TRIP BAR AND GRILL MARKET	24989 STATE HIGHWAY 16	CAPAY
YOLO MARKET	14212 1st STREET	YOLO
ERIC'S ARCO	16435 CR 99	WOODLAND
TBD (ONE RETAIL LOCATION)	30056 COUNTY ROAD 8	DUNNIGAN

In addition, any other retail location that was legally selling tobacco products as of May 1, 2017 may receive or renew a tobacco retailer license. No tobacco retailing licenses may otherwise be

issued or renewed.

(b) A tobacco retailer license may be renewed for any location covered by subsection (a), above, so long as: (1) no permanent revocation (as opposed to temporary suspension) of a license previously held for the location has occurred; (2) tobacco retailing has not ceased at the location for sixty (60) consecutive days or longer, whether due to a business closure or otherwise; (3) the licensee does not substantially change the business premises or business operation; and (4) the licensee retains the right to operate under other applicable laws, including without limitation the zoning ordinance, building codes, or other applicable codes. (§ 2, Ord. 1350, eff. June 15, 2006, as amended by § 3, Ord. 1474, eff. May 1, 2017, and Ord. 1512, eff. August 8, 2019)

Sec. 6-15.05. Application Procedure.

(a) An application for a Tobacco Retailer's Permit shall be submitted in the name of each Proprietor proposing to conduct retail tobacco sales and shall be signed by each Proprietor or an authorized agent thereof. It is the responsibility of each Proprietor to be informed regarding all laws applicable to Tobacco Retailing, including those laws affecting the issuance of a Tobacco Retailer's Permit.

(b) All applications shall be submitted on a form supplied by the Department, shall be accompanied by the application and permit fee established pursuant to this Chapter, and shall contain the following information:

(1) The name, address, and telephone number of each Proprietor of the business that is seeking the Permit.

(2) The business name, address, and telephone number of the single fixed location for which the Permit is sought.

(3) The name and mailing address authorized by each Proprietor to receive all permit-related communications and notices (the Authorized Address). If an Authorized Address is not supplied, each Proprietor shall be understood and deemed to consent to the provision of notice at the business address specified in subparagraph (2) above.

(4) Proof that the location for which a Tobacco Retailer's Permit is sought has been issued a valid State tobacco retailer's license by the California Board of Equalization.

(5) Whether or not any Proprietor has admitted violating, or has been found to have violated, this Chapter, or whose proprietorship has admitted violating, or has been found to have violated, this Chapter, and, if so, the dates and locations of all such violations within the previous six years.

(6) Such other information as the Department deems necessary for the administration or enforcement of this Chapter.

(c) Each Tobacco Retailer who has been issued a Permit shall update with the Department all information required to be submitted in order to apply for the Permit whenever the information changes. A Tobacco Retailer shall provide the Department with all such updates within ten (10) business days of a change.

(d) The information specified in subparagraphs (b)(1), (2) and (3) shall be available to the public. (§ 2, Ord. 1350, eff. June 15, 2006)

Sec. 6-15.06. Fees.

The fee to apply for and obtain or renew a Tobacco Retailer's Permit shall be established by resolution of the Board of Supervisors. The fee shall be calculated so as to recover no more than the total cost of permit administration and enforcement, including but not limited to receiving, reviewing and processing the application and the information contained therein, issuing the permit, administering the permit program, retailer education, retailer inspection and compliance checks, documentation of violations, and sanction and prosecution of violators, but shall not exceed the cost of the regulatory program authorized by this Chapter. All fees shall be used exclusively to fund the regulatory program authorized by this Chapter. Fees are nonrefundable except as may otherwise be required by law. (§ 2, Ord. 1350, eff. June 15, 2006)

Sec. 6-15.07. Issuance; Denial; Effect.

(a) Upon the receipt of an application for a Tobacco Retailer's Permit and the application and permit fee, the Department shall issue a permit unless substantial evidence in the record demonstrates one or more of the following bases for denial:

- (1) The application is incomplete or inaccurate.
- (2) The application seeks authorization for Tobacco Retailing by a Proprietor or other Person to whom this Chapter prohibits a Permit to be issued.
- (3) The application seeks authorization for Tobacco Retailing at a location for which this Chapter prohibits a Permit to be issued.
- (4) The application seeks authorization for Tobacco Retailing by a Proprietor or other Person for whom, or at a location for which, a Permit revocation is in effect pursuant to this Chapter.
- (5) The application seeks authorization for Tobacco Retailing that is prohibited pursuant to this Chapter (e.g., mobile vending), that is unlawful pursuant to this Code (e.g., the zoning code), or that is unlawful pursuant to any other law.

(b) If the Department denies a Permit application, the Department shall notify the applicant in writing of the denial. A notice of denial shall be personally served on, or sent by certified mail to, the Permit holder. The notice shall state the basis of the Department's determination(s) and denial, and shall include an advisement of the right to appeal as set forth in Section 6-15.13.

(c) Nothing in this Chapter shall be construed to grant any Person obtaining and maintaining a Tobacco Retailer's Permit any status or right other than the right to act as a Tobacco Retailer at the location in the County identified on the face of the Permit. For example, nothing in this Chapter shall be construed to render inapplicable, supercede, or apply in lieu of, any other provision of applicable law, including but not limited to County zoning ordinances, building codes, and business Permit requirements, and any condition or limitation on smoking in enclosed places of employment made applicable to business establishments by California Labor Code Section 6404.5 or any other law or regulation. Obtaining a Tobacco Retailer Permit also does not make the Retailer a "retail or wholesale tobacco shop" for the purposes of California Labor Code Section 6404.5.

(d) The issuance of a Permit does not constitute a determination by the County that the Tobacco Retailer or Proprietor has complied with all laws applicable to Tobacco Retailing. Nothing in this Chapter shall be construed to vest in any Person obtaining and maintaining a Permit any status or right to act as a Tobacco Retailer in contravention of any provision of law.

(e) A Permit issued in error, contrary to this Chapter, contrary to any other law, or on the basis of false or misleading information supplied by a Proprietor may be revoked pursuant to Section 6-15.12. (§ 2, Ord. 1350, eff. June 15, 2006)

Sec. 6-15.08. Permit Nontransferable.

(a) A Tobacco Retailer's Permit may not be transferred from one Person to another or from one location to another. Whenever a Tobacco Retailing location has a change in Proprietors, a new Tobacco Retailer's Permit is required.

(b) Notwithstanding any other provision of this Chapter, prior violations at a location shall continue to be counted against a location and Permit ineligibility periods shall continue to apply to a location unless:

- (1) The location has been fully transferred to a new Proprietor or entirely new Proprietors; and,
- (2) The new Proprietor(s) provide the Department with clear and convincing evidence that the new Proprietor(s) have acquired or is acquiring the location in an Arm's Length Transaction. (§ 2, Ord. 1350, eff. June 15, 2006)

Sec. 6-15.09. Permit Term, Renewal and Expiration.

(a) The term of a Tobacco Retailer Permit is one (1) year.

(b) Each Tobacco Retailer shall apply for the renewal of his or her Tobacco Retailer's Permit and submit the Permit fee no later than thirty (30) days prior to expiration of the term.

(c) A Tobacco Retailer's Permit that is not timely renewed as set forth above shall expire at the end of its term.

(d) To reinstate a Permit that has expired, or to renew a Permit not timely renewed as set forth above, the Proprietor(s) must:

- (1) Submit the Permit fee plus a reinstatement fee of ten percent (10%) of the Permit fee.
- (2) Submit a signed affidavit affirming that the Proprietor:

(A) Has not sold and will not sell any Tobacco Product or Tobacco Paraphernalia after the Permit expiration date and before the Permit is renewed; or

(B) Has waited the appropriate ineligibility period established for Tobacco Retailing without a Permit, as set forth in Section 6-15.14(a) of this Chapter, before seeking renewal of the Permit. (§ 2, Ord. 1350, eff. June 15, 2006)

Sec. 6-15.10. Other Tobacco Retailing Requirements and Prohibitions.

(a) Each Proprietor shall prominently display each Permit at the location where Tobacco-Retailing is permitted by the Permit.

(b) In the course of Tobacco Retailing or in the operation of the business or maintenance of the location for which a Permit issued, it shall be a violation of this Chapter for a Proprietor or Tobacco Retailer, or any of the Proprietor's or Tobacco Retailer's agents or employees, to:

(1) Violate any Federal, State or local law applicable to Tobacco Products, Tobacco Paraphernalia, or Tobacco Retailing.

(2) Violate any Federal, State or local law regulating exterior, storefront, window, or door signage.

(c) No Person who is younger than eighteen (18) years of age shall engage in Tobacco Retailing.

(d) No Tobacco Retailer shall display Tobacco Products or Tobacco Paraphernalia by means of a Self-Service Display or engage in Tobacco Retailing by means of a Self-Service Display.

(e) Notwithstanding any other provision of this Chapter, it shall be a violation of this Chapter for any licensee or any of the licensee's agents or employees to sell, offer for sale, or exchange for any form of consideration:

(1) Any Flavored Tobacco Product.

(§ 2, Ord. 1350, eff. June 15, 2006; as amended by § 4, Ord. 1474, eff. May 1, 2017, as amended by § 2, Ord. 1477, eff. December 22, 2016)

Sec. 6-15.11. Compliance Monitoring.

(a) Compliance with this Chapter shall be monitored by the Yolo County District Attorney.

(b) The District Attorney shall check the compliance of each Tobacco Retailer an average of at least three (3) times per twelve (12) month period. The District Attorney may check the compliance of Tobacco Retailers previously found to be in compliance with the laws regulating access to Tobacco and Tobacco Paraphernalia of persons under the age of eighteen (18) years of age a fewer number of times, so that they may check the compliance of Tobacco Retailers previously found in violation of this Chapter a greater number of times. Nothing in this subsection shall create a right of action in any Tobacco Retailer, Permittee or other Person against the County or its agents if the number of compliance checks varies from the foregoing.

(c) Compliance checks shall determine, at a minimum, if the Tobacco Retailer is conducting business in a manner that complies with Federal, State and local laws regulating access to Tobacco and Tobacco Paraphernalia of persons under the age of eighteen (18) years of age. When deemed appropriate by the District Attorney, the compliance checks shall determine compliance with other laws applicable to Tobacco Retailing.

(d) The County shall not enforce any law establishing a minimum age for tobacco purchases or possession against a Person who otherwise might be in violation of such law because of the Person's age (hereinafter "Youth Decoy") if the potential violation occurs when either of the following conditions exist:

(1) The Youth Decoy is participating in a compliance check supervised by a peace officer or a code enforcement official of the County; or

(2) The Youth Decoy is participating in a compliance check funded in part, either directly or indirectly through subcontracting, by the Yolo County Health Department or the California Department of Health Services. (§ 2, Ord. 1350, eff. June 15, 2006)

Sec. 6-15.12. Revocation of Permit.

(a) In addition to any other penalty authorized by law, a Tobacco Retailer's Permit shall be revoked if any court of competent jurisdiction determines, or if the Director finds after the Tobacco Retailer or Permittee is afforded notice and an opportunity to be heard, that the Tobacco Retailer or Permittee, or any of the Tobacco Retailer's or Permittee's officers, agents or employees, has violated any of the requirements, conditions, or prohibitions of this Chapter or, in a different legal proceeding, has pleaded guilty, "no contest" or its equivalent, or admitted to, a violation of any law designated in Section 6-15.10.

(b) A Tobacco Retailer's Permit shall be revoked if the Department finds, after the Permittee is afforded reasonable notice and an opportunity to be heard, that one or more of the bases for denial of a Permit under Section 6-15.07 existed at the time the Permit application was submitted or at any time thereafter and before the Permit issued. The revocation shall be without prejudice to the filing of a new Permit application.

(c) A decision to revoke a Permit is appealable to the Tobacco Retailing Permit Hearing Authority pursuant to Section 6-15.13. If such an appeal is made within the time provided in that Section, it shall stay enforcement of the appealed action.

(d) A notice of revocation shall be personally served on, or sent by certified mail to, the Permit holder. The notice shall state the basis of the Department's determination(s) and the revocation, and shall include an advisement of the right to appeal as set forth in Section 6-15.13.

(e) During the period that any permit is revoked, the Proprietor shall prominently display a notice advising the public of the revocation, in the form and in the manner designated by the Department.

(f) After revocation pursuant to subsection (a) above, a new permit may be issued only in accordance with the following:

(1) After revocation for a first violation of this Chapter at any location within any sixty- (60) month period, no new Permit may issue for that location, or that Proprietor or other Person, until not less than ten (10) days have passed from the date of revocation.

(2) After revocation for a second violation of this Chapter at any location within any sixty- (60) month period, no new Permit may issue for that location, or that Proprietor or other Person, until not less than ninety (90) days have passed from the date of revocation.

(3) After revocation for a third violation of this Chapter at any location within any sixty- (60) month period, no new Permit may issue for that location, or that Proprietor or other Person, until not less than one (1) year has passed from the date of revocation.

(4) After revocation for four or more violations of this Chapter at any location within any sixty- (60) month period, no new Permit may issue for that location, or that Proprietor or other Person, until not less than five (5) years have passed from the date of revocation. (§ 2, Ord. 1350, eff. June 15, 2006)

Sec. 6-15.13. Appeal; Judicial Review.

(a) Except as otherwise provided by law, any decision made appealable to the Hearing Authority pursuant to this Chapter shall be subject to the following requirements and procedures.

(b) Any appeal must be in writing, shall state the specific reasons therefore and the grounds asserted for relief and the specific relief requested, and shall be filed with the County Administrative Officer within ten (10) calendar days of personal service of the notice of the action being appealed, or within fifteen (15) calendar days of mailing if the notice is only served by mail. If any Person to whom the notice of violation was given does not file a written appeal within the time and in the manner set forth above, the right to review of the Department's determination shall be deemed to have been waived, and the Department's decision shall be final.

If a written appeal is filed within the time and in the manner set forth above, the matter shall be heard by the Hearing Authority.

(c) Not later than fifteen (15) days after receipt of the appeal, the County Administrative Officer shall provide written notice to the parties of the date, time, and place of the hearing, in the manner

specified above for a notice of revocation.

(d) The provisions of the Administration Procedure Act (commencing with Section 11500 of the Government Code of the State) shall not be applicable to such hearing, nor shall formal rules of evidence in civil or criminal judicial proceedings be so applicable.

A record of the hearing shall be made by any means, including electronic recording, so long as a reasonably accurate and complete written transcription of the proceedings can be made. Technical rules of evidence shall not apply to the hearing, but relevant evidence may be admitted and given probative effect only if it is the kind of evidence upon which reasonable persons are accustomed to rely in the conduct of serious affairs.

A decision of the Hearing Authority shall be supported by substantial evidence. The Hearing Authority shall sustain the Department's decision if the Hearing Authority finds that any lawful basis for the Department's action exists.

(e) Following the conclusion of the hearing, the Hearing Authority shall prepare a written decision that either grants or denies the appeal, contains findings of facts and conclusions of law, and includes notification that the time limit within which a judicial review shall be sought is governed by Code of Civil Procedure Section 1094.6. Notice of the written decision, including a copy thereof, shall be filed with the County Administrative Officer and served upon all parties not later than seven (7) days following the date on which the hearing is closed.

The Hearing Authority's written decision shall be the final decision of the County, and shall become final upon the date that notice thereof is mailed to the appellant by certified mail.

(f) Any determination of the Hearing Authority shall be subject to judicial review pursuant to Code of Civil Procedure Section 1094.5. (§ 2, Ord. 1350, eff. June 15, 2006)

Sec. 6-15.14. Enforcement: Tobacco Retailing Without a Permit; Tobacco Retailing in Violation of Chapter.

(a) In addition to any other penalty authorized by law, if the Department finds or any court of competent jurisdiction determines, after notice and an opportunity to be heard, that any Person has engaged in Tobacco Retailing at a location without a valid Tobacco Retailer's license, either directly or through the Person's agents or employees, the Person shall be ineligible to apply for or be issued a Tobacco Retailing license for that location as follows:

(1) After a first violation of this Chapter at a location within any sixty- (60) month period, no license may issue for the Person at the location until not less than thirty (30) days have passed from the date of the violation.

(2) After a second violation of this Chapter at a location within any sixty- (60) month period, no license may issue for the Person at the location until not less than ninety (90) days have passed from the date of the violation.

(3) After of a third or subsequent violation of this Chapter at a location within any sixty- (60) month period, no license may issue for the Person at the location until not less than five (5) years have passed from the date of the violation.

(b) Tobacco Products and Tobacco Paraphernalia offered for sale or exchange in violation of this Chapter are subject to seizure by the Department or any peace officer, and shall be forfeited after the licensee and any other owner of the Tobacco Products and Tobacco Paraphernalia seized is given reasonable notice by the Department and an opportunity to demonstrate that the Tobacco Products and Tobacco Paraphernalia were not offered for sale or exchange in violation of this Chapter. The decision by the Department may be appealed pursuant to the procedures set

forth in Section 6-15.13. Forfeited Tobacco Products and Tobacco Paraphernalia shall be destroyed.

(c) Each day after the effective date of this Chapter on which Tobacco Products or Tobacco Paraphernalia are offered for sale in violation of this Chapter shall constitute a violation of this Chapter separate and apart from any other violation of this Chapter.

(d) For a first or second alleged violation of this Chapter within any sixty- (60) month period, the Director may engage in settlement negotiations and, with the County Counsel's concurrence, may enter into a settlement agreement with a Tobacco Retailer alleged to have violated this Chapter without approval from the Board of Supervisors. Notice of any settlement shall be provided to the Board, and no hearing shall be held. Settlements shall not be confidential and shall contain the following minimum terms:

(1) After a first alleged violation of this Chapter at a location within any sixty- (60) month period:

(A) An admission that the violation occurred and a stipulation that the violation will be counted when considering what penalty will be assessed for any future violations;

(B) An agreement to stop acting as a Tobacco Retailer for at least one (1) day; and;

(C) A settlement payment to the County of at least one thousand dollars (\$1,000).

(2) After a second alleged violation of this Chapter at a location within any sixty- (60) month period:

(A) An admission that the violation occurred and a stipulation that the violation will be counted when considering what penalty will be assessed for any future violations;

(B) An agreement to stop acting as a Tobacco Retailer for at least ten (10) days; and,

(C) A settlement payment to the County of at least five thousand dollars (\$5,000). (§ 2, Ord. 1350, eff. June 15, 2006)

Sec. 6-15.15. Additional Enforcement.

(a) Causing, permitting, aiding, abetting, or concealing a violation of any provision of this Chapter shall also constitute a violation of this Chapter.

(b) Violations of this Chapter may, in the discretion of the District Attorney, be prosecuted as criminal infractions or misdemeanors.

(c) Violations of this Chapter are subject to a civil action brought by the District Attorney, punishable as follows:

(1) A fine not less than two hundred fifty dollars (\$250) and not exceeding one thousand dollars (\$1,000) for a first violation in any sixty- (60) month period;

(2) A fine not less than one thousand dollars (\$1,000) and not exceeding two thousand five hundred dollars (\$2,500) for a second violation in any sixty- (60) month period; or

(3) A fine not less than two thousand five hundred dollars (\$2,500) and not exceeding five thousand dollars (\$5,000) for a third or subsequent violation in any sixty- (60) month period.

(d) Any violation of this Chapter is hereby declared to be a public nuisance as well as a private nuisance that is presumed to at least nominally damage each and every resident of the community in which the business operates.

(e) In addition to other remedies provided by this Chapter or by other law, any violation of this Chapter may be remedied by a civil action brought by the District Attorney, including but not limited to, administrative or judicial nuisance abatement proceedings, civil or criminal code enforcement proceedings, and suits for injunctive relief.

(f) Any Person, including the County of Yolo, acting for the interests of itself, its members, or the general public (hereinafter "the Private Enforcer") may bring a civil action to enforce this Chapter.

(1) Upon proof of a violation, a court shall award to the Private Enforcer the following:

(A) Damages in the amount of either:

(i) Upon proof, actual damages; or,

(ii) With insufficient or no proof of the amount of actual damages, five hundred dollars (\$500) for each violation of this Chapter (hereinafter "Statutory Damages"). Unless otherwise specified in this Chapter, each day of a continuing violation shall constitute a separate violation. Notwithstanding any other provision of this Chapter, no Private Enforcer suing on behalf of the general public shall recover Statutory Damages based upon a violation of this Chapter if a previous claim brought on behalf of the general public for Statutory Damages and based upon the same violation has been adjudicated, whether or not the Private Enforcer was a party to that adjudication.

(B) Exemplary damages, where it is proven by clear and convincing evidence that the defendant is guilty of oppression, fraud, malice, or a conscious disregard for the public health.

(C) Injunctive Relief.

(i) Notwithstanding any legal or equitable bar against a Private Enforcer seeking relief on his/her/its own behalf, a Private Enforcer may bring an action to enforce this Chapter solely on behalf of the general public. When a Private Enforcer brings an action solely on behalf of the general public, nothing about such an action shall act to preclude or bar the Private Enforcer from bringing a subsequent action based upon the same facts but seeking relief on the Private Enforcer's own behalf.

(ii) Nothing in this Chapter shall prohibit the Private Enforcer from bringing an action in small claims court to enforce this Chapter, so long as the amount in demand and the type of relief sought are within the jurisdictional requirements of small claims court as set forth in California Code of Civil Procedure section 116.220.

(g) Whenever evidence of a violation of this Chapter is obtained in any part through the participation of a Person under the age of eighteen (18) years old, such a Person shall not be required (but shall be permitted) to appear or give testimony in any civil or administrative process brought to enforce this Chapter and the alleged violation shall be adjudicated based upon the sufficiency and persuasiveness of the evidence presented.

(h) The remedies provided by this Chapter are cumulative and in addition to any other remedies available at law or in equity.

(i) Any peace officer may enforce the penal provisions of this Chapter. (§ 2, Ord. 1350, eff. June 15, 2006)

Sec. 6-15.16. Severability.

If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Chapter, or its application to any person or circumstance, is for any reason held to be invalid or

unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Chapter, or its application to any other person or circumstance. The Board of Supervisors of the County of Yolo hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable. (§ 2, Ord. 1350, eff. June 15, 2006)



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: City Council Regular Meeting
DATE: November 5, 2019
ITEM #: K.14.
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 City Council to 1) Conduct the public hearing;
2) Adopt the attached Resolution No. _____, approving the CEQA EIR Addendum together with the previously
Certified Turn of the Century EIR as the appropriate level of environmental review in accordance with the
California Environmental Quality Act (Attachment 1); and 3)
3. Adopt Resolution No. _____, amending the Spring Lake Specific Plan land use designations (rezone)
(Attachment 2); and
4. Adopt Resolution No. _____, amending the General Plan land (Attachment); and
5. Adopt Resolution No. _____, approving Tentative Subdivision Map #5162 in accordance with the Conditions
of Approval (Attachment 3);and
6. Introduce and waive the first reading of Ordinance No. _____, approving the Development Agreement between
the City of Woodland and Pioneer-Woodland, LLC to use and develop the Merritt Ranch project area located
within the Spring Lake Specific Plan Area (Attachment 4).

Staff Contact:

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

Project Site Description:

The 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.

Fiscal Impact

All application processing costs have been paid for by the applicant. The proposed Tentative Subdivision Map includes 231 single-family lots. The Spring Lake Infrastructure Fee (SLIF) equivalent is currently \$47,826 per single-family unit, for a total of \$11,047,806. In addition to paying SLIF, this project will also pay the citywide Development Impact Fees (DIF), which are currently \$29,011 per single-family unit, for a total of \$6,701,541.

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 (0.11 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 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.

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.

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.

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 27, 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 November 1, 2019.

Planning Commission Action

At its publicly noticed meeting held October 17, 2019, the City of Woodland Planning Commission voted unanimously (5-0) to recommend City Council approve the projects as stated above. Commissioners did voice some concern over the use of an affordable housing in lieu fee in general on subdivision projects.

Public Comment

At the October 17th Planning Commission meeting, planning staff and commissioners heard concerns from the public regarding circulation issues on Pioneer Village. Planning also received subsequent e-mail correspondence from adjacent residents to the project area. Issues raised included:

- 1) Concerns about traffic congestion and traffic speeds along Patriot Way leading to the intersection at Pioneer Avenue
- 2) The Swain Drive roadway alignment and connection with Farmers Central Road and the possibility of traffic collisions into the yards facing that intersection as well as light pollution into those homes.
- 3) Concerns that the City will look at realigning the southern connection from the project area to Farmers Central Road via Gilbert Street and thus create a long extended street for excessive speeds and traffic collisions.

Concern #1

Looking first at the concern about traffic speed and congestion on Patriot Way onto Pioneer Avenue, the project is utilizing a number of traffic calming tools along Patriot Way such as medians, bulb outs, and enhanced pedestrian crossings. Additionally, the intersection of Patriot and Pioneer will be signalized to control traffic flow.

Concern #2

Planning staff met with the applicant and the City Engineering Department to evaluate the potential for relocation of this connection and/or any other tools that could be utilized to mitigate for these concerns. After talking with the applicant and the City's traffic engineer about the possible relocation of the intersection to Gilbert Street a number of issues with this realignment proposal were brought up, that included:

- Concerns that the relocation of the connection would create a road that extends from north of Patriot south into Heidrick Ranch on Winne Drive.
- Require a power pole with a transformer to be relocated (estimated at around \$90,000)
- Require a light pole to be relocated
- All the utility connections and infrastructure are in place for the proposed Swain Drive connection with FCR
- The FCR improvements are already set up for the future Swain/FCR intersection

Concern #3

Alternatively, looking at the possible move and connection at House Drive (intersection to the west) to FCR created different issues that include:

- The creation of an offset intersection
- Creates awkward lotting pattern internally to the Pioneer Village map at the cul-de-sac (Moses Court)
- Creates a long street connection from Hurt Street to House Drive
- There would be additional costs due to unplanned utilities

Staff is cognizant of the concerns with the existing connection from Pioneer Village site via Swain Drive onto Farmers Central Road, but still sees this as the most viable location. In an attempt to mitigate for the possibility of accidents at this intersection, the City's traffic engineer is recommending a traffic circle at Swain and Moses to reduce speeds as drivers travel south on Swain. This change has been reflected in the conditions of approval for the project (#58). Additionally staff did try to assess where car headlights (for southbound vehicles on Swain) could point toward while waiting at the intersection, and the initial evaluation seems to show no windows aligning with the intersection.

Conclusion:

Staff recommends the City council take action on the following: 1) Conduct the public hearing; 2) Adopt Resolution No. _____, approving the CEQA EIR Addendum together with the previously Certified Turn of the Century EIR as the appropriate level of environmental review in accordance with the California Environmental Quality Act (Attachment 1); and 3) Adopt Resolution No. _____, amending the Spring Lake Specific Plan land use designations (rezone) (Attachment 2); and 4) Adopt the attached Resolution No. _____, amending the General Plan land (Attachment); and 5) Adopt Resolution No. _____, approving Tentative Subdivision Map #5162 in accordance with the Conditions of Approval (Attachment 3); and 6) Introduce and waive the first reading of Ordinance No. _____, approving the Development Agreement between the City of Woodland and Pioneer-Woodland, LLC to use and develop the Merritt Ranch project area located within the Spring Lake Specific Plan Area (Attachment 4).

Prepared by: Megan Meier, Associate Planner

Review by: Cindy Norris, Principal Planner

Attachments:

1. Attachment 1- Resolution CEQA Addendum
2. Attachment 2-Pioneer Village Addendum
3. Attachment 3 - Resolution Amending Specific Plan
4. Attachment 4-Resolution Amending General Plan
5. Attachment 5-Resolution_Pioneer Village Map 5162
6. Attachment 6- Pioneer Village DA Ordinance
7. Attachment 7-Pioneer Village Development Agreement
8. Exhibit 7-A_Legal Description
9. Exhibit 7-B_Contextual Map
10. Exhibit 7-C_Conditions of Approval
11. Exhibit 7-D_Project Specific Impact Fees
12. Attachment 8-Application & Project Narrative
13. Attachment 9-Project Information Summary Sheet
14. Attachment 10- Pioneer Village PC Staff Report.aspx

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND ADOPTING CEQA EIR ADDENDUM #16 TO THE TURN
OF THE CENTURY EIR**

WHEREAS, on August 12, 2000, the City Council adopted Resolution No. 4215 Certifying the Environmental Impact Report (EIR)(SCH#99022069) for the Spring Lake Specific Plan (SLSP); and

WHEREAS, on December 18, 2001, the City Council adopted Resolution No. 4330 adopting EIR Addendum #1 to the Certified EIR and approving the Spring Lake Specific Plan; and

WHEREAS, on November 19, 2002, the City Council adopted Resolution No. 4399 adopting EIR Addendum #2 to the Certified EIR and approving Amendment #1 to the Spring Lake Specific Plan; and

WHEREAS, on December 17, 2002, the City Council adopted Resolution No. 4406 adopting EIR Addendum #3 to the Certified EIR and approving Amendment #2 to the Spring Lake Specific Plan; and

WHEREAS, on April 15, 2003, the City Council adopted EIR Addendum #4 for the proposed Williamson Act Rescission Agreement for the Russell Property; and

WHEREAS, on August 19, 2003, the City Council adopted Resolution No. 4467 adopting the Final Supplemental EIR to the Certified EIR and approving the Spring Lake Specific Plan Off-Site Infrastructure Facilities; and

WHEREAS, on May 4, 2004, the City Council adopted Resolution No. 4537 adopting EIR Addendum #1 to the Supplement to the Turn of the Century Specific Plan EIR to address offsite infrastructure facilities; and

WHEREAS, on October 19, 2004, the City Council held a noticed public hearing to consider EIR Addendum #5 and Spring Lake Specific Plan Amendment #3; and

WHEREAS, on February 27, 2007, the City Council held a noticed public hearing to consider EIR Addendum #6 and Spring Lake Specific Plan Amendment #4, for the purposes of amending the plan based on a request by Reynen and Bardis for the Spring Lake Central project; and

WHEREAS, on November 16, 2010, the City Council held a noticed public hearing to consider EIR Addendum #7 and Spring Lake Specific Plan Amendment # 5 for the purposes of amending the plan based on a request by Gibson Ogden Investors, LLC to remove a bike overcrossing on Gibson Road and a bike path east of the High School; and

WHEREAS, on December 14, 2010, the City Council held a noticed public hearing to consider EIR Addendum #8 and Spring Lake Specific Plan Amendment #6 for the purposes of amending the plan based on a request by Cal West Investors, LLC to modify land use designations and rezone a school site; and

WHEREAS, on March 5, 2013, the City Council held a noticed public hearing to consider EIR Addendum #9 and Spring Lake Specific Plan Amendment #7 for the purposes of amending the plan based on a request by ALC IV Woodland Spring Lake, LLC to modify land use designations and rezone a school site; and

WHEREAS, on June 17, 2014, the City Council held a noticed public hearing to consider EIR Addendum #10 and Spring Lake Specific Plan Amendment #8 for the purposes of amending the Plan based on a request by the Turn of The Century, LLC amending the Spring Lake Specific Plan land use designations, Spring Lake Specific Plan Design Standards Table 2.4 (Minimum Lot Width), and the Spring Lake Affordable Housing Plan (50-unit limit); and

WHEREAS, on February 3, 2015, the City Council held a noticed public hearing to consider EIR Addendum #11 for the purposes of amending the Spring Lake Specific Plan based on a request by Cal West Investors, LLC, and Optimistic Partners, LLC to rezone portions of the Cal West project site; and

WHEREAS, on May 5, 2015, the City Council held a noticed public hearing to consider EIR Addendum #12 for the purposes of amending the Spring Lake Specific Plan based on a request by Woodland Spring Lake Partnership to rezone portions of the Spring Lake Central project site; and

WHEREAS, on September 1, 2015, the City Council held a noticed public hearing to consider the proposed EIR Addendum #13 for the purposes of amending the Spring Lake Specific Plan based on a request by Turn of the Century, LLC, to rezone portions of the Heritage Remainder Area Project Site; and

WHEREAS, on November 15, 2016, the City Council held a noticed public hearing to consider the proposed EIR Addendum #14 for the purposes of amending the Spring Lake Specific Plan based on a request by Vacaville Land Investors, LLC, to rezone portions of the Oyang North Project Site.

WHEREAS, on November 15, 2016, the City Council held a noticed public hearing to consider the proposed EIR Addendum #15 for the purposes of amending the Spring Lake Specific Plan based on a request by Vacaville Land Investors, LLC, to rezone portions of the Oyang South project site; and

WHEREAS, on July 2, 2019, the City Council held a noticed public hearing to consider the proposed EIR Addendum #16 for the purposes of amending the Spring Lake Specific Plan based on a request by Darkhorse Estates, LLC, to rezone portions of the of the Merritt Ranch (Merritt 3/8) Project Site.

WHEREAS, on October 5, 2019, the City Council held a noticed public hearing to consider the proposed EIR Addendum #17 for the purposes of amending the Spring Lake Specific Plan based on a request by Pioneer-Woodland, LLC, to rezone portions of the of the Pioneer Village (Merritt 5/8) Project Site.

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the City Council of the City of Woodland hereby takes the following actions:

1. Affirms that EIR Addendum #17 is hereby included (Exhibit “1-A”) in or attached to the Certified EIR as required by Section 15164 of the State CEQA Guidelines.
2. Affirms that EIR Addendum #17 has been considered with the Certified EIR as required by Section 15164 of the State CEQA Guidelines.
3. Adopts EIR Addendum #17 dated May 2019, as attached.

PASSED AND ADOPTED by the City Council on October 5, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Xochitl Rodriquez, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Dated: _____

Exhibit - CEQA EIR Addendum

CEQA ADDENDUM

TO THE TURN OF THE CENTURY SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT

CERTIFIED AUGUST 15, 2000
(SCH# 1999022069)

FOR THE PIONEER VILLAGE PROJECT

PREPARED FOR
THE CITY OF WOODLAND



OCTOBER 2019

PREPARED BY



1501 SPORTS DRIVE, SUITE A, • SACRAMENTO • CA • 95834
OFFICE 916.372.6100 • FAX 916.419.610

ADDENDUM TO THE TURN OF THE CENTURY SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT FOR THE 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.

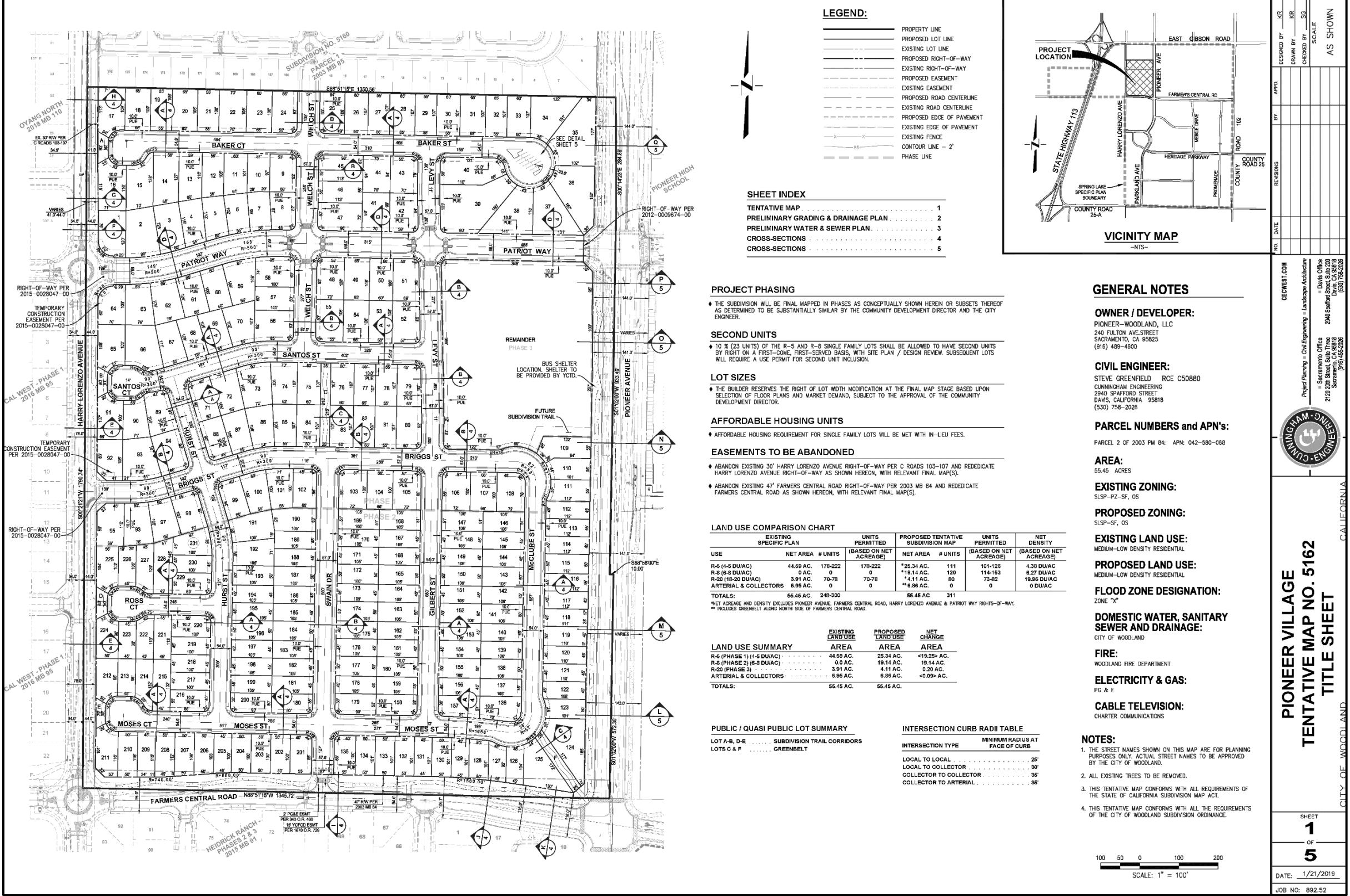
Site Design

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.

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	<table><tr><th colspan="3">Table 2 Operational Emissions Comparison</th></tr><tr><th>Pollutant</th><th>YSAQMD Thresholds</th><th>Operational Emissions</th></tr><tr><th colspan="3">Previously Approved SLSP Designation</th></tr><tr><td>ROG</td><td>10 tons/yr</td><td>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> 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.	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)		
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	<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.
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	<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

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	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

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	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

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	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

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	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.

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	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.
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	<table><tr><th colspan="3">Table 3 Traffic Generation Comparison</th></tr><tr><th></th><th>Average Daily Trips</th><th>Total Peak Hour Trips</th></tr><tr><td>Existing SLSP</td><td>2,627</td><td>470</td></tr><tr><td>Proposed</td><td>2,726</td><td>487</td></tr><tr><td>Difference</td><td>+99</td><td>+17</td></tr></table> Source: Institute of Traffic Engineers. Trip Generation Handbook – 9th 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	Table 3 Traffic Generation Comparison				Average Daily Trips	Total Peak Hour Trips	Existing SLSP	2,627	470	Proposed	2,726	487	Difference	+99	+17
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	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.

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(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;

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	• 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

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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

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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**

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	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 CO ₂	CH ₄	N ₂ O	CO ₂ e
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 CO ₂	CH ₄	N ₂ O	CO ₂ e
	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
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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
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Boilers

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

Equipment Type	Number
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11.0 Vegetation

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
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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
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Boilers

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

Equipment Type	Number
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11.0 Vegetation

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
----- Apartments 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/MW hr)	281.31	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	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
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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
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Boilers

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

Equipment Type	Number
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11.0 Vegetation

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
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Institute Recycling and Composting Services Percent Reduction in Waste Disposed	
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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
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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
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Boilers

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

Equipment Type	Number
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11.0 Vegetation

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
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, 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
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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
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Boilers

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

Equipment Type	Number
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11.0 Vegetation

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
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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
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Boilers

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

Equipment Type	Number
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11.0 Vegetation

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	
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RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND AMENDING THE SPRING LAKE SPECIFIC PLAN LAND
USE DESIGNATIONS FOR THE PIONEER VILLAGE PROJECT TO BE
DEVELOPED BY PIONEER-WOODLAND, LLC**

WHEREAS, the applicant, Pioneer-Woodland, LLC, filed Planning Application # PLNG 19-00010, proposing amendments to the General Plan and Spring Lake Specific Plan; and

WHEREAS, the City desires to adopt an amendment to the Spring Lake Specific Plan, consisting of the re-designation of the land use category in the Specific Plan for properties identified as the Spring Lake Pioneer Village Project as described in more detail in Exhibit “1” attached herein; and

WHEREAS, the City of Woodland Planning Commission held a duly noticed public hearing on October 17, 2019, to receive public testimony concerning the Amendments; and

WHEREAS, the City of Woodland City Council held a public hearing on November 5, 2019, to receive public testimony concerning the Amendments, consider the Planning Commission's recommendations, and take action on the Amendments; and

WHEREAS, the City of Woodland City Council, based on oral testimony and documentary evidence submitted during the public hearing, now finds it proper to amend the Spring Lake Specific Plan as described in Exhibit “1;” and

WHEREAS, the City of Woodland has taken action to approve all entitlements necessary for implementation of the Amendments for the Spring Lake Pioneer Village Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland that:

1. The foregoing recitals are hereby true and correct.
2. The City of Woodland City Council finds that the actions as set forth in this Resolution are in the public interest and necessary to the public health, safety, and welfare.
3. The City Council hereby finds that the proposed Amendments are consistent with both the Spring Lake Specific Plan and the City of Woodland General Plan.
4. The City Council hereby approves the following Amendments:
 - A. Amendment to the Spring Lake Specific Plan for the Spring Lake Pioneer Village Project, as described in Exhibit “1.”

These Amendments shall take effect only upon execution by the City and the owner of the Property of a Development Agreement governing the Property. No final map shall be recorded or approved for the Property in conformance with the Amendments until the Amendments have taken effect pursuant to this paragraph.

PASSED AND ADOPTED by the City Council on November 5, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Xochitl Rodriquez, Mayor

ATTEST:

APPROVED AS TO FORM:

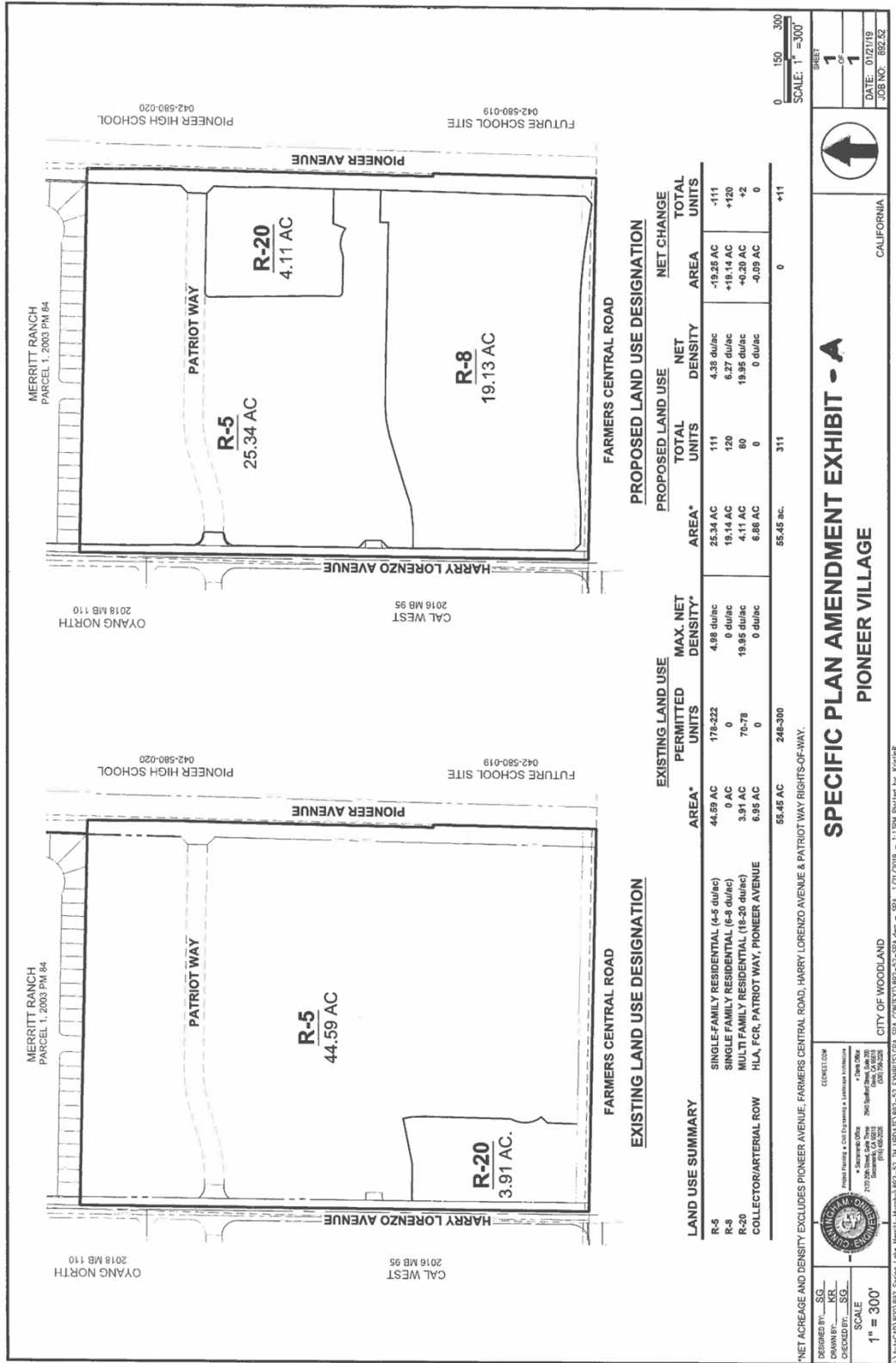
Ana Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Dated: _____

Exhibit "1" - Spring Lake Specific Plan Land Use Amendment Exhibit

Exhibit 1



RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND AMENDING THE GENERAL PLAN LAND USE
DIAGRAM FOR THE PIONEER VILLAGE PROJECT**

WHEREAS, Article 5 of Chapter 3 of Division 1 of Title 7 (commencing with section 65300) of the Government Code requires the City to prepare and adopt a comprehensive, long-term General Plan for the physical development of the City; and

WHEREAS, in May of 2017, the City of Woodland (“City”) adopted its 2035 General Plan, and when applicable can be amended from time to time; and

WHEREAS, the General Plan contains the General Plan Land Use Diagram (Figure 2-5), which designates that certain real property consisting of one parcel located in the City of Woodland, California, which comprise approximately 55.45 acres and is more commonly known as Yolo County Assessor’s Parcel Number 042-580-068 (“Pioneer Village Property”) as Medium Density Residential (MDR), and Low Density Residential (LDR); and

WHEREAS, the applicant, Pioneer-Woodland LLC., filed Planning Application # PLNG 19-00010, requesting that the General Plan Land Use Diagram be amended to re-designate .20 acres of the Pioneer Village Property from Low Density Residential (.20 acres of R-5) to Medium Density Residential R-20 and relocate the entire 4.11 acres of the R-20 Multi-family within the development area to be closer to services; and

WHEREAS, on October 17, 2019, the Planning Commission of the City of Woodland (“Planning Commission”) held a duly noticed public hearing at which all persons wishing to testify in connection with the General Plan Amendment were heard, and the General Plan Amendment and all other relevant information contained in the record were comprehensively reviewed by the Planning Commission; and

WHEREAS, at the conclusion of the public hearing before the Planning Commission, the Planning Commission voted unanimously (5-0) to recommend to the City Council that the General Plan Amendment be approved; and

WHEREAS, on November 5, 2019 the City Council of the City of Woodland (“City Council”) held a duly noticed public hearing at which all persons wishing to testify in connection with the General Plan Amendment were heard, and the General Plan Amendment and all other relevant information contained in the record were comprehensively reviewed by the City Council; and

WHEREAS, at the conclusion of the public hearing before the City Council, the City Council by resolution adopted Addendum #17 to the Turn of the Century Specific Plan Environmental Impact Report for the Pioneer Village Project; and

and **WHEREAS**, this will be the ### amendment of the General Plan in the calendar year 2019;

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland that:

1. Based on the entire record before the City Council, all written and oral evidence presented to the City Council, and the findings made in this Resolution, the City Council hereby approves the General Plan Amendment, hereby amending the General Plan Land Use Map and Land Use Designation of the Pioneer Village Project as depicted in Exhibit 1, attached hereto and incorporated herein by this reference, and as follows:

- a) Relocate the Multifamily 4.11 acre, R-20 Multifamily (Medium Density Residential) site within the development area to be closer to services; and
- b) Re-designation of the .20 acre, R-5/Single Family (Low Density Residential) site to .20 acres of R-20/Multi-family (Medium-Low Density Residential).

2. Based on the entire record before the City Council and all written and oral evidence presented, the City Council hereby makes the following findings:

A. The General Plan Amendment is integrated and compatible with the Land Use and Community Design Element of the General Plan in that it supports infill development and reuse of underutilized parcels in a manner compatible with the surrounding character.

B. The General Plan Amendment is integrated and compatible with the Economic Development Element of the General Plan in that it allows for economic development within the City while maintaining orderly and well-planned for steady growth to prevent urban sprawl.

C. The General Plan Amendment promotes the goals and objectives of the General Plan and each element thereof and leaves the General Plan a compatible, integrated, and internally consistent statement of policies.

3. The City Council has determined that the General Plan Amendment is in the public interest because the change in general plan designation is in compliance with General Plan Policy 1.B.1 as the City supports residential development at a manageable pace to achieve its fair share of regional housing needs and Policy 1.C.1 as the City promotes new residential development in a range of residential densities.

4. The General Plan Amendment was reviewed, studied, and found to comply with the California Environmental Quality Act and, based on the foregoing, the City has

determined that the environmental impacts of the General Plan Amendment are insignificant and has adopted an Addendum to the Turn of the Century Specific Plan Environmental Impact Report for the Pioneer Village Project.

PASSED AND ADOPTED by the City Council on November 5, 2019, by the following vote

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Xochitl Rodriquez, Mayor

ATTEST:

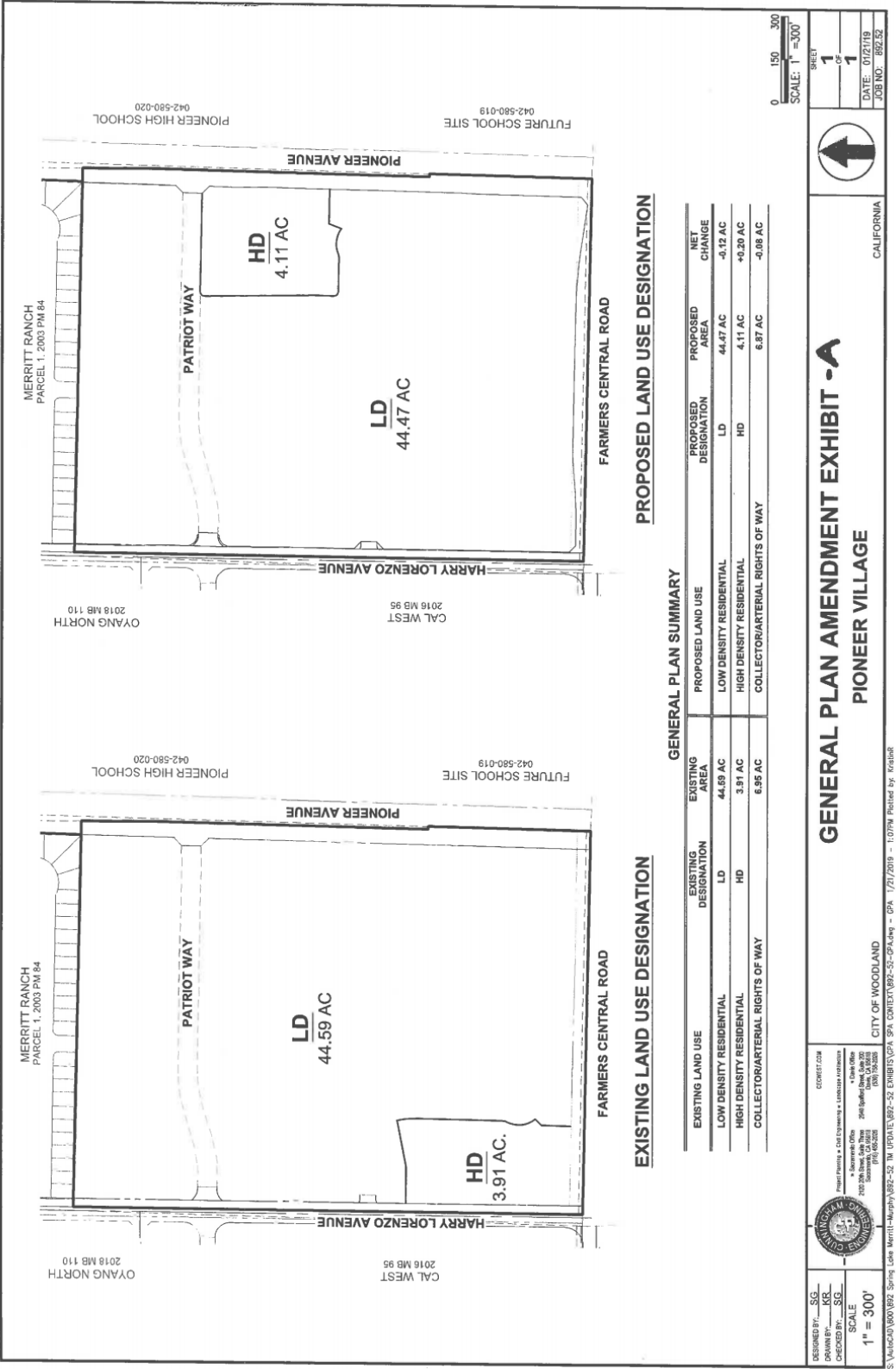
APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Exhibit 1 General Plan Land Use Amendment Diagram

Exhibit 1



RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVAL OF TENTATIVE SUBDIVISION MAP NO. 5162 FOR THE
PIONEER VILLAGE PROJECT IN SPRING LAKE, IN ACCORDANCE
WITH THE CONDITIONS OF APPROVAL**

WHEREAS, the applicant, Pioneer-Woodland, LLC, filed Planning Application # PLNG 19-00010, proposing 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 “1”**; and

WHEREAS, the Woodland City Council held a public hearing on November 5, 2019, to review and consider approval of the proposed Pioneer Village Project in Spring Lake (“Project”) Tentative Subdivision Map No. 5162; and

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

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

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

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

WHEREAS, the City Council has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby make the following findings, and determinations, for the Tentative Subdivision Map No. 5162:

The City Council, in approval makes the following findings regarding:

1. General Plan Consistency Findings:

- a. The Project is consistent with the goals and policies of the General Plan in that the proposed relocation does not alter the land use designation for the multi-family that is being moved within the project site to allow for greater access to services.
- b. The Project is substantially consistent with the goals and policies of the General Plan in that the proposed modification is only land use changing of .20 from single family to multi-family.
- 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 (Madrone Ecological Consulting, Biological Resources and Regulatory Constraints Due Diligence Memo, September 26, 2018) shows that there would not be any significant and unavoidable impacts related to existing habitat. SLSP Mitigation measures regarding biological studies prior to construction activity are required. As part of the SLSP requirements the project will submit and gain clearance from the Yolo Habitat Conservation Plan as well.
- e. The design of the proposed subdivision will not cause serious public health problems and is not anticipated to have any negative impacts on Project residents or occupants of the surrounding area.
- f. The subdivision design will not conflict with easements acquired by the public at large, for access through or use of property with the proposed subdivision, absent alternative, equivalent easements. Any new easements have been made conditions of map approval.
- g. Any proposed phases and their proposed sequence of construction are identified on the submitted map.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting on the 5th day of November, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Xochitl Rodriquez, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Dated:_____

Exhibit "1" – Tentative Subdivision Map No. 5162



ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WOODLAND, CALIFORNIA APPROVING A DEVELOPMENT
AGREEMENT BETWEEN THE CITY OF WOODLAND AND PIONEER-
WOODLAND, LLC TO USE AND DEVELOP THE PIONEER VILLAGE
PROJECT SITE LOCATED WITHIN THE SPRING LAKE SPECIFIC
PLAN AREA**

WHEREAS, pursuant to Government Code Section 65864 *et seq.*, the City of Woodland (“City”) is authorized to enter into development agreements providing for the development of land under the terms and conditions set forth herein; and

WHEREAS, the City has found that development agreements strengthen the public planning process, encourage private participation in comprehensive planning by providing a greater degree of certainty in that process, reduce the economic costs of development, allow for the orderly planning of public improvements and services, allocate costs to achieve maximum utilization of public and private resources in the development process, and ensure that appropriate measures to enhance and protect the environment are achieved; and

WHEREAS, the Pioneer Village Project Site which has entered into an assumption and assignment agreement with Pioneer-Woodland, LLC.; and

WHEREAS, Pioneer-Woodland, LLC. (“Developer”) proposes to develop certain real property located in the City of Woodland (“Property”), more particularly described in the Development Agreement, as “**Attachment 5**” and incorporated herein by reference, for residential use (“Project”); and

WHEREAS, Developer’s interest in the Property constitutes a legal or equitable interest in real property pursuant to Government Code Section 65865; and

WHEREAS, Developer proposes the Project to achieve the goals of the City’s General Plan (“General Plan”) and the Spring Lake Specific Plan (“SLSP”); and

WHEREAS, the City desires timely, efficient, orderly, and proper development of the Project in furtherance of the goals of the General Plan and SLSP; and

WHEREAS, the City Council has found that the Development Agreement is consistent with the City’s General Plan and the SLSP; and

WHEREAS, because of the logistics, magnitude of the expenditure, and considerable lead time prerequisite to planning and developing the Project, the Developer requires assurances that the Project can proceed without disruption caused by a change in the City’s planning policies and requirements, except as provided in the Development Agreement, which assurances will thereby reduce the actual or perceived risk of planning for and proceeding with development of the Project; and

WHEREAS, City has determined that by entering into the Development Agreement, City will (i) promote orderly growth and quality development on the Property in accordance with the goals and policies set forth in the General Plan and the SLSP and (ii) benefit from increased housing opportunities created by the Project for residents of the City; and

WHEREAS, it is the intent of the City and Developer to establish certain conditions and requirements related to review and development of the Project that are or will be the subject of subsequent development applications for the Project; and

WHEREAS, the City and Developer have reached mutual agreement and desire to voluntarily enter into the Development Agreement to facilitate development of the Project, subject to conditions and requirements set forth herein; and the Planning Commission recommended to the City Council approval of both the Tentative Subdivision Map #5162 for the Pioneer Village Project Site and the Development Agreement; and

WHEREAS, on November 5, 2019, the City Council conducted a public hearing pursuant to Government Code section 65867, not less than ten (10) days notice of which was provided in accordance with Government Code sections 65090 and 65091, at which hearing all persons wishing to testify in connection with the Development Agreement were heard and at which time the Development Agreement was comprehensively reviewed; and

WHEREAS, on November 5, 2019, the City Council introduced this Ordinance through a waiving of the first reading of this Ordinance; and

WHEREAS; pursuant to the California Environmental Quality Act (CEQA) Public Resources Code section 21000 *et seq.*, the proposed Project is consistent with the Environmental Impact Report (SCH #99022069, Turn of the Century EIR) on the Spring Lake Specific Plan certified on August 15, 2000 and with prior addenda to the Turn of the Century EIR, including Addendum #17 pertaining to the rezoning of certain portions of the project site; and

WHEREAS, the terms and conditions of the Development Agreement have undergone review by the City at publicly noticed hearings and have been found to be fair, just and reasonable and consistent with the General Plan and the SLSP. Further, the City Council finds that (i) the economic interests of the City's citizens and the public health, safety, and welfare will be best served by entering into the Development Agreement; (ii) the Development Agreement is consistent with the General Plan and SLSP; (iii) the Development Agreement is in conformance with the public convenience, general welfare, and good land use practice; (iv) the Development Agreement will not be detrimental to the public health, safety, or general welfare; and (v) the Development Agreement will not adversely affect the orderly development or the preservation of property values for the Property or any other property.

THE CITY COUNCIL OF THE CITY OF WOODLAND DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Pursuant to California Government Code Sections 65865 *et seq.*, the City Council hereby approves the Development Agreement as “**Attachment 7.**”

Section 2. Based on the entire record before the City Council and all written and oral evidence presented to the City Council, the City Council finds this Ordinance promotes the public health, safety, and welfare of the community because the Development Agreement will permit land uses that best reflect the community needs and will allow for the most logical and efficient development of the real property governed by the Development Agreement in the City.

Section 3. The City Council hereby incorporates by reference the recitals set forth herein and adopts those recitals as its own as though fully set forth in this Ordinance. Pursuant to Government Code section 65867.5 (b) and based on the entire record before the City Council, including all written and oral evidence presented to the City Council, the City Council hereby finds that the Development Agreement will continue to result in the development of the Property at the intensity and density allowed under the General Plan and SLSP and with the restrictions and standards set forth in the City’s Municipal Code and the Development Agreements.

Section 4. The City Council hereby expressly determines that all of the procedures of CEQA have been met with respect to the Development Agreement because, the project is consistent with the Environmental Impact Report (SCH #99022069, Turn of the Century EIR) on the Spring Lake Specific Plan certified on August 15, 2000 and with prior addenda to the Turn of the Century EIR.

Section 5. The City Clerk shall cause to be recorded with the Yolo County Recorder a copy of the executed Development Agreement, or a Memorandum of Agreement, within ten (10) days following execution thereof.

Section 6. The City Clerk shall certify to the adoption of this Ordinance and shall cause a summary thereof to be published in the Daily Democrat, a newspaper of general circulation, printed and published in the city of Woodland and county of Yolo, at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the City Clerk, and within fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted ordinance in the office of the City Clerk, in accordance with California Government Code section 36933. This Ordinance shall take effect thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council on November 5, 2019 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Xochitl Rodriguez, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Dated: _____

Attachment 7 – Pioneer Village Development Agreement

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

Exempt from filing fees pursuant to Government Code §6103

DEVELOPMENT AGREEMENT NO. [_____]

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.

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 Construction of Pioneer Road Improvements. Developer shall construct Pioneer Road improvements such that bi-directional traffic is maintained at all times to the satisfaction of the City Engineer. City shall have beneficial occupancy of Pioneer Road prior to issuance of certificate of occupancy for the first unit in the project, including any permit issued for the model homes.

4.16 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

4.17 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

4.18 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.

4.19 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.

4.20 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.

4.21 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.

4.22 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.

4.23 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.

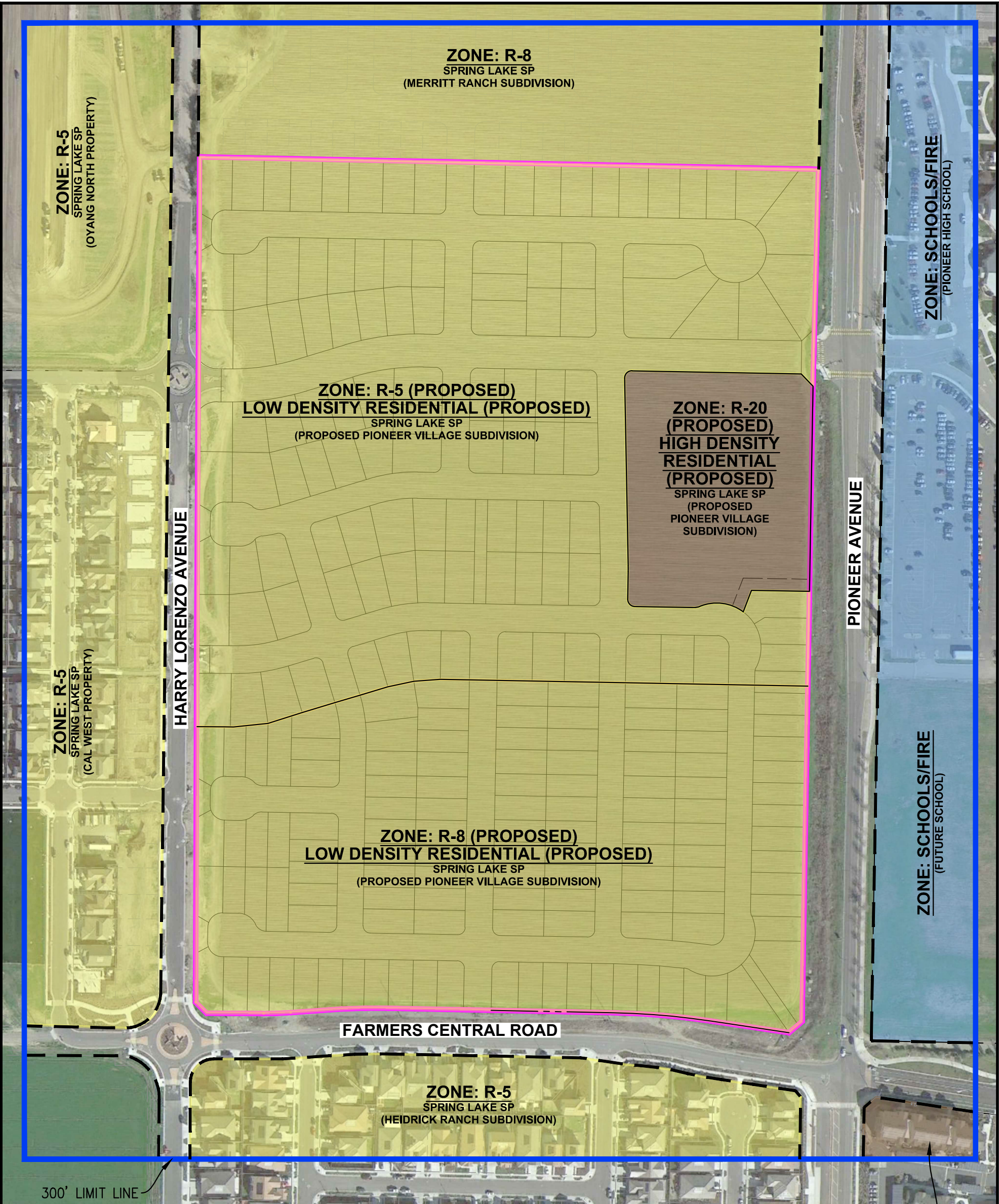
Signature_____

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

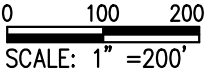


LEGEND:

- 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	CUNNINGHAM ENGINEERING 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 OF 1
CHECKED SG					
JOB No: 892.52					

PIONEER VILLAGE CONDITIONS OF APPROVAL

GENERAL CONDITIONS

1. Project Approval. The project shall be substantially (as determined by the City) developed as depicted on the maps and exhibits included in the ____ (Month) (Day) ____, 2019 City Council staff report, as approved by City Council, for the 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
 - Install traffic circle at the intersection of Swain Drive and Moses 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):

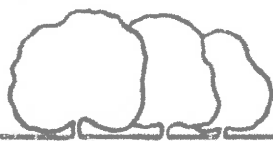
- Spring Lake Fire Department Operation and Maintenance Funding Fee of \$958.00 for SFD and \$0 for MFU;
- Public transit capital fee of \$340/SFD for the construction of transit capital improvements \$0 for MFU;
- Public transit operations fee of \$46 for SFD and \$0 for MFU;
- Fiscal Deficit mitigation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

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).



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.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



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: November 5, 2019
ITEM #: K.15.
SUBJECT: Second Reading and Adoption of Ordinance No. 1651, adopting Changes to the California Building, Plumbing, Mechanical and Electrical Codes

Recommendation for Action: Staff recommends that the City Council: 1) Hold a Public Hearing; and 2) Receive public comment; and 3) Adopt Ordinance No. 1651, an ordinance adopting by reference the 2019 Edition of the California Building Standards (California Code of Regulations, Title 24), consisting of the 2019 California Building Code; the 2019 California Electrical Code; the 2019 California Mechanical; the 2019 California Plumbing; the 2019 California Green Building Code; the 2019 California Residential Code; the 2019 California Building Energy Efficiency Standards, along with the 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings; the 1997 Edition of the Uniform Housing Code, and the 1997 Edition of the Uniform Security Code, together with certain additions, insertions, deletions and changes thereto

Staff Contact:

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Report in Brief:

This adoption of the 2019 California Building Standards Code, along with other Uniform Codes, will comprise the new Building, Plumbing, Mechanical, Electrical, Energy Efficiency, and Green Codes for the City of Woodland. Code adoption is a two-step process: first at this meeting the Council introduces the new codes, approves a public notice, and at a following Council meeting, after all required public notice has been completed, the formal adoption action takes place

Background:

Every three years, the various State and National Building Codes are revised to reflect the latest in building and fire safety standards. In 2019, the State's Building Standards Commission approved for adoption the following codes: 2018 International Building Code, 2017 National Electrical Code, 2018 Uniform Mechanical Code, and the 2018 Uniform Plumbing Code. Other codes being adopted by the City are the Uniform Housing Code, the Uniform Security Code, and the Uniform Code for the Abatement of Dangerous Buildings with amendments.

According to California law, the 2019 California Building Standards Code applies to a building permit application submitted on or after the effective date to all occupancies throughout the state. The revised code will go into effect on January 1, 2020; the full text of all code material is available for public inspection in the Building Officials office

Discussion:

While the City of Woodland and other communities are required by state law to utilize the newest State adopted version of the codes, adoption of the codes (by reference) by local jurisdictions provides greater consistency among jurisdictions. This adoption process also allows for minor modifications (amendments) to the codes to reflect local conditions.

State Building Standards Law does not limit the authority of a City to establish more restrictive building

standards than those contained in the code that are reasonably necessary because of local climatic, geological, or topographical conditions. The Council could add amendments, as it sees fit, if the findings for the amendments comply with modifications based on the local climatic, geological, or topographical conditions.

Each separate amendment is composed of two parts: the findings and the text of the amendment. The findings are local justification for needing the amendment. These findings are sent to the Building Standards Commission and kept on file. The findings must be based upon local topography, climate, or geology. Administrative amendments do not require findings. See Exhibit "A" to the Ordinance for findings to support amendments to the Standards.

All current City amendments have been reviewed for applicability with the new codes. With this adoption all former amendments have been rewritten, deleted, or revised to reflect the most current needs of the City of Woodland. Some of the most substantive amendments are:

Concrete Slabs: Minimum thickness is 4 inches, with a 5 sack mix, and reinforced with re-bar 18 inches on center each way. Soils having a Plasticity Index (PI) of 15 or greater shall be considered expansive requiring floor slabs to be designed for expansive soils.

Concrete Driveways: Minimum thickness is 4 inches, with a 5 sack mix, reinforced with #3 bar 18 inches on center each way, with a 3-inch gravel base.

Asphalt Paving: 3 inches of asphalt over 8 inches Class II aggregate base.

Water piping in or under Concrete Slabs: Not permitted unless specific conditions are met.

Every effort is being made to keep the amendments to a minimum; this makes for consistency among jurisdictions and helps streamline the building plan checking process.

The government mandated triennial code adoption can put a tremendous strain on local governments for staff training. Staff will be attending the annual training classes. All Building Division staff will be trained in the critical changes in the new code.

Public Contact:

Two public notices were published on October 15, 2019 and November 5, 2019. One copy of the 2019 California Building Standards Code, uniform codes, and proposed ordinance will be available for public inspection in the Office of the Building Official. Information on the new codes will be posted on the City's web site. Many classes and seminars are being taught around the State on the new codes and are available to architects, contractors, and the general public.

Conclusion:

Staff recommends that the City Council: 1) Hold a Public Hearing; and 2) Receive public comment; and 3) Adopt Ordinance No. 1651, an ordinance adopting by reference the 2019 Edition of the California Building Standards (California Code of Regulations, Title 24), consisting of the 2019 California Building Code; the 2019 California Electrical Code; the 2019 California Mechanical; the 2019 California Plumbing; the 2019 California Green Building Code; the 2019 California Residential Code; the 2019 California Building Energy Efficiency Standards, along with the 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings; the 1997 Edition of the Uniform Housing Code, and the 1997 Edition of the Uniform Security Code, together with certain additions, insertions, deletions and changes thereto.

Prepared By: Joel Luevano, Chief Building Official

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



Paul Navazio
City Manager

Attachments:

1. 2019 Code Adoption ORDINANCE (1)

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AMENDING CHAPTER 15.04 OF THE WOODLAND MUNICIPAL CODE,
ADOPTING BY REFERENCE THE 2019 EDITION OF THE CALIFORNIA BUILDING
STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24),
CONSISTING IN PART OF THE 2019 CALIFORNIA BUILDING CODE, THE 2019
CALIFORNIA RESIDENTIAL CODE, THE 2019 CALIFORNIA ELECTRICAL CODE,
THE 2019 CALIFORNIA MECHANICAL CODE, THE 2019 CALIFORNIA PLUMBING
CODE AND THE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE; THE
1997 EDITION OF THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS
BUILDINGS; THE 1997 EDITION OF THE UNIFORM HOUSING CODE; AND THE
1997 EDITION OF THE UNIFORM SECURITY CODE,
TOGETHER WITH CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND
CHANGES THERETO**

WHEREAS, pursuant to California Government Code Section 50022.1 *et seq.* the City of Woodland (“City”) may adopt by reference the California Building Standards Code, 2019 Edition as provided in Title 24 and 25 of the California Code of Regulations and other codes, including, without limitation, the Uniform Code for the Abatement of Dangerous Buildings, the Uniform Housing Code, and the Uniform Security Code; and

WHEREAS, the California Building Standards Commission (“Commission”) recently adopted the 2019 Edition of the California Building Standards Code; and

WHEREAS, California Health and Safety Code Section 17958.7 and 18941.5 authorize cities to adopt the California Building Standards Code with modifications determined to be reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, the City desires to adopt the California Building Standards Code with the necessary amendments to assure the Codes are tailored to the particular safety needs of the City as required by its unique climatic, geological and topographical conditions; and

WHEREAS, the City held a public hearing on November 5, 2019 at which time all interested persons had the opportunity to appear and be heard on the matter of adopting the Codes as amended herein; and

WHEREAS, the City published notice of the aforementioned public hearing pursuant to California Government Code Section 6066 on, October 22, 2019 and, October 29, 2019; and

WHEREAS, any and all other legal prerequisites relating to the adoption of this Ordinance have occurred.

The City Council of the City of Woodland does hereby ordain as follows:

- 1. Purpose.** The purpose of this Ordinance is to amend the City of Woodland Municipal Code, adopting by reference the 2019 Edition of the California Building Standards Code as provided in Title 24 of the California Code of Regulations (“California Building Standards Code”), including

the California Building Code, 2019 Edition (California Code of Regulations, Title 24, Part 2), which incorporates and amends the International Building Code, 2018 Edition; the California Residential Code, 2019 Edition (California Code of Regulations, Title 24, Part 2.5), which incorporates and amends the International Residential Code, 2018 Edition; the California Electrical Code, 2019 Edition (California Code of Regulations, Title 24, Part 3), which incorporates and amends the National Electrical Code, 2017 Edition; the California Mechanical Code, 2019 Edition (California Code of Regulations, Title 24, Part 4), which incorporates and amends the Uniform Mechanical Code, 2018 Edition; the California Plumbing Code, 2019 Edition (California Code of Regulations, Title 24, Part 5), which incorporates and amends the Uniform Plumbing Code, 2018 Edition; the California Green Building Standards Code, 2019 Edition (California Code of Regulations, Title 24, Part 11); the California Building Energy Efficiency Standards, 2019 Edition; adopting by reference the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, the Uniform Housing Code, 1997 Edition, and the Uniform Security Code, 1997 Edition, together with certain additions, insertions, deletions and changes thereto, to regulate the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area, electrical, plumbing, mechanical, and maintenance of all buildings or structures in the City of Woodland; provide for the issuance of permits and collection of fees set forth in the City of Woodland Comprehensive Fee Schedule; and provide for penalties for the violation of the codes adopted herein.

2. Authority. The City Council enacts this Ordinance under the authority granted to the City as follows:

(a) California Government Code Section 50022 et seq. authorizes the City to adopt by reference the California Building Standards Code and authorizes the City to adopt other uniform codes by reference;

(b) California Health & Safety Code Section 17958.7 and 18941.5 authorize the City to adopt the California Building Standards Code with modifications determined to be reasonably necessary because of local climatic, geological or topographical conditions

3. Findings. The City Council hereby finds that the proposed amendments to the 2019 California Building Standards Code are more restrictive than the standards adopted by the California Building Standards Commission, and are reasonably necessary because of local climatic, geologic or topographic conditions, based on the express findings and determinations, marked in relation to the respective amendments provided in this ordinance, described in “Exhibit A” attached hereto, and hereby adopted by the City Council as the findings to support the modifications to the California Building Standards Code.

4. Amendment. Chapter 15.04 of the City of Woodland Municipal Code is hereby amended in its entirety to read as follows:

CHAPTER 15.04

BUILDING CODES

Sections:

- 15.04.010 Adoptions of the Codes and Related Appendices**
- 15.04.020 Violation of Codes – Penalties**
- 15.04.030 Amendments to the California Building Code**
- 15.04.040 Amendments to the California Electrical Code**
- 15.04.050 Amendments to the California Mechanical Code**
- 15.04.060 Amendments to the California Plumbing Code**
- 15.04.070 Amendments to the Uniform Code Abatement of Dangerous Buildings**
- 15.04.080 Amendments to the Uniform Housing Code**
- 15.04.090 Amendments to the Uniform Security Code**
- 15.04.100 Amendments to the California Residential Code**
- 15.04.110 Amendments to the California Green Building Standards Code**

Sec. 15.04.010 Adoption of Codes

- (a) The 2019 Edition of the California Building Code contained in Part 2 of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the International Building Code published by the International Code Council, together with Chapter 1, is hereby adopted by reference as the Building Code of the City of Woodland;
- (b) The 2019 Edition of the California Residential Code contained in Part 2.5 of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the International Residential Code published by the International Code Council, is hereby adopted by reference as the Residential Code of the City of Woodland;
- (c) The 2019 Edition of the California Electrical Code contained in Part 3 of Title 24 of the California Code of Regulations, which incorporates and amends the 2017 Edition of the National Electrical Code published by the National Fire Protection Association, is hereby adopted by reference as the Electrical Code of the City of Woodland;
- (d) The 2019 Edition of the California Mechanical Code contained in Part 4 of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the Uniform Mechanical Code published by the International Association of Plumbing and Mechanical Officials, is hereby adopted by reference as the Mechanical Code of the City of Woodland;
- (e) The 2019 Edition of the California Plumbing Code contained in Part 5 of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the Uniform Plumbing Code published by the International Association of Plumbing and Mechanical Officials, together with and Appendix I, not included in the 2018 California Plumbing Code, is hereby adopted as the Plumbing Code of the City of Woodland;
- (f) The 2019 Edition of the California Green Building Standards contained in Part 11 of Title 24 of the California Code of Regulations is hereby adopted as the Green Building Standards Code of the City of Woodland;
- (g) All appendices of the aforementioned Codes that have also been adopted by any state agency will be enforced by the City of Woodland as applicable.

- (h) The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials, is hereby adopted by reference as the Dangerous Buildings Code of the City;
- (i) The Uniform Housing Code, 1997 Edition published by the International Conference of Building Officials, as referenced and adopted by the California Department of Housing and Community Development in Title 25 of the California Code of Regulations pursuant to Sections 17958, 17958.5, 17958.7, 17958.9 and 17959 of the California Health and Safety Code is hereby adopted by reference as the Housing Code of the City;
- (j) The Uniform Security Code, 1997 Edition published by the International Conference of Building Officials, is hereby adopted by reference as the Security Building Code of the City;
- (k) The above-identified codes in this Section 15.04.010 (hereinafter collectively referred to as the "Codes") are adopted for the purpose of prescribing regulations for the erection, construction, modification, repair, maintenance, demolition, use and occupancy of buildings and structures. One copy of each of the Codes shall be maintained for use and examination of the public in the Office of the Building Official.

Sec. 15.04.020 Violation of Codes - Penalties

Violation of any provision of the Codes shall subject the violator to any or all of the following: suit for civil remedy or criminal penalty, or the administrative penalties provided in Chapter 9.20 of the Woodland Municipal Code.

The criminal penalty for the first or second offense shall be punishable as an infraction as defined by the California Penal Code, as amended from time to time. The criminal penalty for a third offense or more, shall be punishable as a misdemeanor as defined by the California Penal Code, as amended from time to time. Nothing in this paragraph shall be construed as precluding the application of the administrative penalties provided in Chapter 9.20 of the Woodland Municipal Code.

Sec. 15.04.030 Amendments to California Building Code

The provisions of this Section 15.04.030 shall constitute local amendments to the cross-referenced provisions of the 2019 Edition of the California Building Code, and shall be deemed to replace the cross-referenced section in said Code with the respective provisions set forth in this Section 15.04.030.

- (a) Section 105.3 is amended by adding Item 8 at the end of the text of that section to read as follows:

“8. The permittee or his authorized agent shall provide a list of the subcontractors whose services are required and will be part of the prime contract. The permittee, who shall be the owner of the improvements for which the permit is to be issued or the general contractor who has assumed the prime contract shall be responsible for the fees for all permits required for the completion of improvements for which the building permit applied for is to be issued. None of the forgoing shall be construed to prevent subcontractors from applying for and receiving permits upon payment of fees in accordance with other applicable

ordinances.”

- (b) Section 105.5 is deleted and replaced with the following:

“105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 12 months, per California Health and Safety Code 18938.5-6, after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 12 months. A permit will be considered abandoned if the department has no record of inspections for a period of 12 months. Every permit issued by the Building Official under the provisions of this code shall expire and become null and void two years from the date of issuance, with the exception of plumbing, electrical, and mechanical repair or alterations, and building maintenance repairs which shall expire and become null and void one year from the date of issuance. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 12 months each. The extension shall be requested in writing and justifiable cause demonstrated.”

- (c) Section 109.2 is amended by adding at the end of the text of that section, a new paragraph to read as follows:

“Permit fees for each permit shall be as set forth in the “The City of Woodland Comprehensive Fee Schedule,” except for permits issued covering work performed on buildings or structures owned, leased, or operated by any City, County, State, Federal government agency, or any public agency or district.

In addition, Capital Improvement Facilities Fees shall be as set forth below.

(1) Facilities Fees.

- (i) Capital improvement facilities fees are hereby established as a condition of the issuance of building permits in the city. In addition to the citywide capital improvement facilities fee (the major projects financing plan fee or “MPFP”), the Spring Lake infrastructure fee (“SLIF”) is hereby established as a condition of the issuance of building permits in the Spring Lake specific plan area. The City Council shall, by separate resolutions, set forth the specific amounts of the MPFP and the SLIF, identify the specific public improvements to be financed thereby, describe the estimated costs of these facilities, describe the reasonable relationship between such facilities and the various types of new developments, and describe the relationship between the need for the public facility and the various types of new developments.
 - (ii) Facilities fees shall be paid by each applicant concurrent with the issuance of a building permit.
- (2) Limited Use of Facilities Fees. The revenues raised by payment of these facilities fees shall be placed in separate and special accounts, and such revenues, along with any interest earnings on each account, shall be used solely to:
- (i) Pay for the City’s future construction of each category of facilities described in the

resolution enacted pursuant to Section 108.2(1)(i) above, or to reimburse the city for those facilities identified in the resolution which have been constructed by the city with funds advanced from other sources;

- (ii) Reimburse developers who have installed such identified facilities which are oversized with supplemental size, length, or capacity; or
 - (iii) Allow temporary borrowing between categories of facilities fee accounts, consistent with Government Code Section 66006(a).
- (3) Supplemental Fees. An applicant may propose a project, the impact upon public facilities of which, in the judgment of the director of public works, is significantly greater than that used to calculate the standard fees. The director of public works may make such a determination on a case-by-case basis and may impose a supplemental fee on such project.

The determination shall be made based upon the application for a development permit, or upon the application for a building permit if no development permit is required, and any additional information requested by the director of public works. The director of public works may require the developer to submit engineering data, calculations, or other project information which is necessary to make a determination pursuant to this paragraph.

- (4) Administrative Guidelines. The City Council shall, by resolution, adopt Administrative Guidelines to provide procedures for the calculation, adjustment, reimbursement, credit, deferral, or waiver of the Capital Improvement Facilities Fees. However, in no event shall facilities fees be waived unless an alternative source of funding to replace the fees has been secured.”

- (d) Section 114 is amended to read as follows:

“Section 114 Violations

114.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

114.2 Notice of violation. The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition, or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

114.3 Prosecution of violation. If the notice of violation is not complied with promptly, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or

structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

114.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in Section 15.04.020 of the Woodland Municipal Code.”

- (e) Section 406.3.1 is amended by adding, at the end of the text of that section, a new paragraph to read as follows:

“All concrete driveways designed to access Group U occupancies associated with private garages or carports shall be constructed with the following requirements:

- (i) The minimum thickness of concrete driveway slabs supported directly on the ground shall not be less than 4 inches.
- (ii) The minimum concrete mix shall be 5 sacks per cubic yard of concrete.
- (iii) The concrete driveway shall be reinforced with not less than No.3 bar at 18 inches on center in both directions placed at mid height of the slab or an approved alternate.
- (iv) The concrete driveway shall be underlain by a minimum of 3 inches of gravel base material.”

- (f) Section 1907.1 is amended by deleting and replacing the first paragraph with a new paragraph to read as follows:

“1907.1 General. The thickness of concrete floor slabs supported directly on the ground shall not be less than 4 inches (101.6 mm). A 10-mil (0.010 inch; 0.25 mm) polyethylene vapor retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the base course or subgrade and the concrete floor slab, or other approved equivalent methods or materials shall be used to retard vapor transmission through the floor slab. The minimum concrete mix shall be 5 sacks per cubic yard of concrete. The floor slab shall be reinforced with a minimum No. 4 bar 18 inches on center in both directions. All soils having a Plasticity Index (PI) of 15 or greater, determined in accordance with ASTM D 4318, shall be considered expansive requiring floor slabs designed complying with CBC 1808.6.2.”

- (g) The following local regulation related to asphalt paving (not involving regulations contained in the California Building Standards Code) is hereby adopted to include the following requirements for asphalt paving:

- “(i) The minimum structural section of on-site asphalt paving shall be 3 inches of asphalt concrete over 8 inches of Class II aggregate base.
- (ii) The Class II aggregate base shall be compacted to a minimum 95% over

subgrade compacted to 92 %.

- (iii) The shipping areas, or other areas paved in anticipation of regular truck traffic, the minimum structural section shall be based upon the recommendations of the certified soils engineering report according to an appropriate traffic index for the anticipated use.”

Sec. 15.04.040 Amendments to California Electrical Code

The provisions of this Section 15.04.040 shall constitute local amendments to the cross-referenced provisions of the 2019 Edition of the California Electrical Code and shall be deemed to replace the cross-referenced section in said Code with the respective provisions set forth in this Section 15.04.040.

- (a) Section 89.108.4.2 is amended by adding, at the end of the text of that section, a new paragraph to read as follows:

“Permit fees for each permit shall be as set forth in the “The City of Woodland Comprehensive Fee Schedule,” except for permits issued covering work performed on buildings or structures owned, leased, or operated by any City, County, State, Federal government agency, or any public agency or district.”

Sec. 15.04.050 Amendments to California Mechanical Code

The provisions of this Section 15.04.050 shall constitute local amendments to the cross-referenced provisions of the 2019 Edition of the California Mechanical Code and shall be deemed to replace the cross-referenced section in said Code with the respective provisions set forth in this Section 15.04.050.

- (a) Section 1.8.4.2 is amended by adding, at the end of the text of that section, a new paragraph to read as follows:

“Permit fees for each permit shall be as set forth in the “The City of Woodland Comprehensive Fee Schedule,” except for permits issued covering work performed on buildings or structures owned, leased, or operated by any City, County, State, Federal government agency, or any public agency or district.”

Sec. 15.04.060 Amendments to California Plumbing Code

The provisions of this Section 15.04.060 shall constitute local amendments to the cross-referenced provisions of the 2019 Edition of the California Plumbing Code, and shall be deemed to replace the cross-referenced section in said Code with the respective provisions set forth in this Section 15.04.060.

- (a) Section 104.3.2 is amended by adding, at the end of the text of that section, a new paragraph to read as follows:

“Permit fees for each application shall be as set forth in the “The City of Woodland Comprehensive Fee Schedule,” except for permits issued covering work performed on buildings or structures owned, leased, or operated by any City, County, State, Federal

government agency, or any public agency or district.”

- (b) Section 609.3 is amended by adding, at the beginning of the text of that section, a new paragraph to read as follows:

“Water piping within a building shall not be installed in or under a concrete slab resting on the ground without prior approval of the Building Official.”

Sec. 15.04.070 Amendments to the Uniform Code for the Abatement of Dangerous Buildings

The provisions of this Section 15.04.070 shall constitute local amendments to the cross-referenced provisions of the 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings and shall be deemed to replace the cross-referenced section in said Code with the respective provisions set forth in this Section 15.04.070.

- (a) Section 201 is amended, by adding at the end of the text of that section, the following new subsections:

“201.4 Authority to Disconnect Utilities. The Building Official or the Building Official's authorized representative shall have the authority to disconnect a utility service or energy supplied to the building, structure or building equipment therein regulated by this Code, or the City of Woodland's Building Code, Residential Code, Mechanical Code, Plumbing Code, or Electrical Code, in case of emergency where necessary to eliminate an immediate hazard to life or property. The Building Official shall, whenever possible, notify the serving utility, the owner and occupant of the building, structure or building service equipment of the decision to disconnect prior to taking such action, and shall notify such serving utility, owner and occupant of the building, structure or building service equipment, in writing, of such disconnection immediately thereafter.

201.5 Authority to Condemn Building Service Equipment. When the Building Official ascertains that building service equipment regulated in the City of Woodland's Building Code, Residential Code, Mechanical Code, Plumbing Code, or Electrical Code has become hazardous to life, health, or property, or has become unsanitary, the Building Official shall order in writing that such equipment either be removed or restored to a safe or sanitary condition, as appropriate. The written notice itself shall fix a time limit of compliance with such order. Defective building service equipment shall not be maintained after receiving such notice.

When such equipment or installation is to be disconnected, a written notice of such disconnection and causes therefore shall be given within 24 hours to the serving utility, the owner, and occupant of such building, structure, or premises.

When any building service equipment is maintained in violation of the City of Woodland's Building Code, Residential Code, Mechanical Code, Plumbing Code, or Electrical Code, and in violation of a notice issued pursuant to the provisions of this section, the Building Official shall institute appropriate action to prevent, restrain, correct, or abate the violation.

201.6 Connection after Order to Disconnect. Persons shall not make connections from

an energy, fuel or power supply nor supply energy or fuel to building service equipment which has been disconnected or ordered to be disconnected by the Building Official or the use of which has been ordered to be discontinued by the Building Official until the Building Official authorizes the reconnection and use of such equipment.”

(b) Section 302 is hereby deleted and replaced to read as follows:

“Section 302 Dangerous Buildings.

For the purpose of this code, the words set out in this section shall have the following meaning:

- A. “Abandoned building or structure” means any building or structure which has not been actively utilized for a lawful purpose, which has not been maintained, and which has not been rendered inaccessible to members of the public by boarding or similar means, for a continuous period of not less than six months.
- B. A “dangerous building or structure” means that the condition or defect hereinafter described exists to the extent that life, health, property or safety of the public or its occupants are endangered:
 - (1) Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size, or is not so arranged as to provide safe and adequate means of exit in case of fire or panic;
 - (2) Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of a fire or panic;
 - (3) Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the city building code for new buildings of similar structure, purpose or location;
 - (4) Whenever any portion thereof has been damaged by fire, earthquake, wind, flood, or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the city building code for new buildings of similar structure, purpose or location;
 - (5) Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property;
 - (6) Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one-half of that specified in the city building code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the city building code for such buildings;
 - (7) Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction;

- (8) Whenever the building or structure, or any portion thereof, because of dilapidation, deterioration, or decay; faulty construction; the removal, movement or instability of any portion to the ground necessary for the purpose of supporting such building; the deterioration, decay or inadequacy of its foundation; or any other cause, is likely to partially or completely collapse;
- (9) Whenever for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used;
- (10) Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb-line passing through the center of gravity does not fall inside the middle of one-third of the base;
- (11) Whenever the building or structure, exclusive of the foundation, shows thirty-three percent or more damage or deterioration of its supporting member or members, fifty percent damage or deterioration of its nonsupporting members, enclosing or outside walls or coverings;
- (12) Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated through lack of maintenance, as to become an attractive nuisance to children; a harbor for vagrants, criminals or immoral persons; or as to enable persons to resort thereto for the purpose of committing unlawful or immoral acts;
- (13) Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any nonsupporting part, member or portion, less than fifty percent, or in any supporting part, member or portion less than sixty-six percent of the strength, fire-resisting qualities or characteristics, or weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location;
- (14) Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise is determined by the code enforcement officer, to be unsanitary, unfit for human habitation or in such condition that is likely to cause sickness or disease;
- (15) Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, faulty gas connections or heating apparatus, faulty construction, or other cause, is determined by the code enforcement officer to be a fire, health, or safety hazard;
- (16) Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure;
- (17) Wherever any building or structure is abandoned.”

Sec. 15.04.080 Amendments to Uniform Housing Code

The provisions of this Section shall constitute local amendments to the cross-referenced provisions of the 1997 Edition of the Uniform Housing Code and shall be deemed to replace the cross-referenced section in said Code with the respective provisions set forth in this chapter.

Chapter 10 is hereby deleted and replaced to read as follows:

“Section 1001 Definitions

1001.1 General. Any building or portion thereof that is determined to be an unsafe building in accordance with Section 1.1.2 of the California Building Code, or any building or portion thereof, including any dwelling unit, guest room or suite of rooms, or the premises on which the same is located, in which there exists any of the conditions referenced in this section and the definition of “substandard building” as set forth in the state of California, Health and Safety Code 17920.3, as amended, to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof, shall be deemed and hereby are declared to be substandard a building.

1001.2 Inadequate Sanitation shall, include but not limited to, the following:

1. Lack of, or improper water closet, lavatory, or bathtub or shower in a dwelling unit.
2. Lack of, or improper water closets, lavatories, and bathtubs or showers per number of guests in a hotel.
3. Lack of, or improper kitchen sink.
4. Lack of hot and cold running water to plumbing fixtures in a hotel.
5. Lack of hot and cold running water to plumbing fixtures in a dwelling unit.
6. Lack of adequate heating.
7. Lack of, or improper operation of required ventilating equipment.
8. Lack of minimum amounts of natural light and ventilation required by this code.
9. Room and space dimensions less than required by this code.
10. Lack of required electrical lighting.
11. Dampness of habitable rooms.
12. Infestation of insects, vermin or rodents as determined by the code enforcement officer.
13. Visible mold growth, as determined by a code enforcement officer, excluding the presence of mold that is minor and found on surfaces that can accumulate moisture as part of their properly functioning and intended use. General dilapidation or improper maintenance.

14. Lack of connection to a functional sewage disposal system.
15. Lack of adequate garbage and rubbish storage and removal facilities as determined by the code enforcement officer.
16. Lack of an adequate and safe water supply.

1001.3 Structural Hazards shall include, but not limited to, the following:

1. Deteriorated or inadequate foundations.
2. Defective or deteriorated flooring or floor supports.
3. Flooring or floor supports of insufficient size to carry imposed loads with safety.
4. Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
5. Members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety.
6. Members of ceilings, roofs, ceilings and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.
7. Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.
8. Fireplaces or chimneys which list, bulge or have settled, due to defective materials or deterioration.
9. Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.
10. Cesspools and septic tanks which are structurally unsound.

1001.4 Any nuisance. Any condition constituting a nuisance in Chapter 9.04.

1001.5 Hazardous Electrical wiring. Electrical wiring that was installed in violation of code requirements in effect at the time of installation or electrical wiring not installed in accordance with generally accepted construction practices in areas where no codes were in effect or that has not been maintained in good condition or that is not being used in a safe manner.

1001.6 Hazardous Plumbing. Plumbing that was installed in violation of code requirements in effect at the time of installation or plumbing not installed in accordance with generally accepted construction practices in areas where no codes were in effect or that has not been maintained in good condition or that is not free of cross-connections or siphonage between fixtures or that is not being used in a safe manner.

1001.7 Hazardous Mechanical Equipment. Mechanical equipment, including vents, that was installed in violation of code requirements in effect at the time of installation or mechanical equipment not installed in accordance with generally accepted construction practices in areas where no codes were in effect or that has not been maintained in good and safe condition.

1001.8 Faulty Weather Protection shall include, but not limited to, the following:

1. Deteriorated, crumbling, or loose plaster.
2. Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken window or doors.
3. Defective or lack of weather protection for exterior wall coverings, including lack of paint or weathering due to lack of paint or other approved protective covering.
4. Broken, rotted, split, or buckled exterior wall coverings or roof coverings.

1001.9 Fire Hazard. Any building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation that, in the opinion of the chief of the fire department or his deputy, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.

1001.10 Faulty Materials of Construction. All materials of construction, except those which are specifically allowed or approved by this code and the Building Code, and which have been adequately maintained in good and safe condition.

1001.11 Hazardous or unsanitary premises. Those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rodent harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.

1001.12 Inadequate Maintenance. Any building or portion thereof that is determined to be an unsafe building due to inadequate maintenance in accordance with the attest edition of the Building Code.

1001.13 Inadequate Exits. All buildings or portions thereof not provided with adequate exit facilities as required by this code, except those buildings or portions thereof whose exit facilities conformed with all applicable laws at the time of their construction and that have been adequately maintained and increased in relation to any increase in occupant load, alteration or addition, or any change in occupancy. When an unsafe condition exists through lack of, or improper location of, exits, additional exits may be required to be installed.

1001.14 Inadequate Fire-protection or Firefighting Equipment. All buildings or portions thereof not provided with the fire-resistive construction or fire-extinguishing systems or equipment required by this code, except those buildings or portions thereof that conformed with all applicable laws at the time of their construction and whose fire-resistive integrity and fire extinguishing systems or equipment have been adequately maintained and improved in relation to any increase in occupant load, alteration or addition, or any change in occupancy.

1001.15 Improper Occupancy. All buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes that were not designed or intended to be used for those occupancies.

1001.16 Inadequate Structural Resistance. Any building or portion thereof that is determined to be an unsafe building due to inadequate structural resistance to horizontal forces in accordance with the Building Code.”

“Substandard building: includes a building not in compliance with Health and Safety Code Section 13143.2.

However, a condition that would require displacement of sound walls or ceilings to meet height, length, or width requirements for ceilings, rooms, and dwelling units shall not by itself be considered sufficient existence of dangerous conditions making a building a substandard building, unless the building was constructed, altered or converted in violation of those requirements in effect at the time of construction, alterations, or conversion.”

Sec. 15.04.090 Amendments to Uniform Security Code

The provisions of this Section shall constitute local amendments to the 1997 Edition of the Uniform Security Code.

(a) Section 1020 is hereby added to read as follows:

“Section 1020 Residential Buildings.

C. Street numbers and other identifying data shall be displayed as follows:

- (1) All residential dwellings shall display a lighted street number in a prominent location on the street side of the residence entrance in such a position that the number is easily visible to approaching emergency vehicles. The numerals shall be no less than four inches in height. If the house number is located on the garage wall it shall be on the wall closest to the front entrance.
- (2) There shall be positioned at each entrance of a multiple-family dwelling complex an illuminated diagrammatic representation of the complex which shows the location of the viewer and the unit designations within the complex. In addition, each individual unit within the complex shall display a prominent identification number, not less than four inches in height and illuminated which is easily visible to approaching vehicular and/or pedestrian traffic.
- (3) The above two sections may be modified by the Fire Marshal.

D. Lighting in multiple-family dwellings shall be as follows:

- (1) Aisles, passageways, and recesses related to and within the building complex shall be illuminated with an intensity of at least twenty-five one hundredth foot-candles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandalism resistant covers.
- (2) Open parking lots and carports shall be provided with a maintained minimum of one foot-candle of light on the parking surface during the hours of darkness. Lighting devices shall be protected by weather and vandalism resistant covers.”

(b) Section 1021 is hereby added to read as follows:

“Section 1021 Commercial Buildings.

- (a) Windows shall be deemed accessible if less than twelve feet above ground. Accessible windows having a pane exceeding ninety-six square inches in an area with the smallest dimension exceeding six inches and not visible from a public or private thoroughfare shall be protected in the following manner:
 - (1) Fully tempered glass or burglary resistant glazing (Fire Department approval required); or
 - (2) The following window barriers may be used but shall be secured with non-removable bolts:
- (b) Inside or outside iron bars of at least one-half-inch round or one by one-quarter-inch flat steel material spaced not more than five inches apart and securely fastened; or
- (c) Inside or outside iron or steel grills of at least one-eighth inch material with not more than a two-inch mesh and securely fastened.
 - (1) If a side or rear window is of the type that can be opened, it shall, where applicable, be secured on the inside with either a slide bar, bolt, crossbar, auxiliary locking device, and/or padlock with hardened steel shackle, a minimum four pin tumbler operation.
 - (2) The protective bars or grills shall not interfere with the operation of opening windows if such windows are required to be openable by the Building Code or by the Fire Code for required access openings for firefighting purposes. (Fire Department approval required).
- (d) All exterior transoms exceeding ninety-six square inches on the side and rear of any building or premises used for business purposes shall be protected by one of the following:
 - (1) Fully tempered glass or rated burglary resistant glazing (Fire Department approval may be required); or
 - (2) The following barriers may be used but shall be secured with non-removable bolts:
 - i. Outside iron bars of at least one-half inch round or one by one-quarter-inch flat steel material, spaced no more than five inches apart and securely fastened, or
 - ii. Outside iron or steel grills of at least one-eighth inch with not more than a two-inch mesh and securely fastened;
 - iii. The protective bars or grills shall not interfere with the operation of opening the transoms if such transoms are required to be openable by the Building Code.

(e) Roof openings shall be equipped as follows:

(1) All skylights on the roof of any building or premises used for business purposes shall be provided with:

- i. Rated burglary resistant glazing; or
- ii. Iron bars of at least one-half-inch round or one by one-fourth-inch flat steel material under the skylight and securely fastened.
- iii. Steel grill of at least one-eighth-inch material with a maximum two-inch mesh under the skylight and securely fastened.

(2) All hatchway openings on the roof of any building or premises used for business purposes shall be secured as follows:

- i. If the hatchway is of wooden material, it shall be covered on the inside with at least sixteen U.S. gauge sheet metal, or its equivalent, attached with screws.
- ii. The hatchway shall be secured from the inside with a slide bar or slide bolts. (Fire Department approval required.)
- iii. Outside hinges on all hatchway openings shall be provided with non-removable pins when using pin-type hinges.

(3) All air duct or air vent openings exceeding ninety-six square inches on the roof or exterior walls of any building or premises used for business purposes shall be secured by covering the same with either of the following:

- i. Iron bars on at least one-half inch round or one by one-fourth inch flat steel material spaced no more than five inches apart and securely fastened; or
- ii. Iron or steel grills of at least one-eighth-inch material with a maximum two-inch mesh and securely fastened.

(4) If the barrier is on the outside, it shall be secured with bolts which are non-removable from the exterior.

(5) The above (3) and (4) must not interfere with venting requirements creating a potentially hazardous condition to health and safety or conflict with the provisions of the Building Code or Mechanical Code.

(f) Permanently affixed ladders leading to roofs shall be fully enclosed with sheet metal to a height of eight feet. This covering shall be locked against the ladder with a case hardened hasp, secured with non-removable screws or bolts. Hinges on the cover shall be provided with non-removable pins when using pin-type hinges. If a padlock is used, it shall have a hardened steel shackle, locking at both heel and toe, and a minimum five pin tumbler operation with non-removable key when in an unlocked position.

- (g) A building located within eight feet of utility poles or similar structures which can be used to gain access to the building's roof, windows, or other openings shall have such access area barricaded or fenced with materials to deter human climbing.
- (h) The following standards shall apply to lighting, address identification and parking areas:
 - (1) The address number of every commercial building shall be internally illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than six inches in height. This standard may be modified by the Fire Marshal.
 - (2) All exterior commercial doors, during the hours of darkness, shall be illuminated with a minimum of one foot-candle of light. All exterior bulbs shall be protected by weather and vandalism resistant cover(s).
 - (3) Open parking lots, and access thereto, providing more than ten parking spaces and for use by the general public, shall be provided with a maintained minimum of one foot-candle of light on the parking surface from dusk until the termination of business every operating day.”

Sec. 15.04.100 Amendments to the California Residential Code

The provisions of this Section 15.04.100 shall constitute local amendments to the cross-referenced provisions of the 2019 Edition of the California Residential Code, and shall be deemed to replace the cross-referenced section in said Code with the respective provisions set forth in this Section 15.04.100.

- (i) Section R105.3 is amended by adding Item 8 at the end of the text of that section to read as follows:

“8. The permittee or his authorized agent shall provide a list of the subcontractors whose services are required and will be part of the prime contract. The permittee, who shall be the owner of the improvements for which the permit is to be issued or the general contractor who has assumed the prime contract shall be responsible for the fees for all permits required for the completion of improvements for which the building permit applied for is to be issued. None of the forgoing shall be construed to prevent subcontractors from applying for and receiving permits upon payment of fees in accordance with other applicable ordinances.”

- (ii) Section R105.5 is deleted and replaced with the following:

“Section R105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 12 months after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 12 months. A permit will be considered abandoned if the department has no record of inspections for a period of 12 months. Every permit issued by the Building Official under the provisions of this code shall expire and become null and void two years from the date of issuance, with the exception of plumbing, electrical, and mechanical repair or alterations, and building maintenance repairs which shall expire and become null and void one year

from the date of issuance. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 12 months each. The extension shall be requested in writing and justifiable cause demonstrated.”

- (iii) Section R108.2 is amended to read as follows:

“R108.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, the fee for each permit shall be as set forth in the “The City of Woodland Comprehensive Fee Schedule,” except for permits issued covering work performed on buildings or structures owned, leased, or operated by any City, County, State, Federal government agency, or any public agency or district.”

- (iv) Section R113 is amended to read as follows:

“Section R113 Violations.

R113.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

R113.2 Notice of violation. The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a detail statement or a plan approved thereunder, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

R113.3 Prosecution of violation. If the notice of violation is not complied with in the time prescribed by such notice, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

R113.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or, repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in Section 15.04.020 of the Woodland Municipal Code.”

- (v) Section R403.1.8 is amended by deleting the “Exception” and replacing with:

“Note: Refer to Section R506 for alterations, additions, and accessory buildings.”

- (vi) Section R506 is amended by adding after the section heading:

“Note: This section is limited to alterations, additions, and accessory buildings.”

- (vii) Section R506.1 is amended to read as follows:

R506.1 General. Concrete slab-on-ground floors shall be a minimum 4 inches (101.6mm) thick (for expansive soils, see Section R403.1.8). The specified compressive strength of concrete shall be as set forth in Section R402.2.

- (viii) Section R506.2.3 is deleted and replaced with the following:

“R506.2.3 Vapor retarder. A 10 mil (0.010 inch; 0.25 mm) polyethylene or approved vapor retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade where no base course exists.

Exception: The vapor retarder may be omitted:

1. From detached garages, utility buildings and other unheated accessory structures under 400 square feet.
2. For unheated storage room additions having an area of less than 70 square feet (6.5 m2) and carports.
3. From driveways, walks, patios and other flatwork not likely to be enclosed and heated at a later date.
4. Where approved by the building official, based on local site conditions.”

- (ix) Section R506.2.4 of the California Residential Code is **deleted and replaced with the following:**

“R506.2.4 Reinforcement support. Where provided in slabs on ground, reinforcement shall be supported to remain in place from the center to upper one third of the slab for the duration of the concrete placement. Reinforcement shall be a minimum of #4-bar at 18 inches on center in both directions.”

Sec. 15.04.110 Amendments to California Green Building Standards Code

The provisions of this Section 15.04.110 shall constitute local amendments to the cross-referenced provisions of the 2019 Edition of the California Green Building Standards Code, and shall be deemed to replace the cross-referenced section in said Code with the respective provisions set forth in this Section 15.04.110.

- (a) None.

5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase added by this Ordinance, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity of effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more subsections,

subdivisions, paragraphs, sentences, clauses or phrases are declared unconstitutional, invalid or ineffective.

6. **Publication.** The City Clerk shall certify to the adoption of this ordinance and shall cause a summary thereof to be published at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the City Clerk, and with fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted ordinance in the office of the City Clerk, in accordance with California Government Code Section 36933.

7. **Effective Date.** This ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect on January 1, 2020 which is to be no less than thirty (30) days from and after the date of its final passage and adoption.

8. **CEQA.** The City Council finds that the changes made to the Codes are enacted to mitigate the threats posed to public peace, health and safety from earthquakes, high winds and fire. Therefore, it can be seen with certainty that adoption of this Ordinance will not have a significant adverse effect on the environment and is therefore exempt from California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines. Staff is directed to file a notice of exemption within five (5) days of the adoption of this Ordinance.

PASSED AND ADOPTED by the City Council of the City of Woodland this _____ day of _____, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Xochitl Rodriguez, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Exhibit A

Findings to Support Amendments to the 2019 Edition of the California Building Standards Code

This Exhibit A provides the express findings and determinations (where necessary pursuant to California Health & Safety Code Sections 17958, 17958.7 and/or 18941.5) justifying the City of Woodland's amendments to the 2019 Edition of the California Building Code, the 2019 Edition of the California Electrical Code, the 2019 Edition of the California Mechanical Code, the 2019 Edition of the California Plumbing Code and the 2019 Edition of the California Residential Code (codified in Title 24 of the California Building Standards Code) as reasonably necessary because of local climatic, geologic or topographic conditions.

Sec 15.04.030 Amendments to California Building Code

Amendment Section, pursuant to Ord. No.	Building Code Section Impacted	Amendment	Justification (see below key to justifications)
Sec. 15.04.030	Section 105.3	Adds text regarding subcontractors and permits	A
Sec. 15.04.030	Section 105.5	Deletes and replaces the text regarding expiration of permits	A
Sec. 15.04.030	Section 109.2	Adds text authorizing permit fees, as established by separate City Council resolutions	A
Sec. 15.04.030	Section 114	Amends text regarding violations and penalties	A
Sec. 15.04.030	Section 406.3.1	Adds text regarding concrete driveways	B
Sec. 15.04.030	Section 1907.1	Deletes and replaces the first paragraph regarding concrete floor slabs	B
Sec. 15.04.030	N/A	Adds local language related to asphalt paving	B

Sec 15.04.040 Amendments to California Electrical Code

Amendment Section, pursuant to Ord. No.	Electrical Code Section Impacted	Amendment	Justification (see below for justifications)
Sec. 15.04.040	Section 89.108.4.2	Adds text regarding how permits fees are set forth in “The City of Woodland Comprehensive Fee Schedule”	A

Sec 15.04.050 Amendments to California Mechanical Code

Amendment Section, pursuant to Ord. No.	Mechanical Code Section Impacted	Amendment	Justification (see below for justifications)
Sec. 15.04.050	Section 1.8.4.2	Adds text regarding how permits fees are set forth in “The City of Woodland Comprehensive Fee Schedule”	A

Sec 15.04.060 Amendments to California Plumbing Code

Amendment Section, pursuant to Ord. No.	Plumbing Code Section Impacted	Amendment	Justification (see below for justifications)
Sec. 15.04.060	Section 1.8.4.2	Deletes text and adds text regarding how permits fees are set forth in “The City of Woodland Comprehensive Fee Schedule”	A
Sec. 15.04.060	Section 609.3	Adds text regarding installation of water piping	C

Sec 15.04.100 Amendments to California Residential Code

Amendment Section, pursuant to Ord. No.	Plumbing Code Section Impacted	Amendment	Justification (see below for justifications)

Sec. 15.04.100	Section R105.3	Adds text regarding subcontractors and permits	A
Sec. 15.04.100	Section R105.5	Deletes and replaces the text regarding expiration of permits	A
Sec. 15.04.100	Section R108.2	Deletes text and adds text regarding how permits fees are set forth in "The City of Woodland Comprehensive Fee Schedule"	A
Sec. 15.04.100	Section R113	Amends text regarding violations and penalties	A
Sec. 15.04.100	Section R403.1.8	Deletes text and adds text regarding foundations and floor slabs	B
Sec. 15.04.100	Section R506	Adds text regarding a note that this section refers to alterations, additions and accessory buildings	B
Sec. 15.04.100	Section R506.1	Deletes and replaces text regarding concrete floor slabs	B
Sec. 15.04.100	Section R506.2.3	Deletes and replaces text regarding vapor retarders	B
Sec. 15.04.100	Section R506.2.4	Deletes and replaces text regarding reinforcement for ground slabs	B

Justifications KEY: Findings to Support Amendments to California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code and California Residential Code

A - This amendment is necessary for administrative clarification, and does not modify a building standard pursuant to California Health & Safety Code Sections 17958, 17958.7 and/or 18941.5. This amendment establishes administrative standards for the effective enforcement of the building standards in the City of Woodland.

B - This amendment is reasonably necessary because of the following local climatic, geological, or topographical conditions:

- (i) Local soil conditions (clay soils) tend to be highly expansive, thereby subject to shrinking and swelling during seasonal drying and wetting conditions, and can cause damage to the foundation and other parts of a structure;
- (ii) The minimum requirements set forth in the amendment is a more restrictive

standard, which will better avoid damage due to the pumping action caused by local expansive soils;

- (iii) The type and thickness of the materials set forth in the amendment are more restrictive and will better prevent damage, which can occur from the local condition of highly expansive soils in the City of Woodland.

C - This amendment is reasonably necessary because of the following local climatic, geological, or topographical conditions:

- (i) City of Woodland is within an active seismic area;
- (ii) Local soil conditions (clay soils) tend to be highly expansive (i.e. shrink—swell behavior);
- (iii) The local climate is characterized by markedly delineated rainy and dry seasons, which tend to maximize the expansive characteristics of the soil;
- (iv) City of Woodland has hard water, which is corrosive to ferrous and non-ferrous metals;
- (v) The ground water table is unusually high in many places;
- (vi) Therefore, restrictions on the installation of water piping in or under a concrete slab floor as set forth in the amendment is a more restrictive standard which will better prevent damage which can result from these local conditions described here in items (i) through (v).



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: November 5, 2019
ITEM #: K.16.
SUBJECT: PUBLIC HEARING – Second Reading and Adoption of Ordinance No. 1650 related to the 2019 California Fire Code

Recommendation for Action: Staff recommends that the City Council: 1) Hold a public hearing; and 2) Receive public comments; and 3) Adopt Ordinance No. 1650, adopting by reference the 2019 California Fire Code (California Code of Regulations, Title 24, Part 9) and amending sections of the City of Woodland Municipal Code related to fire protection and nuisance abatement.

Staff Contact

Emily Richter, Fire Marshal, (530) 661-5855, emily.richter@cityofwoodland.org

Fiscal Impact

There is no net new fiscal impact to the City associated with this amendment. Staff training will be covered within the FY 2019/20 department budget.

Background

Every three years, the various State and National Fire Codes are revised to reflect the latest in building and fire safety standards. The Ordinance before the Council adopts the 2019 California Fire Code in its entirety (California Code of Regulations, Title 24, Part 9), based on the International Fire Code, 2018 Edition, with errata, published by the International Code Council, together with administrative Chapters 1, 2, Appendix B, Appendix C, Appendix D, and Appendix E, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion.

The Fire Code provides regulations necessary for the maintenance of fire prevention and life safety provisions for buildings and premises. The Building Code regulates the fire, life, and structural safety aspects of all buildings and related structures.

This Ordinance was introduced at the City Council meeting of October 15, and consideration of adoption of the ordinance will take place following tonight's public hearing. The City has published notice of the public hearing twice in a locally circulated newspaper, with the first notice published at least 14 days prior to the hearing.

Discussion

The City of Woodland, along with other local communities, are required by state law to utilize the newest-State-adopted version of the codes for building permit reviews and inspections; however, formal adoption of the codes (by reference) by local jurisdictions provides greater consistency among jurisdictions and allows for minor modifications (amendments) to the codes to reflect local conditions.

All amendments from the prior code cycle remain the same regarding local amendments to the 2019 California Fire Code, with one notable addition: a definition of "Building" was added to the Fire Code.

Related to requirements for fire sprinklers in residential dwellings, the State of California mandated residential sprinklers for all new homes in 2011. The City of Woodland has had its own ordinance requiring residential sprinklers since the very early 90's. Modular/manufactured homes, however, are regulated by the State Department of Housing and Community Development (HCD) under applicable federal standards and, therefore, the statewide mandate in 2011 to sprinkler homes did not specifically cover these homes. HCD has

since adopted standards to be utilized for requiring sprinklers in manufactured homes and encourages local jurisdictions to adopt these standards in their respective local fire codes. The lack of a specific inclusion of automatic sprinkler systems in federal standards applicable to manufactured/mobile homes is currently being addressed by the U.S. Department of Housing and Urban Development (HUD) and the NFPA. In anticipation of HUD moving to requiring sprinklers in manufactured homes, and for consistency with the guidelines recommended by HCD, the proposed ordinance updating the city's fire code includes manufactured homes in our residential sprinkler requirements. This requirement supports the city's objective to provide safeguards for health and safety from the hazards of fire, and will also bring the City of Woodland into alignment with surrounding County and City jurisdictions that have had this requirement in place for several years.

All current City amendments to the prior versions of the codes have been reviewed for applicability to the new codes. With this adoption, all former amendments have been rewritten, deleted, or revised to reflect the most current needs of the City of Woodland. Woodland Municipal Code sections not specifically included within this Ordinance remain unchanged.

Conclusion

Staff recommends that the City Council: 1) Hold a public hearing; and 2) Receive public comments; and 3) Adopt Ordinance No. 1650, adopting by reference the 2019 California Fire Code (California Code of Regulations, Title 24, Part 9) and amending sections of the City of Woodland Municipal Code related to fire protection and nuisance abatement.

Prepared by: Emily Richter, Fire Marshal

Reviewed by: Rebecca Ramirez, Fire Chief



Paul Navazio
City Manager

Attachments:

1. Proposed Ordinance adopting the California Fire Code 2019 11.5.19

ORDINANCE NO. 1650

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING CHAPTER 8.20 OF TITLE 8 OF THE WOODLAND MUNICIPAL CODE, ADOPTING BY REFERENCE THE 2019 CALIFORNIA FIRE CODE IN ITS ENTIRETY (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 9), BASED ON THE INTERNATIONAL FIRE CODE, 2018 EDITION, WITH ERRATA, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, TOGETHER WITH THE ADMINISTRATIVE CHAPTERS 1, 2, AND APPENDIX B, APPENDIX C, APPENDIX D, AND APPENDIX E, FOR THE PURPOSE OF PRESCRIBING REGULATIONS GOVERNING CONDITIONS HAZARDOUS TO LIFE AND PROPERTY FROM FIRE OR EXPLOSION, TOGETHER WITH CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND CHANGES THERETO; AMENDING SECTION 15.04.030 OF THE WOODLAND MUNICIPAL CODE AMENDING CERTAIN SECTIONS OF THE 2019 CALIFORNIA BUILDING CODE RELATED TO FIRE PROTECTION SYSTEMS; AND AMENDING SECTION 9.04.030 (A), (B) OF THE WOODLAND MUNICIPAL CODE RELATED TO NUISANCE ABATEMENT

WHEREAS, pursuant to California Government Code Section 50022.1 *et seq.* the City of Woodland (“City”) may adopt by reference the 2019 California Fire Code, based on the International Fire Code, 2018 Edition, with errata, published by International Code Council (ICC), as adopted by the State of California pursuant to Title 24, Part 9 of the California Code of Regulations; and

WHEREAS, California Health & Safety Code Sections 17958.5 and 18941.5 authorize cities to adopt the codes contained in Title 24 of the California Code of Regulations with changes and modifications determined to be reasonably necessary because of local climatic, topographic, or geologic conditions; and

WHEREAS, pursuant to Section 50022.1 and California Health & Safety Code Section 17958.5 and 18941.5, the City is considering the adoption of an ordinance on November 5, 2019, which proposes the adoption by reference of the 2019 California Building Code with the proposed amendments as provided therein; and

WHEREAS, the City desires to adopt the 2019 California Fire Code, based on the International Fire Code, 2018 Edition, with errata, published by the International Code Council (ICC), as adopted by Title 24, Part 9 of the California Code of Regulations (“Fire Code”) with necessary amendments to assure the Fire Code is tailored to the particular fire protection needs of the City as required by local climatic, topographic, and geologic conditions and assure that a maximum level of fire protection is provided to residents, businesses, and other occupants; and

WHEREAS, the City further desires to make additional necessary amendments to the 2019 California Building Code to assure that the maximum level of fire protection is provided to residents, businesses, and other occupants; and

WHEREAS, the City wishes to correct a cross-reference in Woodland Municipal Code section 9.04.030 (A), (B) related to the location of the City's fire prevention regulations, including the Fire Code; and

WHEREAS, the City held a public hearing on November 5, 2019, at which time all interested persons had the opportunity to appear and be heard on the matter of adopting the Fire Code as amended herein and adopting and amending the California Building Code, California Residential Code, California Plumbing Code, California Electrical Code and California Mechanical Code as provided herein; and

WHEREAS, the City published notice of the aforementioned public hearing pursuant to California Government Code Section 6066 on October 22, 2019 and October 29, 2019; and

WHEREAS, any and all other legal prerequisites relating to the adoption of this Ordinance have occurred;

The City Council of the City of Woodland does hereby ordain as follows:

1. Purpose. The purpose of this Ordinance is to amend Sections 15.04.030, 9.04.030 (A), (B) and certain sections in Chapter 8.20 of Title 8 of the City of Woodland Municipal Code, adopting by reference the 2019 California Building Standards Code, Title 24, California Code of Regulations, Part 9, (California Fire Code) in its entirety, based on the International Fire Code, 2018 Edition, with errata, published by the International Code Council, together with administrative Chapters 1, 2, and Appendix B, Appendix C, Appendix D, and Appendix E, together with certain additions, insertions, deletions, and changes thereto, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion; adopting and amending certain sections of the 2019 California Building Code related to fire protection systems.

2. Authority. The City Council enacts this Ordinance under the authority granted to the City as follows:

(a) California Government Code Section 50022.1 et seq. authorizes the City to adopt by reference the California Building Standards Code and authorizes the City to adopt other uniform codes by reference; and

(b) California Health & Safety Code Section 17958.7 and 18941.5 authorize the City to adopt the 2019 California Fire Code and the 2019 California Building Code with modifications determined to be reasonably necessary because of local climatic, geological, or topographical conditions.

3. Findings. The City Council hereby finds that the proposed amendments to the 2019 California Fire Code and the 2019 California Building Code are more restrictive than the standards adopted by the California Building Standards Commission, and are reasonably necessary because of local climatic, geologic, or topographic conditions, based on the express findings and determinations, marked in relation to the respective

amendments provided in this ordinance, described in “Exhibit A” attached hereto, and hereby adopted by the City Council as the findings to support the modifications to the 2019 California Fire Code and the 2019 California Building Code.

4. **Amendment.** Section 8.20.010 through Section 8.20.040 of the Woodland Municipal Code are hereby amended to read in full as follows:

Sec. 8.20.010 California Fire Code – Adopted.

There is hereby adopted by the City for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, explosion, or hazardous materials, those certain Codes and known as the 2019 California Building Standards Code, Title 24, California Code of Regulations, Part 9, (California Fire Code) in its entirety, based on the International Fire Code, 2018 Edition, with errata, published by the International Code Council together with administrative chapters 1, 2, and Appendix B, Appendix C, Appendix D, and Appendix E, save and except such portions as are deleted, modified, or amended by Section 8.20.040 of this Chapter, of which Codes one (1) copy has been and is now filed in the office of the City Clerk of the City of Woodland and the same are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this chapter shall take effect, the provision thereof shall be controlling within the limits of the City.

Sec. 08.20.020 Establishment and duties of the division of community risk reduction.

A. The California Fire Code as adopted and amended herein shall be enforced by the Division of Community Risk Reduction of the Fire Department of the City, which is hereby established and which shall be operated under the supervision of the Fire Marshal.

B. The Fire Marshal in charge of the Division of Community Risk Reduction shall be appointed by the Chief of the City on the basis of examination to determine his or her qualifications for the position.

C. The Chief of the City shall recommend to the City Manager the employment of technical staff members, who, when such authorization is made, shall be selected on the basis of examination to determine their qualifications for the position.

D. The Fire Marshal, members of the Community Risk Reduction Division, and personnel assigned as Fire Investigators shall be peace officers and have the powers as such as established in Section 830.37(a) of the California Penal Code. Other members of the Fire Department shall be peace officers and have the powers as such as established in Section 830.37(b) of the California Penal Code.

Sec. 8.20.030 – Establishment of storage limits.

A. Establishment of limits of districts in which the storage of compressed natural gas is to be prohibited.

The limits referred to in Section 2308.3.2 and 5301.1.1 of the California Fire Code as added by the City of Woodland in which the storage of compressed natural gas storage is prohibited, are hereby established as follows: The storage of compressed natural gas is restricted in all zones except highway commercial, service commercial and industrial zones in the city as defined in the zoning ordinance of the city.

B. Establishment of limits of districts in which the storage of stationary tanks of flammable cryogenic fluids are to be prohibited.

The limits referred to in Section 5806.2 of the California Fire Code in which the storage of flammable cryogenic fluids in stationary containers is prohibited is hereby established as follows: Restricted in all zones except that a use permit may be granted by the Chief for storage in those zones defined in the zoning ordinance of the city as general commercial, service commercial, highway commercial and industrial zones.

C. Establishment of limits in which storage of liquefied petroleum gases is to be restricted.

The limits referred to in Section 6104.2 of the California Fire Code, in which storage of liquefied petroleum gas is restricted, are hereby established as follows: The storage of liquefied petroleum gas is restricted to the highway commercial, service commercial and industrial zones in the city as defined in the zoning ordinance of the city. The aggregate capacity of any one (1) installation shall not exceed two thousand (2000) gallons water capacity; except that at the discretion of the Chief after consideration of special features such as topographical conditions, nature of occupancy and proximity to buildings, capacity of proposed tanks, degree of private fire protection to be provided and facilities of the fire department, a permit may be granted for such use.

D. Establishment of limits of districts in which storage of explosives and blasting agents to be prohibited.

The limits referred to in Section 5601.9 of the California Fire Code as added by the City of Woodland, in which storage of explosives and blasting agents is prohibited, are hereby established as follows: Prohibited in all zones defined in the zoning ordinance of the City except that a permit may be issued for installations in existence prior to the adoption of the ordinance codified in this chapter.

E. Establishment of limits of districts in which storage of flammable or combustible liquids in outside aboveground tanks; bulk plants or terminals; and bulk transfer operations is to be limited.

1. The limits referred to in Section 5704.2.9.6.1 of the California Fire Code in which storage of Class I and II liquids in outside aboveground tanks is limited, are hereby established as follows: Limited to two (2) tanks, not to exceed two thousand (2,000) gallons each, in all zones defined in the zoning ordinance of the city except that a permit may be issued for installations in existence prior to the adoption of the ordinance codified in this chapter.

2. The limits referred to in Section 5706.5.1 of the California Fire Code as added by the City of Woodland in which bulk plants or terminals for flammable or combustible liquids are limited, are hereby established as follows: Limited to two (2) tanks, not to exceed two thousand (2,000) gallons each, in all zones defined in the zoning ordinance of the city except that a permit may be issued for installations in existence prior to the adoption of the ordinance codified in this chapter.

3. The limits referred to in Section 5706.5.1.1.1 of the California Fire Code as added by the City of Woodland in which bulk transfer and process transfer operations of flammable or combustible liquids are limited, are hereby established as follows: Limited to two (2) tanks, not to exceed two thousand (2,000) gallons each, in all zones defined in the zoning ordinance of the city except that a permit may be issued for installations in existence prior to the adoption of the ordinance codified in this chapter.

Sec. 8.20.040 Amendments.

The California Fire Code, as described above and adopted by reference in Section 8.20.010, is hereby amended, modified and revised as set forth in this chapter.

A. Section 202 – General Definitions.

Section 202 is amended to add and amend the following definitions:

Building. Any Structure used or intended for supporting or sheltering any use or occupancy, including manufactured homes, mobile homes, modular, and multifamily manufactured housing.

Fire Marshal. Shall mean the Chief of the Division of Community Risk Reduction.

B. Section 307.1.1 – Prohibited Open Burning.

Section 307.1.1 is amended to read as follows:

307.1.1 Prohibited open burning. Open burning is prohibited in the City of Woodland. Any burning, open or otherwise, that constitutes a nuisance which is injurious to health, or is indecent or offensive to the senses, or is offensive, or objectionable because of smoke emissions or when atmospheric conditions or local circumstance make such fires hazardous shall be prohibited. The fire code official is authorized to order the extinguishment by the owner, occupant, other responsible

person or the fire department of any burning that creates or adds to a hazardous or objectionable situation.

C. Section 103.2 – Appointment.

Section 103.2 is deleted in its entirety.

D. Section 901.6.3 – Resale inspection-residential sprinkler systems.

Section 901.6.3 is added to read as follows:

901.6.4 Resale inspection-residential sprinkler systems. All residential occupancies up for resale and equipped with a NFPA 13D sprinkler system or sprinkler system meeting the requirements of the California Residential Code, are required to be inspected by a representative from the Woodland Fire Department, State of California Contractor State License Board Licensed Fire Protection Contractor (C-16), or California State Fire Marshal Licensed A (Type 1) Concern. All necessary repairs shall be completed and verified prior to the closing of escrow.

E. Section 903.1 – Automatic Sprinkler Systems – General.

Section 903.1 is amended to read as follows:

903.1 General. Automatic sprinkler systems shall comply with this section and the following:

An automatic sprinkler system shall be installed in the occupancies and locations set forth in this Chapter and in the locations and according to the conditions described below:

- (1) In all buildings other than Group R, Division 2,3 and 4 in which the total floor area of all floors is five thousand (5,000) square feet or more, or any building which are three (3) or more stories regardless of height.

Exceptions:

1. Group U occupancies, not including private garages attached to R-3 Occupancies.
2. In storage and bulk handling facilities for grain, including grain elevators and flat storage buildings, automatic fire sprinklers shall not be required in areas where the grain is stored, provided:
 - a. An automatic fire extinguishing sprinkler system is not otherwise required for code compliance;
 - b. The floor area of the building or structure does not exceed the maximum basic allowable floor area permitted for specific types of construction as specified

- in Table 504.3 and including the allowable increases for clear yard spaces as specified in the California Building Code; and
- c. The construction of the building or structure complies with all other code provisions for the properly assigned group occupancy classification and type of construction.
- (2) Notwithstanding other provisions of this section, the requirement described in this Section 903.1 shall be applied to alterations, repairs, additions and changes of occupancy of existing buildings as follows:
- a. Where there is no change of occupancy, alterations or repairs not increasing fire area, total height, or number of stories of an existing building may be made without making the entire building comply with this section.
 - b. No change shall be made in the character of the occupancy or use of any existing building or structure unless the entire building or structure is made to comply with this section.

Exceptions:

1. The character of the occupancy of existing buildings may be changed subject to the approval of the building official and the approval of the fire chief, and the building may be occupied for purposes in other occupancy groups without conforming to all the requirements of this section or the California Building Code for those groups, provided the new or proposed use is not more hazardous, based on life and fire risk, than the existing use.
 2. No change in the character of occupancy of a building shall be made without a certificate of occupancy, as required by California Building Code. The building official may issue a certificate of occupancy pursuant to the intent of the above exception without certifying that the building complies with all provisions of this section and provisions of the California Building Code.
- (3) In other areas and occupancies as required in Section 903 of the California Building Code.

F. Section 907.6.2.1 – Fire alarm circuits.

Section 907.6.2.1 is added to read as follows

907.6.2.1 Fire alarm circuits. When providing a fire alarm circuit in a multiple occupancy type building (multiple metering), the circuit shall be energized from the main meter panel board.

G. Section 2306.2.3 – Above-ground tanks located outside, above grade.

Section 2306.2.3 is amended to read as follows:

2306.2.3 Above-ground tanks located outside, above grade.

Above-ground tanks used for automotive fuel dispensing stations open to the public for retail sales of Class I, II or IIIA liquid motor fuels shall not exceed two (2) tanks totaling two thousand (2,000) gallons each.

H. Section 2308.3.2 – Established limits and maximum capacity.

Section 2308.3.2 is added to read as follows:

2308.3.2 Established limits and maximum capacity. The storage of compressed natural gases is prohibited within the limits established by law as the limits of districts in which such storage is prohibited.

I. Section 5301.1.1 – Established limits and maximum capacity.

Section 5301.1.1 is added to read as follows:

5301.1.1 Established limits and maximum capacity. The storage of compressed natural gases is prohibited within the limits established by law as the limits of districts in which such storage is prohibited.

J. Section 5601.9 – Prohibited and Limited Acts.

Section 5601.9 is added to read as follows:

5601.9 Prohibited and Limited Acts. Storage of explosive materials is prohibited within the limits established by law as the limits of districts in which such storage is prohibited.

K. Section 5706.4.5.1 – Established limits.

Section 5706.4.5.1 is added to read as follows:

5706.4.5.1 Established limits. Bulk plants or terminals for receiving or storage of flammable or combustible liquids are limited within the limits established by law as the limits of districts in which such storage is limited.

L Section 5706.5.1.1.1 – Established limits.

Section 5706.5.1.1.1 is added to read as follows:

5706.5.1.1.1 Established limits. Bulk transfer and process transfer operations for receiving or transferring flammable or combustible liquids are limited within the limits established by law as the limits of districts in which such operations is limited.

M. Division II – Administration.

Chapter 1, Division II - Administration is hereby amended as follows:

1. Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the Fire Code of the City of Woodland, hereinafter referred to as “this code.”

2. Section 110.4 is amended to read as follows:

110.4 Violation penalties. Persons who shall violate any provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall subject the violator to any or all of the following: suit for civil remedy or criminal penalty, or the administrative penalties provided in Chapter 9.20 of the Woodland Municipal Code.

The criminal penalty for the first offense shall be punishable as an infraction as defined by the California Penal Code, as amended from time to time. The criminal penalty for a second offense or more, shall be punishable as a misdemeanor as defined by the California Penal Code, as amended from time to time. Each day that a violation continues after due notice has been served shall be deemed a separate offense. Nothing in this paragraph shall be construed as precluding the application of the administrative penalties provided in Chapter 9.20 of the Woodland Municipal Code.

5. Amendment. Section 8.20.060 of the Woodland Municipal Code is hereby amended to read in full as follows:

Sec. 8.20.060. Citation Program - Issuance of Citations.

The Fire Marshal and designated members of the Community Risk Reduction Division of the Woodland Fire Department have the discretionary duty to enforce a statute or ordinance made pursuant to Sections 853.5 and 853.6 of the State Penal Code and subject to the provisions hereof.

A person may be arrested without a warrant whenever the Fire Marshal or designated members of the Community Risk Reduction Division have reasonable cause to believe that the person to be arrested has committed, in their presence, a

violation of a statute or ordinance, which he or she has the discretionary duty to enforce. The Fire Marshal or designated members of the Community Risk Reduction Division may issue a notice to appear and to release such a person on his or her written promise to appear in court pursuant to Sections 853.5 or 853.6 of the State Penal Code, as applicable.

The Fire Marshal and designated members of the Community Risk Reduction Division will be the designated officers of the Woodland Fire Department to exercise such arrest and citation authority as to specified violation.

The Chief of the Woodland Fire Department shall establish and cause to be administered a special enforcement training program designed to instruct those members of the fire department who will exercise such arrest and citation authority, regarding the provisions of the statutes and ordinances to be enforced, the evidentiary prerequisites to proper prosecution for violation thereof, the appropriate procedures for making arrests or otherwise prudently exercising such arrest and citation authority and the legal and practical ramifications and limitation attendant thereto.

The Fire Marshal and designated members of the Community Risk Reduction Division shall be appropriately instructed to deposit executed citations or notices within the appropriate agency for filing with the court after review for legal sufficiency.

6. Amendment. Subsection (H) is hereby added to Section 15.04.030 of the Woodland Municipal Code to read as follows:

(H) Chapter 9 of the California Building Code is amended to read as follows:

(1) Section 903.1 is amended to read as follows:

903.1 General. Automatic sprinkler systems shall comply with this section and the following:

An automatic sprinkler system shall be installed in the occupancies and locations set forth in this Chapter and in the locations and according to the conditions described below:

(1) In all buildings other than Group R, Division 2, 3 and 4 in which the total floor area of all floors is five thousand square feet or more, or any building which are three or more stories regardless of height.

Exceptions:

1. Group U occupancies, not including private garages attached to R-3 Occupancies.

2. In storage and bulk handling facilities for grain, including grain elevators and flat storage buildings, automatic fire sprinklers shall not be required in areas where the grain is stored, provided:
 - a. An automatic fire extinguishing sprinkler system is not otherwise required for code compliance,
 - b. The floor area of the building or structure does not exceed the maximum basic allowable floor area permitted for specific types of construction as specified in Table 503 and including the allowable increases for clear yard spaces as specified in the California Building Code, and
 - c. The construction of the building or structure complies with all other code provisions for the properly assigned group occupancy classification and type of construction.

(2) Notwithstanding other provisions of this section, the requirement described in this Section 903.1 shall be applied to alterations, repairs, additions and changes of occupancy of existing buildings as follows:

- a. Where there is no change of occupancy, alterations or repairs not increasing fire area, total height, or number of stories of an existing building may be made without making the entire building comply with this section.
- b. No change shall be made in the character of the occupancy or use of any existing building or structure unless the entire building or structure is made to comply with this section.

Exceptions:

1. The character of the occupancy of existing buildings may be changed subject to the approval of the building official and the approval of the fire chief, and the building may be occupied for purposes in other occupancy groups without conforming to all the requirements of this section or the California Building Code for those groups, provided the new or proposed use is not more hazardous, based on life and fire risk, than the existing use.
2. No change in the character of occupancy of a building shall be made without a certificate of occupancy, as required by California Building Code. The building official may issue a certificate of occupancy pursuant to the intent of the above exception without certifying that the building complies with all provisions of this section and provisions of the California Building Code.

(3) In other areas and occupancies as required in Section 903 of the California Building Code.

(2) Section 907.6.2.1 is added to read as follows

907.6.2.1 Fire alarm circuits. When providing a fire alarm circuit in a multiple occupancy type building (multiple metering), the circuit shall be energized from the main meter panel board.

7. **Repeal of Conflicting Ordinances.** All former ordinances or portions of ordinances conflicting or inconsistent with the provisions of this ordinance or of the California Fire Code, including applicable portions of Ordinance No. 1603, and any other ordinance in conflict herewith are hereby repealed to the extent of such conflict.

8. **Superseding Ordinances.** No ordinance adopted after the adoption of this ordinance shall implicitly supersede or repeal any provision of this ordinance unless that ordinance expressly indicates an intention to do so.

9. **Severability.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase added by this Ordinance, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses or phrases are declared unconstitutional, invalid or ineffective.

10. **Publication.** The City Clerk shall certify to the adoption of this ordinance and shall cause a summary thereof to be published in the Daily Democrat, a newspaper of general circulation, printed and published in the city of Woodland and county of Yolo, at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the City Clerk, and with fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted ordinance in the office of the City Clerk, in accordance with California Government Code Section 36933.

11. **CEQA.** The City Council finds that the changes made to the Fire Code and Building Code are enacted to mitigate the threats posed to public peace, health and safety from earthquakes, high winds and fire. Therefore, it can be seen with certainty that adoption of this Ordinance will not have a significant adverse effect on the environment and is therefore exempt from California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3. Staff is directed to file a notice of exemption within five (5) days of the adoption of this Ordinance.

12. **Effective Date.** This ordinance shall take effect upon the latter of thirty days after its adoption or January 1, 2020.

PASSED AND ADOPTED by the City Council this 5th day of November, 2019,
by the following vote:

AYES:
NOES:
ABSTAIN:

Xochitl Rodriquez, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Exhibit A

Findings to Support Amendments to the 2019 Editions of the California Fire Code and California Building Code

This Exhibit A provides the express findings and determinations (where necessary pursuant to California Health & Safety Code Sections 17958, 17985.7 and/or 18941.5) justifying the City of Woodland's amendments to the 2019 Edition of the California Fire Code and the 2019 Edition of the California Building Code (codified in Title 24 of the California Building Standards Code) as reasonably necessary because of local climatic, geologic or topographic conditions.

CITY OF WOODLAND – PROFILE

The City of Woodland, incorporated in 1871, lies near the heart of the Great Central Valley of California. It is situated 18 miles to the West of the State Capitol in Sacramento and 81 miles Northeast of San Francisco. Woodland is the County Seat of Yolo County.

The City of Woodland encompasses an area of approximately 15.3 square miles with a population in excess of 60,531 based upon 2018 U.S. Census Bureau Population Estimates Program. The City of Woodland Fire Department, through a Contractual Agreement with the Springlake Fire Protection District, also provides fire protection for approximately 51 square miles of rural area surrounding the City, devoted principally to winter grain and summer row crop farming.

The City is the largest industrial area in Yolo County and has experienced a steady, well-planned growth. Woodland is also a key area for the many processing and service activities demanded by the extensive agricultural industries in the region.

Woodland is transcended by several major roadways including Interstate 5 and State Route 113. California Northern Railway maintains a major North-South rail link through Woodland while Yolo Shortline Railway also maintains a local spur line in town from Sacramento. Both rails and highways have created barriers within the town which have significantly affected emergency response routes.

Sec 8.20.040 Amendments to California Fire Code

Amendment Section, pursuant to Ord. No. ____XXXX__	Fire Code Section Impacted	Subject of Amendment	Justification (see below key to justifications)
8.20.030	2308.3.2, 5301.1.1, 5806.2, 6104.2, 5601.9, 5704.2.9.6, 5706.5.1, 5706.5.1.1.1	Establish limits for storage, receiving, and storage of hazardous materials	A, B, D
8.20.040(A)	202	Adds and amends definitions	A, D
8.20.040(B)	307.1.1	Prohibits burning	A, D
8.20.040(D)	Add 901.6.3	Resale inspection of residential occupancies with NFPA 13D or California Residential Code sprinkler systems	A, D
8.20.040(E)	903.1	Regulations regarding installation of automatic sprinkler systems	A, B, C
8.20.040(F)	Add 907.6.2.1	Fire alarm circuits	A, B, C
8.20.040(G)	2306.2.3	Use of above-ground tanks	A, B, D
8.20.040(H)	Add 2308.3.2	Establish location limits for storage of compressed natural gases	A, D
8.20.040(I)	Add 5301.1.1	Establish location limits for storage of compressed natural gases	A, B, D
8.20.040(J)	Add 5601.9	Establish limits regarding location and quantity of explosive materials stored	A, B, D
8.20.040(K)	Add 5706.4.5.1	Establish location limits for receiving and storing of flammable or combustible liquids	A, D
8.20.040(L)	Add 5706.5.1.1.1	Establish location limits for bulk and process transfer operations of flammable or combustible liquids	A, D
8.20.040(M)	101.1, 110.4	Administration	D

Sec 15.04.030 Amendments to California Building Code

Amendment Section, pursuant to Ord. No. _____	Building Code Section Impacted	Amendment	Justification (see below key to justifications)
15.04.030(H)(1)	903.1	Regulations regarding installation of automatic sprinkler systems	A, B, C
15.04.030(H)(3)	Add 907.6.2.1	Fire alarm circuits	A, B, C

Justifications KEY: Findings to Support Amendments to California Fire Code and California Building Code

A. CLIMATIC CONDITIONS

The climate within the City of Woodland is similar to other areas in California's Central Valley. The normal rainfall for Woodland is 21.38 inches. Winter storms are responsible for the heaviest intensity of precipitation, with 89 percent of total annual precipitation falling between November and April.

Winds play a major role in Woodland's climatological make-up. Winter storms bring occasional strong wind gusts from the South up to 45 mph. There are also intermittent Summer periods of dry North winds when the humidity will drop well below 10 percent, greatly adding to the potential of a fire conflagration hazard where non-rated wood shake and shingle roof construction currently exists. This weather warrants the need for expanded ability to require the extinguishing of residential burning, to further protect combustible construction.

Summer sun in Woodland averages about 95 percent of the possible hours of daylight. The winter months produce 40 percent of possible sunshine affected somewhat by occasional periods of winter fog, which may persist for several days or weeks at a time.

The average annual temperature for Woodland is 61.5 F with higher temperatures in the mid- to upper 90's during the summer months and lows down to the mid- 30's during the winter months. The record high of 114 F was recorded in June of 1961 while the record low of 19 F was established in December of 1990. Summer time temperatures are frequently accompanied by light to gusty south winds leading to potentially dangerous fire conditions. The limited amount of flammable and combustible liquids stored in specific zoned areas reduces risk.

Due in part to the winter and spring rains, Woodland generally experiences an extensive growth of vegetation during the spring, which dries out each summer creating hazardous fuel conditions. Because the City is surrounded by farmland, an exposure problem exists during early summer grain harvest season. Many of the grain fields in the farmland surrounding the City are planted up to the City limits (in some instances, residential neighborhoods). The proximity of burning fields to neighborhoods creates a rural interface problem, which greatly increases the chance of a major conflagration if the right conditions exist (Red Flag Days = low humidity, wind, etc.). Thus, the growth of vegetation, coupled with dry land grain farming, equates to an explosive fire potential prior to and during the grain harvest period.

Buildings located in portions of the City where combustible vegetation is present are at an increased risk of fire. The need for reduced fire area due to climatic conditions within Yolo County warrants a lower sprinkler threshold. The amended sections address these specific issues by requiring sprinkler and associated systems in buildings that are 5000 sq ft or greater in total floor areas, and all residential buildings including modules, mobile, manufactured, or multifamily manufactured homes. A lower threshold for sprinklers, and expanded definitions will provide more buildings with protection, thus reducing property loss and personal injury.

Woodland's water supply is primarily from the Woodland-Davis Clean Water Agency (WDCWA). In most years, Woodland is supplied with 100% treated Sacramento River water from the WDCWA. In dry years, water supply from WDCWA may be reduced in summer months and Woodland would supplement from other sources. As a supplement to WDCWA supplied water, Woodland maintains three aquifer storage and recovery (ASR) wells, which supply surface water quality water to Woodland customers. Woodland maintains the distribution system through flushing and valve maintenance operations and has an active program to replace aging and failing water mains.

B. GEOLOGICAL CONDITIONS

Woodland lies in the heart of the great Central Valley of California, 18 miles west of the State Capitol in Sacramento. This Greater Sacramento Area is one of the fastest growing regions in the State. Woodland comprises an area of 15.3 square miles. Through a contractual Agreement with the Springlake Fire Protection District, an additional 51 square miles is now the responsibility of the Woodland Fire Department. Since the Agreement provides for equal fire protection in the District and the City, staffing and resources are severely stressed if concurrent incidents occur.

The 2018 Woodland Community Profile (created in partnership with the Yolo County Office of Emergency Services as part of the Multi-jurisdictional Hazard Mitigation Plan) recognized the top three risks in the City to be (1) Flooding, (2) Earthquake, and (3) Wildfire. The City of Woodland is within an active seismic area. The City is thus subject to moderate to strong to severe shaking and surface ruptures resulting from earthquake faults located within or near the City. The City lies along the eastern edges of the Coast Range-Sierran Block Boundary (CRSBB) where the Dunnigan Hills Fault is located. These local earthquake faults have the potential to cause severe personal and property damage

and fire hazards. A major earthquake originating along this fault line or from an unknown fault in the CRSBB could grind the local public infrastructure to a halt. In 2016, a small 2.5 earthquake shook Woodland; the quake was centered seven miles west of the City in an area of the CRSBB where there are no known fault lines. The Midland Fault, located southwest of Davis, is another fault that could cause shaking for Woodland, much like the one that occurred after the 1892 Vacaville-Winters Earthquake. Moreover, there is also a potential for damage to roadways and water supplies and the impairment of access allowing fire equipment to respond to emergencies in the event of a severe earthquake. Much of Woodland's downtown area is comprised of construction dating back to the late 1800's and early 1900's. Balloon construction costs, lack of accessibility, and buildings built too close together greatly add to the fire extension problem inherent to this area, especially exacerbated in the event of seismic activity.

The City has also experienced tremendous growth in the industrial area. Several major distribution centers have been completed, many exceeding 500,000 square feet. The size of these buildings and the different commodities they house can quickly overwhelm the Department's ability to mitigate an incident of fire caused by any seismic activity.

C. TOPOGRAPHICAL CONDITIONS

Summertime temperatures reaching beyond 100F are frequently accompanied by gusts of south winds leading to potentially dangerous fire conditions. The amendments limiting the amount of explosive materials stored and transferred within the City reduces risk.

The amendments lowering the sprinkler threshold and requiring sprinklers in modular and manufactured homes aligns the City of Woodland with other jurisdictions in the County and region.

Road conditions: Traffic congestion is a growing problem for the City. The impact of current and planned developments and associated traffic flow will continue to have an effect on response times and delivery of fire service.

The City is transcended by a major California highway running North-South – Interstate 5 and serves as the junction between Highway 113 and Interstate 5. In addition, California Northern Railroad has a line running North-South, while Yolo Shortline Railroad has a branch line running East-West. Flammable liquids and hazardous materials are transported through the City limits by the above-mentioned routes.

The roadway system throughout the City is comprised of surface roads with alley ways running parallel to the surface roads, but to the rear of the addresses. The alley ways are narrow, extremely overgrown with vegetation, and not provided with protection by fire hydrants. Accessibility and availability of water are of major concern.

Woodland relies primarily on the Sacramento River for drinking water. The availability of water in the Sacramento River is susceptible to drought. Prolonged drought conditions will result in a curtailment in water rights in the Sacramento River, which will cause a shortfall

in Sacramento Water to Woodland. ASR wells backup native groundwater wells and would be utilized during a drought.

Road conditions due to flooding: Woodland is essentially flat with Cache Creek forming the Northern Boundary of the Springlake Fire Protection District. City streets, even those outside of the floodplain, are also subject to localized flooding during periods of heavy rainfall. Currently, the City's storm drain system is not adequately sized for the actual flows. Older parts of the city, particularly west of the East Street, do not have a system of under street storm drainpipes. Instead runoff is conveyed through intersections in valley gutters, culverts, or inverted siphons and must travel long distances to reach a drain inlet. In these areas, when the capacity of the drain inlets and pipes is exceeded, localized street flooding occurs and remains for three to four hours after rainfall has subsided.

Typical flood hazards in Woodland generally consist of shallow sheet flooding from surface water runoff from large rainstorms with depths generally less than two feet. However, in larger storm events, there are significant areas within the City on the north and east sides that are also affected by flooding from Lower Cache Creek and /or Yolo Bypass. Cache Creek flooded during the heavy storms of 1995 closing County Road 98, which is a major artery into town. In the winter months of 2019, Cache Creek overtopped and flooded out some streets and homes of the community just northwest of the City, demonstrating the true risk of over flooding to the City. During major storms or prolonged rains, some of the streets in the City are actually designed and used for flood control purposes, thus making fire and emergency access difficult during flood conditions. As a consequence, many of the streets within the City are impaired during such flood conditions and such flooding causes physical damage to the streets and the accumulation of debris, all of which hinder access to fire equipment for the purpose of responding to fire and other emergencies.

D. Administrative/Procedural/Public Safety Amendments.

1. This amendment is necessary for administrative or procedural clarification and to establish administrative standards for the effective enforcement of the building standards of the City of Woodland and does not modify a building standard pursuant to California Health & Safety Code Section 17958, 17958.7, and/or 18941.5.
2. This amendment does not modify a building standard pursuant to California Health & Safety Code Section 17958, 17958.7, and/or 18941.5 and is reasonably necessary to safeguard life and property within the City of Woodland.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: November 5, 2019
ITEM #: L.17.
SUBJECT: Sustainability Project Reservation and Funding

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, appropriating \$100,000 of General Fund (101) for transfer to the Sustainability Fund (365), and (2) appropriating \$24,000 from the Sustainability Fund (365) to fund the City's share of contract costs for the regional Greenhouse Gas Emissions Inventory with Yolo County as the lead agency.

Staff Contact:

Evis Morales, Financial Services Manager, (530) 661-5923, evis.morales@cityofwoodland.org

Fiscal Impact:

The City is in receipt of a repayment of \$534,658 from the Valley Clean Energy (VCE) JPA, representing reimbursement of the \$500,000 (plus interest) provided by the city as start-up funding. Staff is recommending that a portion of this funding, specifically \$100,000, be used to re-establish a reserve within the city's Sustainability Fund for use in support of projects, programs and initiatives that advance implementation of the city's Climate Action Plan. Of this amount, it is recommended that the first \$24,000 be appropriated to cover the city's participation in a regional update of GHG emissions under a contract being administered by Yolo County. By participating with the County contract, the cost of meeting the requirement to update the city's GHG emission inventory will be significantly lower as compared to the City carrying-out a stand alone study.

Background:

In 2018, the City was a founding member of the Valley Clean Energy Joint Powers Agency, established in partnership with Yolo County and the City of Davis to serve as a Community Choice Aggregation (CCA) entity for the purpose of procuring electrical power. The goals of the VCE include lower green-house gas emissions through increased use of renewably-sourced electrical power, implementation of programs to incentivize energy efficiency and reduce, over the long-term, the cost of electricity for CCA customers. To support start-up costs for the VCE JPA, each member agency provided an up-front payment of \$500,000 and executed a repayment agreement that ensured that funds would be re-funded from VCE operational reserves once the JPA was fully-operational and on solid financial basis. The City subsequently agreed to subordinate the start-up funding to a line of credit secured by the VCE, with the expectation that these funds would not be repaid for a period of 5 years. However, due the early success of the VCE and the termination of the subordination agreement by the lender to the VCE, start-up funds were returned to member agencies in October, well in advance of any anticipated repayment schedule.

In the 2013/14 fiscal year, the City of Woodland established a Sustainability Fund through a one-time allocation of \$250,000 from General Fund reserves. This fund was intended to support energy efficiency and water conservation projects, pre-dating the city's formal adoption of its Climate Action Plan in 2017. Over time, this fund was exhausted in support of energy efficiency projects for city facilities, water conservation projects necessitated by the recent drought, urban forestry projects, and also helped support initial investment in converting of the city fleet to more energy efficient hybrid vehicles.

Discussion:

Earlier this year, in support of enhancing sustainability initiatives, the City established the Sustainability Advisory Committee to assist the city and community to implement strategies outlined in the adopted Climate Action Plan. Also, as part of the FY2019/20 budget, the Council approved \$75,000 to develop an Energy Master Plan to identify projects that will improve energy efficiency and contribute to meeting specific GHG reduction targets across city facilities.

Moreover, consistent with the requirements of AB32 and the city's Climate Action Plan, the City is required to update its GHG inventory every five years; an activity which has been anticipated to be funded in next year's budget. However, an opportunity has presented itself to participate in a regional GHG inventory update with Yolo County and the City of Davis this fiscal year. The benefit of partnering with the other agencies includes developing consistent and standard measurement metrics for GHG emissions, avoiding duplication or redundancy of emissions credited to each agency, and an overall reduction in per-agency costs.

Given the early repayment of the start-up funding provided to the VCE, and consistent with the Council's goal of prioritizing programs and initiatives in support of our Climate Action Plan, and in anticipation of projects expected to be identified later this year, upon completion of the city's Energy Master Plan, staff is recommending allocating \$100,000 from the repayment to the City's Sustainability Fund. The fund will also be available to support initiatives brought forward from the Sustainability Advisory Committee.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, appropriating \$100,000 of General Fund (101) for transfer to the Sustainability Fund (365), and (2) appropriating \$24,000 from the Sustainability Fund (365) to fund the City's share of contract costs for the regional Greenhouse Gas Emissions Inventory with Yolo County as the lead agency.

Prepared By: Evis Morales, Financial Services Manager

Reviewed By: Kimberly McKinney, Finance Officer



Paul Navazio
City Manager

Attachments:

1. Sustainability Project Funding Resolution-11-05-2019

RESOLUTION NO: _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING SET-ASIDE FUNDING FOR SUSTAINABILITY PROJECTS**

WHEREAS, the City has made Sustainability one of its top priority goals; and

WHEREAS, in 2013/14 the City established a Sustainability Fund to support investments in energy efficiency, green projects, water conservation, etc.; and

WHEREAS, the City has recently received repayment of \$500,000 (plus interest) in start-up funding provided to the Valley Clean Energy (VCE) JPA in FY2017/2018; and

WHEREAS, has identified this repayment as a source of funding to re-establish a reserve within the city's Sustainability Fund and is thus recommending allocating \$100,000 for this purpose,

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND
HEREBY RESOLVES:**

Section 1. \$100,000 is appropriated from the General Fund (101) as a reserve set-aside and transferred to the Sustainability Fund

Section 2. \$24,000 is appropriated from the Sustainability Fund (365) for the City's share of the County's Regional Greenhouse Gas Emission Study.

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2019.

STATE OF CALIFORNIA
COUNTY OF YOLO ss.
CITY OF WOODLAND

I, _____, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _____ day of _____, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Xochitl Rodriguez, Mayor

ATTEST:

RESOLUTION NO: _____

_____,
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

Kara K. Ueda, City Attorney