

City of Woodland

**SUSTAINABILITY ADVISORY COMMITTEE
SPECIAL MEETING
DRAFT MEETING MINUTES – APRIL 21, 2021
VIA TELECONFERENCE**

1. Call to Order

The meeting was called to order at 6:04 p.m.

2. Roll Call

Members Present: Mark Aulman, Liza Grandia, Rolf Frankenbach, Allison Martin, Catalina Munoz, Adelita Serena, Raul Tadler, Robert Ullrey

Absent: Sara Schremmer

Staff Present: Erika Bumgardner, Stephen Coyle, Ken Hiatt, Rosie Ledesma, Ken Loman

3. Public comment

There was no public comment.

4. Member reports (Information Item)

Martin: Allison reported that she attended two webinars on illegal dumping and toxic pollution and will forward her notes to the committee.

Tadler: Raul reported that he has begun looking into opportunities for electrification of the City's fleet and had reached out to the Fire and Police Departments. The Fire Chief responded that there are no current plans and that the Department sees lack of chargers is a barrier.

Frankenbach: Rolf reported that he attended the Yolo County Board of Supervisors subcommittee hearing on forming a climate advisory body and will continue to attend future meetings.

Grandia: Liza shared that the City of Davis will hold a town hall meeting on Thursday, April 22nd regarding their Climate Action Plan update and that she plans to attend to learn about the methods Davis will use.

Ullrey: Robert reported that he attended part of West Sacramento's CAP update meeting, similar to Liza's report.

Aulman: Mark reported that he and Catalina met with City Manager Ken Hiatt and Ken Loman on Friday, April 16th regarding the committee's Discussion Draft Work Plan, which was discussed in detail. The City Manager was very supportive of the approach presented in the plan and indicated that he felt comfortable that the plan is consistent with Council expectations and with the committee beginning development of work groups to implement the plan. Mark asked members to keep Ken Loman informed of their activities organizing work groups. The meeting also included discussion of a joint meeting between the committee and the City Council. The groups shared preference is to hold that meeting as

soon as it can be done safely in person, rather than via Zoom, to facilitate a better conversation.

There were no other member reports.

5. Staff reports (Information Item)

Ken reported on several ongoing projects:

- The Crawford Park Rain Garden Project is out for bids, which are due to the City on Wednesday, May 12.
- The Water-Wise Landscape Tour will be held virtually from May 24-30 and Water Conservation Coordinator Sayetsi Sanchez has recruited 8 residential yard landscapes and a demonstration garden at the Woodland Community College that will be included with photos, videos, and plant information.
- This year's Bulky-Waste Drop-Off will be from June 1-30: resident will receive a voucher in the mail within the next few weeks that will allow them to take a load of bulky waste to the landfill for free during the month of June.
- Two industry leading all-electric work trucks hit the streets for the City's Public Works Department. The trucks are the City's first and the first medium duty electric work trucks of their type.
- The Yolo Landfill will host a Household Hazardous Waste event Saturday, April 24 that will allow county residents to swap out single-use 1 pound propane cylinders for reusable cylinders.

6. Approve Minutes for March 17, 2021 (Action Item)

Rolf and Mark offered corrections to the draft minutes, which Ken recorded. On a motion by Raul Tadler, seconded by Rolf Frankenbach, and carried on an 8-0-1 vote, committee members approved the minutes for the March 17, 2021 meeting.

Ayes: Aulman, Frankenbach, Grandia, Martin, Munoz, Serena, Tadler, and Ullrey

Noes: None

Absent: Schremmer

7. Presentation by Staff on Research and Technology Park (Information Item)

Staff (Ken Hiatt and Erika Bumgardner) gave the committee an overview of the planned Woodland Research and Technology Park, including a brief overview of the proposed project/Specific Plan and highlighting key elements of the plan that speak to sustainability measures and Climate Action Plan consistency (presentation slides attached).

8. Discuss long-range calendar (Information/Action Item)

Ken shared that the May meeting will include a presentation by staff providing the committee an overview of the City's water supply outlook and contingency planning.

9. Adjourn

The meeting adjourned at 7:35 p.m.

WOODLAND RESEARCH AND TECHNOLOGY PARK SPECIFIC PLAN

Public Review Draft
Sustainability Advisory Committee
April 21, 2021



The background of the slide is a photograph of a bright, modern office. Large windows on the left side let in natural light. Several indoor plants are scattered throughout the space, including a large green plant on the right and smaller ones on shelves and desks. People are seen working at white desks, some using laptops. The overall atmosphere is clean, professional, and collaborative.

PROJECT TEAM

City of Woodland

Ken Hiatt, City Manager

Brent Meyer, Community Development Director

Erika Bumgardner, Business Development Liaison

Project Applicant Team

John Hodgson, Hodgson Company

Melanie Mathews, Project Manager



City of Woodland Final 2035 Climate Action Plan



General Plan



Adopted May 16, 2017



Contacts:

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(530) 661-5962

Community Development Department
Planning Division
300 First Street
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Adc



PROJECT BACKGROUND

General Plan

Diversify jobs/careers

Opportunity for existing
companies to grow

Regional Demand / Research
aligned with
UCD strengths

Complete buildout / infrastructure
SE Area



GENERAL PLAN POLICY 2.L.2

“Promote development of SP-1A as a mixed-use residential district anchored by a research and technology business park in the Southern Gateway area at CR 25A and SR 113.

Concentrate the highest intensity of development within and in close proximity to the business park area, with lower density, largely residential uses to the north.

Encourage sustainable development through the use of renewable energy sources and water conservation tools with the goal of striving to achieve zero net energy at the building and neighborhood level to the extent feasible.”

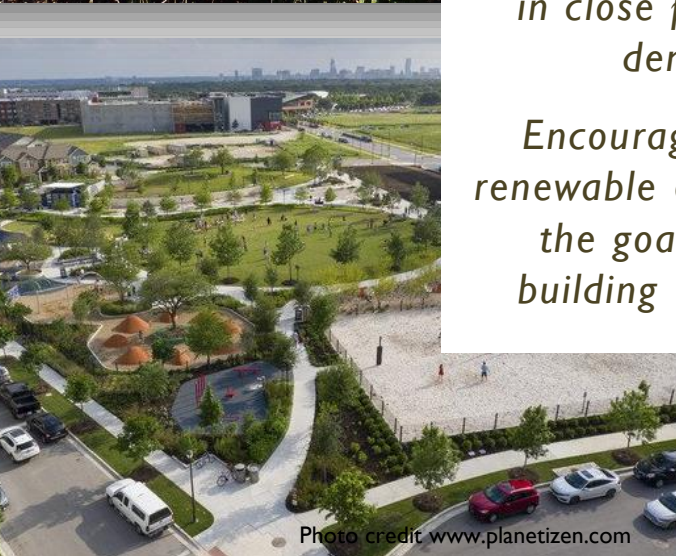
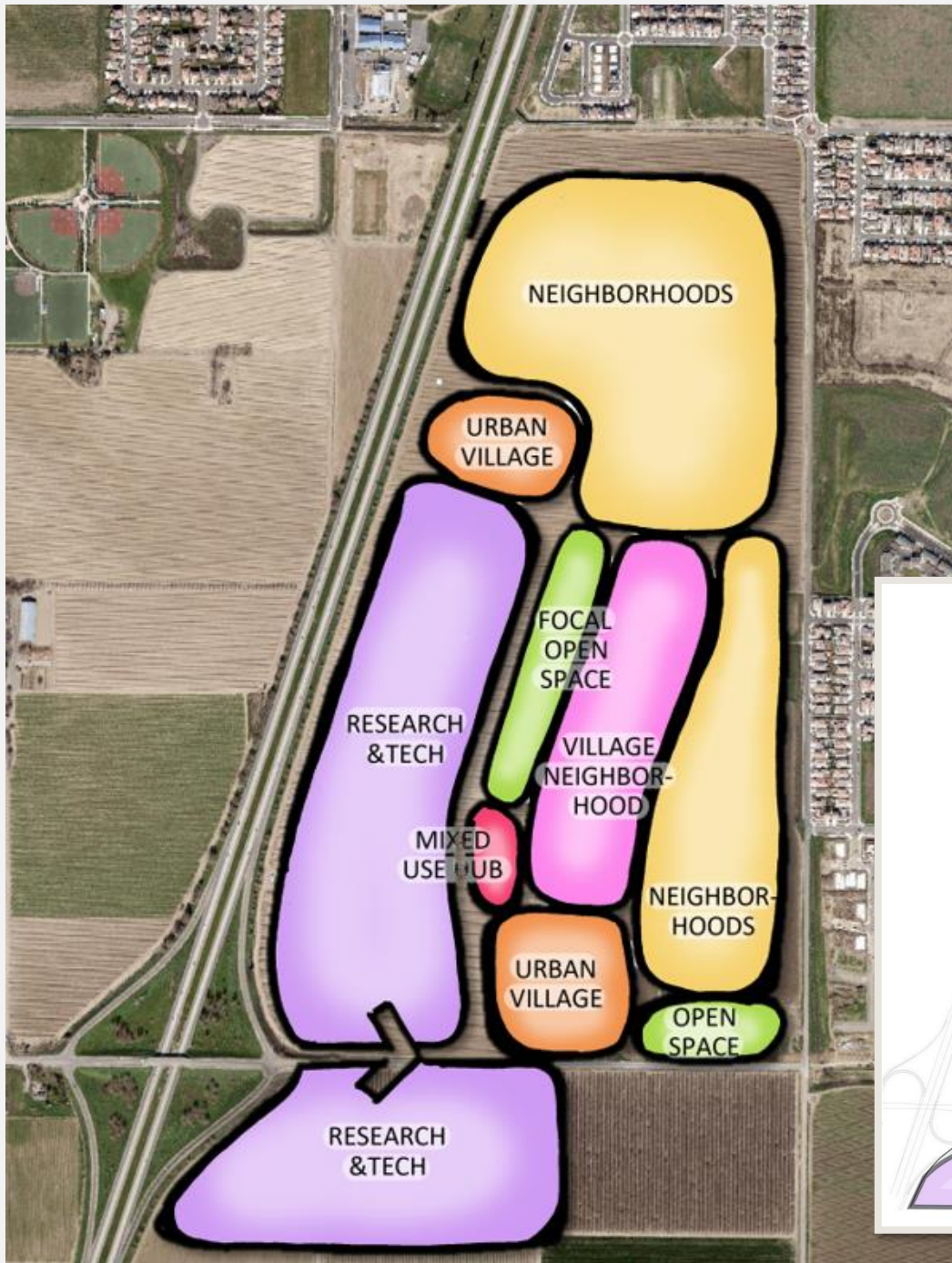


Photo credit www.planetizen.com





GENERAL PLAN PARAMETERS

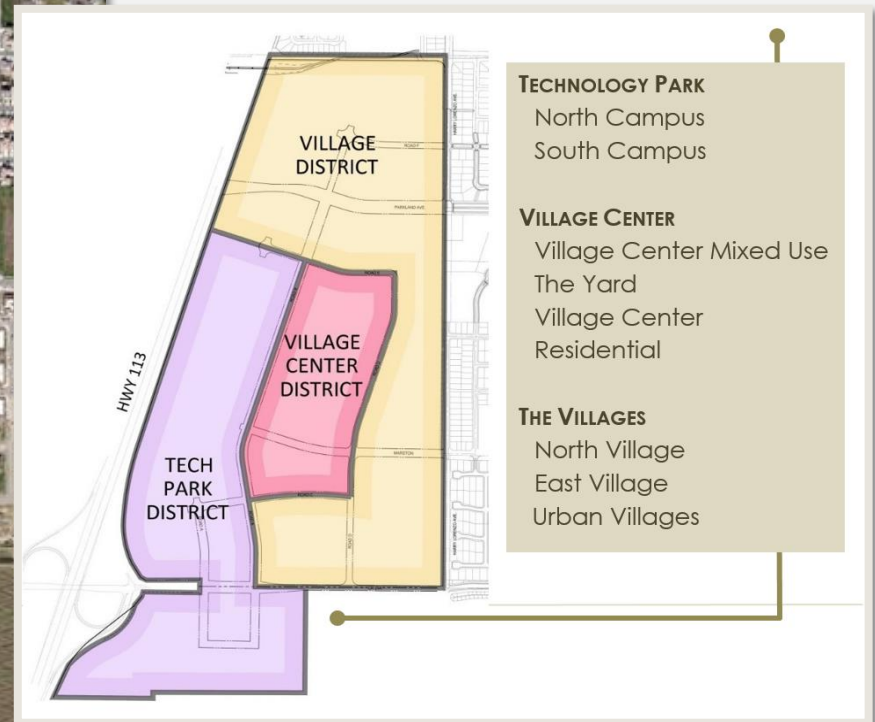
Tech Park Campus

Residential District

Neighborhood Amenities

1600 Housing Units

2 Million Square Feet
Commercial/Tech Uses



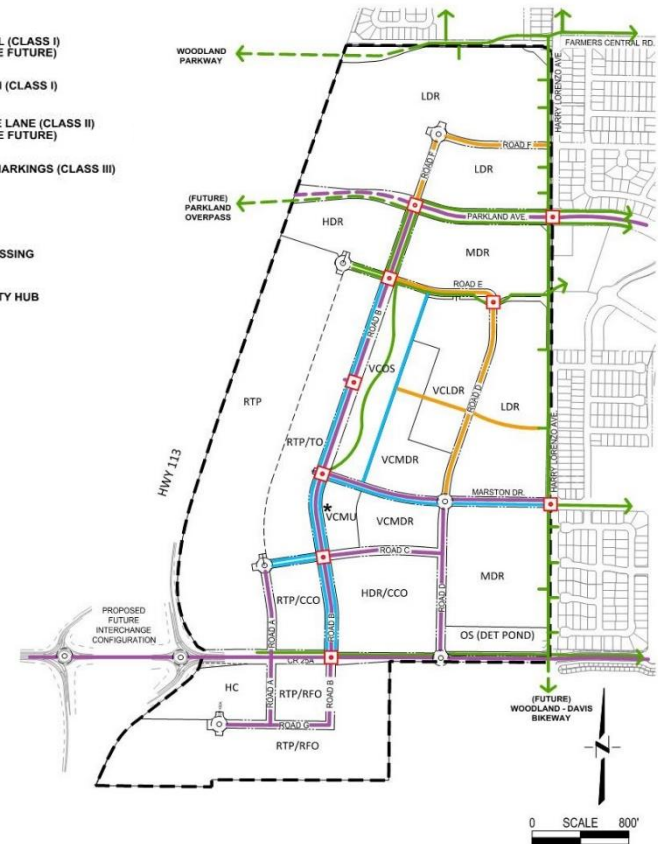
LEGEND

LDR	LOW DENSITY RESIDENTIAL
VCLDR	VILLAGE CENTER LOW DENSITY RESIDENTIAL
MDR	MEDIUM DENSITY RESIDENTIAL
VCMDR	VILLAGE CENTER MEDIUM DENSITY RESIDENTIAL
HDR	HIGH DENSITY RESIDENTIAL
HDR/CCO	HIGH DENSITY RESIDENTIAL WITH COMMUNITY COMMERCIAL OVERLAY
VCMU	VILLAGE CENTER MIXED USE
RTP	RESEARCH & TECHNOLOGY PARK
RTP/TO	RESEARCH & TECHNOLOGY PARK WITH TRANSITIONAL OVERLAY
RTP/CCO	RESEARCH & TECHNOLOGY PARK WITH COMMUNITY COMMERCIAL OVERLAY
RTP/RFO	RESEARCH & TECHNOLOGY PARK WITH RESEARCH FLEX OVERLAY
HC	HIGHWAY COMMERCIAL
OS	GREENBELTS, OPEN SPACE, PROMENADES
VCOS	VILLAGE CENTER OPEN SPACE



LEGEND

-  MULTI USE TRAIL (CLASS I)
(DASHED WHERE FUTURE)
-  MULTI USE PATH (CLASS I)
-  ON STREET BIKE LANE (CLASS II)
(DASHED WHERE FUTURE)
-  SHARED LANE MARKINGS (CLASS III)
-  ROUNDABOUT
-  ENHANCED CROSSING
-  SHARED MOBILITY HUB

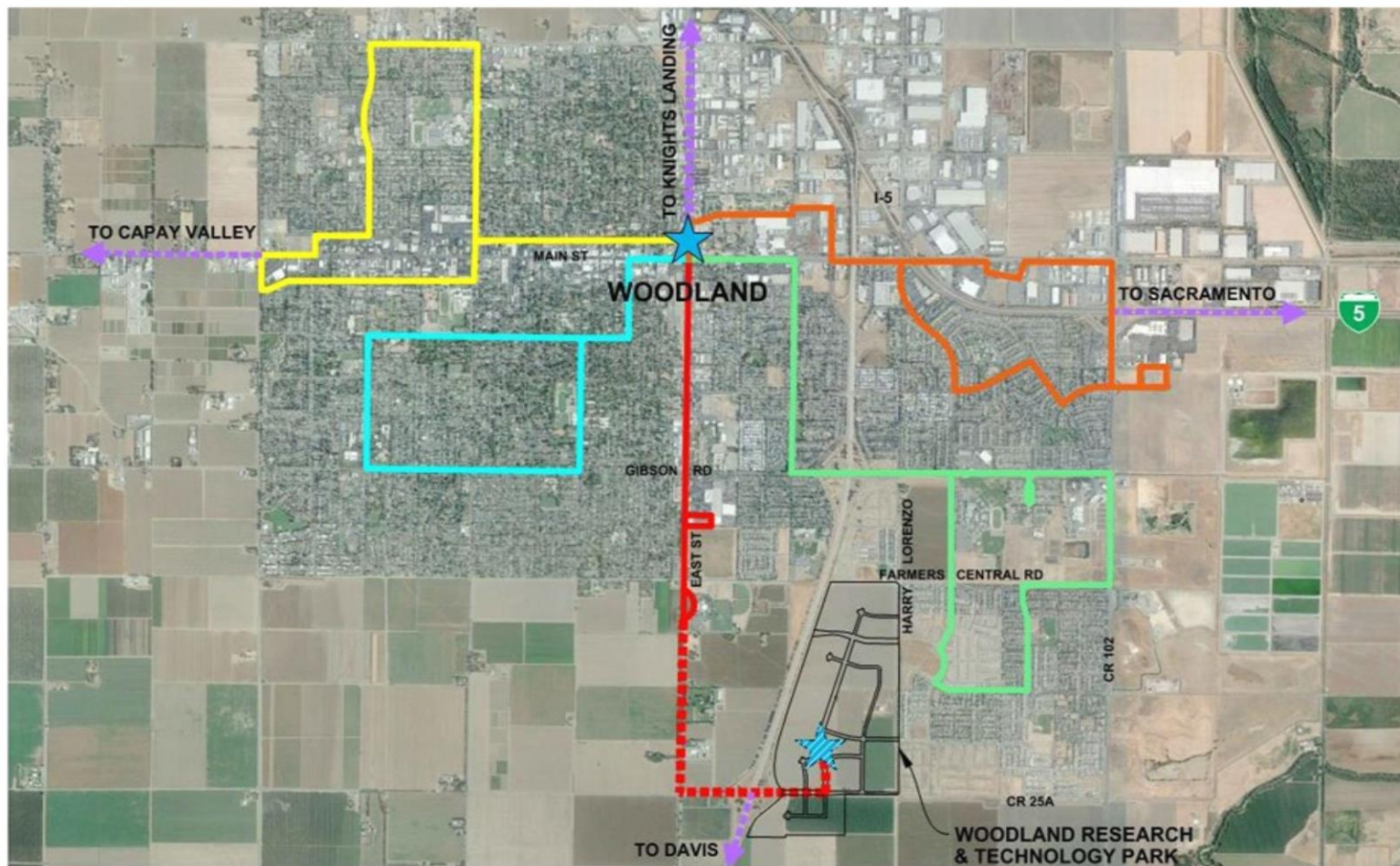


It is the goal of the Plan to strive for zero net energy consumption as outlined in the City's 2035 Climate Action Plan.



BIRDSEYE VIEW LOOKING NORTH- ARTIST RENDERING

- 1. Complete Live / Work Community Framework**
- 2. 8+ miles of trails/bike lanes**
- 3. Sustainable Design Practices**
- 4. Cal Green Tier One Standards**
- 5. Climate Action Plan Consistency Checklist**
- 6. Transportation Demand Management**



- NORTHEAST ROUTE (40 MINUTES)
- SOUTHEAST ROUTE (40 MINUTES)
- SOUTHWEST ROUTE 9 (30 MINUTES)
- CENTRAL ROUTE (20 MINUTES)
- NORTHWEST ROUTE (20 MINUTES)
- - - - - INTRACITY EXTENSION TO WOODLAND RESEARCH & TECHNOLOGY PARK
- - - - - INTERCITY ROUTING



PLANNED DOWNTOWN TRANSIT CENTER



PLANNED RESEARCH & TECH PARK MOBILITY HUB



0.75mi .375mi 0 0.75

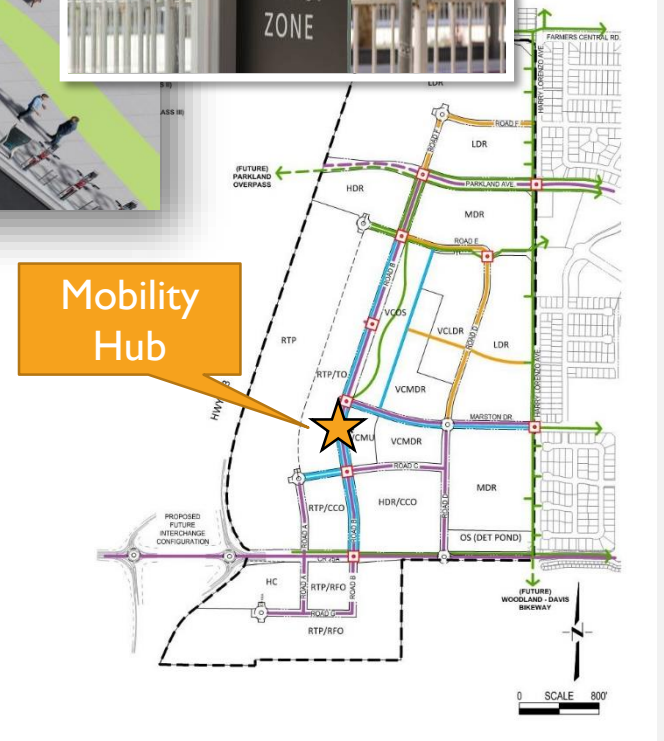




Elevated Perspective of the mobility hub "The Union," and Village Center – Artist Rendering



Village Center & Mobility Hub – Artist Rendering



Transportation Demand Management

Trip reduction strategies may include, but are not limited to, the following:

Subsidized transit

UCD / Tech Park Shuttle

Carpool programs/incentives

Alternative work week/flex-time schedule

On-site daycare

Enhancements to citywide bike network

Dedicated employee housing

Gauranteed ride home program

Priority parking for vanpool

Bike purchase incentives

City VMT fee program

VMT exchange program

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3.3.3. Climate Action Plan Consistency

A. All new developments incorporate energy efficiency measures (CAP), adopt energy efficiency measures relevant to the project for new developments and such requirements and other regulations.

B. All projects are reviewed and approved in accordance with development standards and guidelines.

C. Consistent consumption and shall, a

D. Additional expansion projects with Conservation Guidelines

Objective 1: Reduce Building Energy Use

Strategy E-1: Lighting Efficiency Upgrades



Percentage of GHG Reduction Targets: 11% in 2020; 10% in 2035
GHG Reduction
UCD Building

Description: Installation of high-efficiency lighting. Lighting typically represents one-fourth of residential electricity use and one-third of commercial electricity use.

- Compact fluorescent lamps (CFLs) and light-emitting diode (LED) bulbs provide the same amount of light (lumens) as incandescent bulbs for as little as one-third the energy use.
- Solar tubes draw on sunlight to light rooms, reducing the need for interior lighting.
- Switching from T-12 to T-8 fluorescent tube lighting using occupancy/vacancy sensors on light switches can provide significant energy savings in commercial applications.

Goals:

- 6,000 new and existing homes switch from incandescent to LED lighting by 2020 (1,200 MT CO₂e), and 13,500 homes switch to LED lighting by 2035 (2,700 MT CO₂e)
- 15,000 new and existing homes use improved incandescent lighting by 2020 (1,000 MT CO₂e)

Step 3: CAP Strategy Consistency

Energy

Incorporating energy efficiency and/or renewable energy into a project can have long-term benefits for reducing utility bills and GHG emissions while adding value to the property. The City encourages all projects to incorporate energy efficiency and renewable energy into project design and construction.

Projects subject to CEQA that are using the Checklist for CEQA streamlining eligibility must incorporate the GHG reduction strategies marked as "(Required)." If "no" is marked for a required measure, the project will not be eligible to use the checklist for CEQA streamlining.

GHG Reduction Strategy	Sustainable Development Measures	Yes	No
E-1: Lighting Efficiency Upgrades (Required)	Installation of high-efficiency lighting: Does the project include LED lights, solar tubes, sky lights, and take consideration of room orientation to maximize the use of natural lighting?	☐	☐
E-3: Comprehensive Building Efficiency	Energy efficiency: Does the project incorporate sustainable construction and development practices in the CalGreen Code such as cool roofs, vegetation, permeable or other special pavements, shading devices, operable windows placed for cross ventilation, or other passive temperature control factors to reduce building energy use and heat island effects on and around buildings?	☐	☐
E-4: Improved Building Temperature Controls (Required)	Natural climate control features: Are natural temperature control factors such as cross ventilation, wind protection, and shade considered in site and building design for the project?	☐	☐
E-4: Improved Building Temperature Controls	Innovative site designs: Does the project include innovative site designs and building orientations for new construction that incorporate passive and active solar designs and natural cooling techniques?	☐	☐





Low impact development techniques including bioswales allow for the collection and filtration of stormwater runoff.



Where appropriate landscape design should incorporate Valley Oak trees and/or other native trees reflective of Woodland's historic and natural landscape.





RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017

2016 CALGREEN CODE

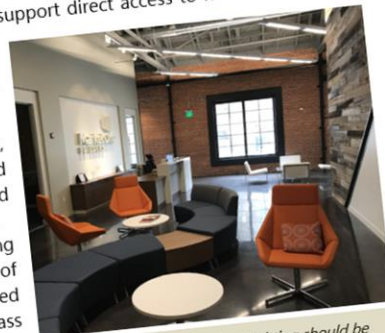
SECTION	REQUIREMENTS
Division 4.3 – WATER EFFICIENCY AND CONSERVATION (INDOOR WATER USE)	
Water conserving plumbing fixtures and fittings	
	Plumbing fixtures and fittings shall comply with the following:
4.303.1.1	Water Closets: ≤ 1.28 gal/flush
4.303.1.2	Wall Mounted Urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush
4.303.1.3.1	Single Showerheads: ≤ 2.0 gpm @ 80 psi
4.303.1.3.2	Multiple Showerheads: ≤ 2.0 gpm @ 80 psi by a single...
4.303.1	

Chapter 3 | Land Use Regulations, Development Standards and Guidelines

B. Sustainable Design

Energy Conservation

1. A comprehensive approach to energy conservation should be employed in individual projects (new construction and/or expansion), in ongoing operations and use, as well as in collaboration with other campus-wide initiatives that may be developed, including the following strategies:
 - Work spaces should be designed to support direct access to natural light for as many occupants as possible to reduce the demand and use of artificial lighting and improve worker comfort and efficiency.
 - Use of street trees, shading devices, cool pavements in parking lots and cool roofs, to reduce heat gain and reduce the urban heat island effect.
 - Use of high-performance building envelopes, including insulation of floors, walls, and ceilings that exceed Title 24 standards, use of low-e glass and other high-performance curtain wall or glazing systems.
 - Employment of heat recovery ventilation within residential or non-residential buildings, which rather than venting warm exhaust air outside, captures the exhaust air and uses it to preheat incoming air.
 - Use of energy-efficient appliances and lighting that meet, at minimum CALGreen Code Tier 1 standards.
 - Sustainable, local and renewable building materials should be used whenever



Natural and energy efficient lighting should be incorporated where feasible to improve building efficiency and employee comfort.



*Technology Park, Road B and
The Yard – Artist Rendering*



WORK ■ PLAY ■ LIVE

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End