
Legislation Text

File #: 17-0488, **Version:** 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: June 6, 2017

SUBJECT: Petition to Prepare the Woodland Research and Technology Park Specific Plan

Recommendation for Action: Staff recommends that the City Council:

1. Adopt Resolution No. _____, accepting the petition to prepare a specific plan as proposed by the Woodland Research and Technology Park application (PLNG17-00017); initiating the specific plan process; directing the formation of a Technical Advisory Committee; and, authorizing the City Manager to execute an Agreement for Fund Advancement with the project applicant including specific payment terms and the continued use of the wells located within the project site for agricultural irrigation purposes (**Attachment 1**);
2. Adopt Resolution No. _____, to approve a contract agreement with AECOM in the amount of \$206,510 for the preparation of the environmental review of the Woodland Research and Technology Park Project Specific Plan and authorize the City Manager to execute the agreement and amendments, as necessary, up to 20% of the agreement amount;
3. Adopt Resolution No. _____, to approve a contract agreement with Fehr and Peers in an amount of \$188,000 for the preparation of the Transportation Impact Study (TIS) and related support work for the Woodland Research and Technology Park Project Specific Plan and authorize the City Manager to execute the agreement and amendments, as necessary, up to 20% of the agreement amount; and
4. Adopt Resolution No. _____, to approve a contract agreement with Ponticello Enterprises Consulting Engineers, Inc., in the amount of \$140,400 for project management services and authorize the City Manager to execute the agreement and any amendments, as necessary, up to 20% of the agreement amount.

Staff Contact:

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

Fiscal Impact

There will be no General Fund impact associated with processing the specific plan application. All application processing costs will be covered by the project applicant as outlined in detail below (see “Project Funding Agreement” section). As part of the project evaluation, a fiscal impact analysis will be prepared to identify the potential positive and negative fiscal impacts if the project. As part of the project entitlements, the applicant will be required to enter into a development agreement with the City which will include terms necessary to address any fiscal deficits resulting from the project.

Project Background and Proposal

The City of Woodland received Planning Application PLNG17-0017 for the Woodland Research and

Technology Park Specific Plan (“Specific Plan”) on March 6, 2017. The project, initiated by the majority landowner within the proposed Specific Plan boundary and in communication with the remaining four property owners, encompasses 351 acres southeast of Farmer’s Central Road and Highway 113. The attached project narrative describes the Specific Plan area as “a new technology hub for the City of Woodland, intended to serve an array of research and technology companies interested in locating and growing near U.C. Davis, and other research and technology institutions within the Sacramento region” (see **Attachment 5**). As envisioned, the plan aligns with the goals and policies prescribed for the southern “new growth” areas by the 2035 General Plan.

The City of Woodland Municipal Code, Chapter 24A provides that “private parties wishing to use a specific plan to implement general plan policy shall petition the city requesting permission to prepare a specific plan for their project.” The Community Development Department is responsible for reviewing the proposal and preparing a report and recommendation to the Planning Commission and City Council on whether the petition should be accepted or denied. Upon review of the department’s recommendation, and the recommendation of the Planning Commission, the City Council is asked to adopt a resolution initiating the specific plan process. The City Council shall also direct the formation of a technical advisory committee and consider formation of a citizens advisory committee to assist in the preparation and review of the specific plan proposal.

On May 18, 2017, a petition to prepare the Woodland Research and Technology Park Specific Plan was considered by the Woodland Planning Commission. The Commission voted unanimously (7-0-0) to recommend that the City Council accept the petition based on a finding that the proposed boundaries of the specific plan area are appropriate and consistent with the policies of the City of Woodland General Plan.

To assist the City Council in its consideration of this petition, the following information and analysis is provided:

- General overview of the purpose and requirements of a “specific plan”
- Analysis of the proposed Woodland Research and Technology Park Specific Plan’s conformance with the city’s 2035 General Plan
- A proposed 15-month timeline for preparation of the Specific Plan and public outreach strategy
- Recommendation regarding the formation of a Technical Advisory Committee

What is a Specific Plan?

A specific plan is a tool for carrying out the goals and policies identified in a city’s general plan in an orderly and systematic fashion. A specific plan may broadly describe policy concepts, or may provide a detailed vision and implementation strategy including development form, type and intensity of uses as well as infrastructure analysis, design and a financing strategy for the installation of public improvements. Local discretion is permitted in the development of a specific plan, however all specific plans must adhere to and included certain requirements as provided for in California Government Code Sections 65450-65457.

The Government Code outlines the required elements of a specific plan including text and/or diagrams that specify all of the following in detail:

1. The distribution, location, and extent of the uses of land, including open space, within the area covered

by the plan.

2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

Lastly, the specific plan shall include a statement of the relationship of the specific plan to the general plan. State law allows for the inclusion of other topic areas within the specific plan, which are necessary or desirable for the implementation of the general plan.

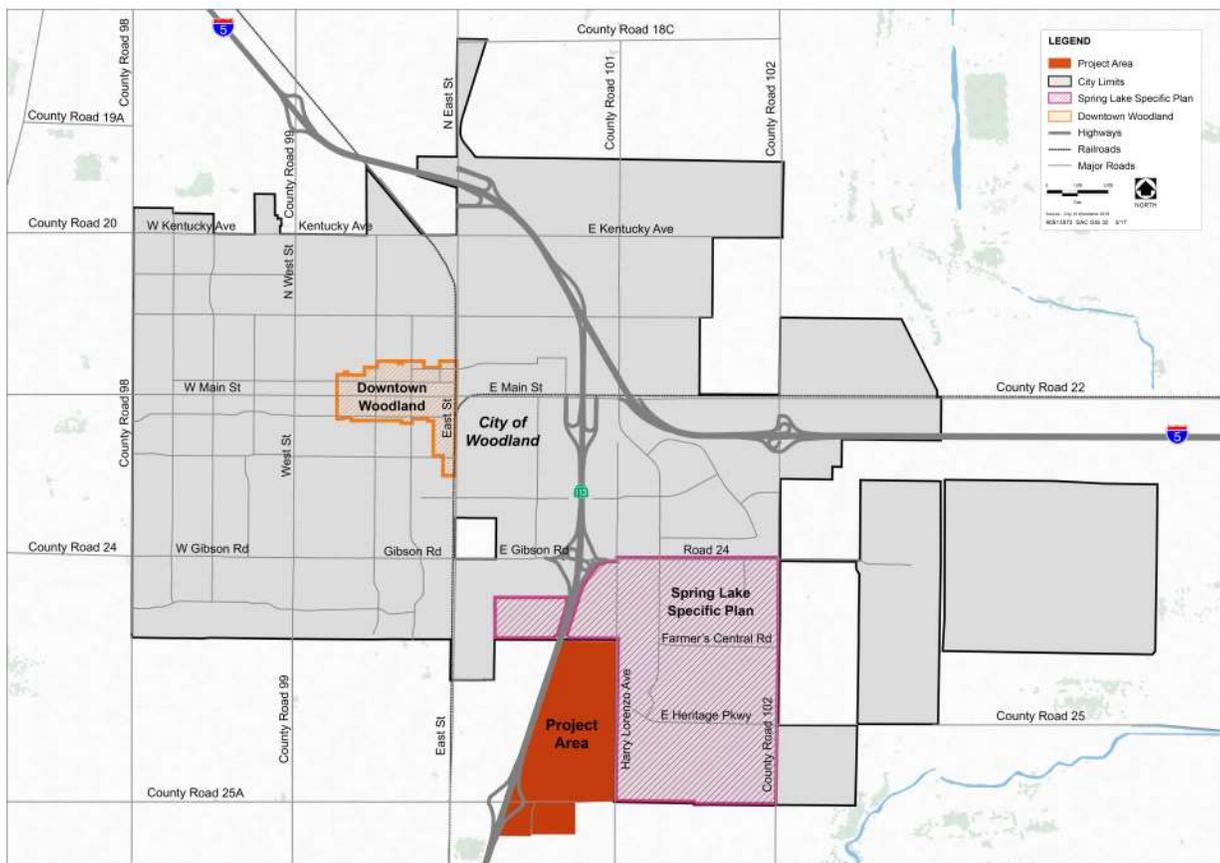
Project Entitlements. Prior to implementation of a specific plan, various entitlements are required and entail approval action by the City Council as the lead agency and/or other responsible agencies such as the Yolo Local Agency Formation Commission (LAFCo). The following entitlements (typical of specific plans generally) will apply to the proposed Woodland Research and Technology Park project:

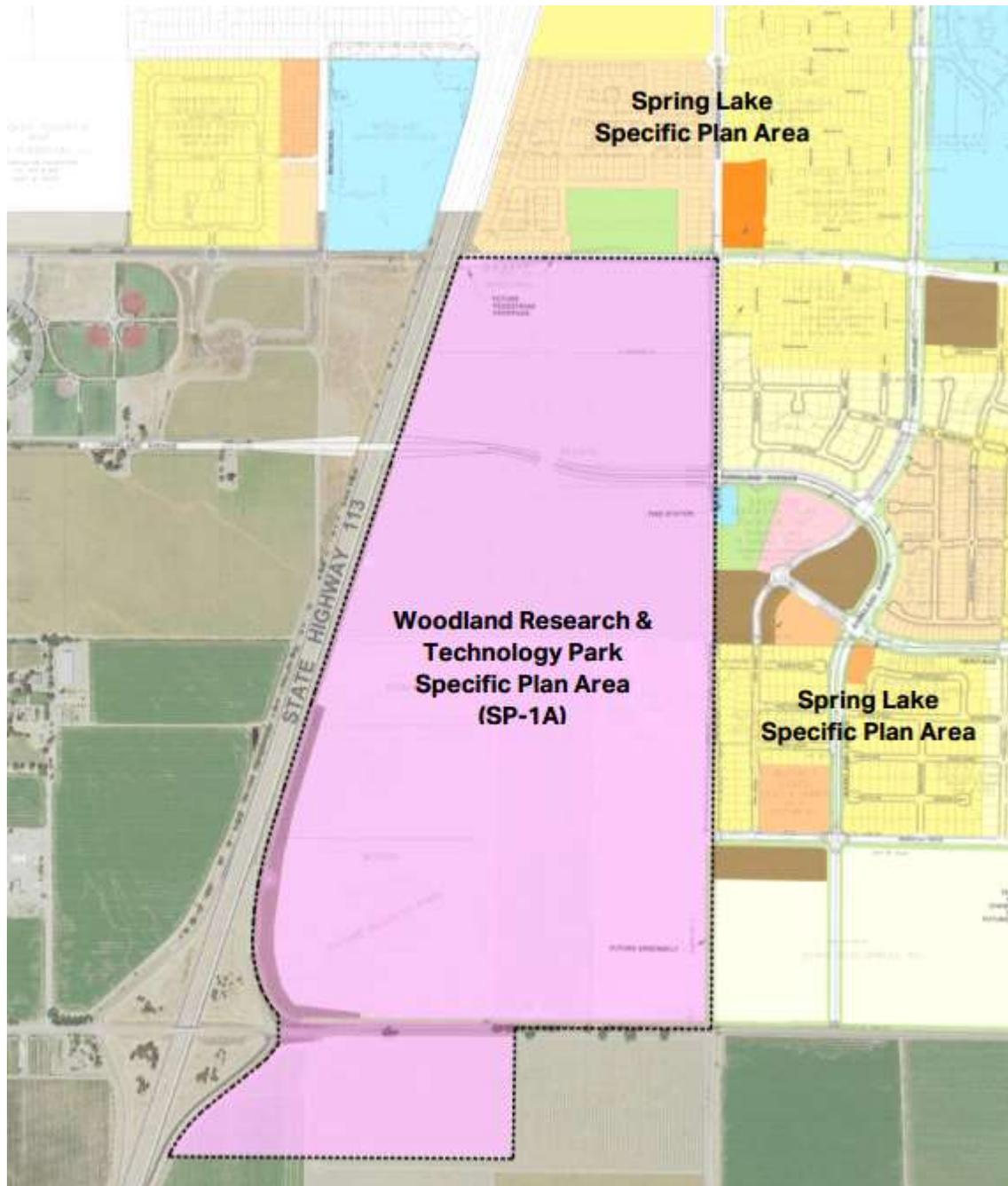
1. **Certification of EIR and Mitigation Monitoring Plan** - City Council will take action to approve and certify the project EIR and Mitigation Monitoring Program for the Specific Plan.
2. **Specific Plan Approval and General Plan Amendment** - City Council will take action to approve the Specific Plan and amend the General Plan to create a new City of Woodland land use designation of Woodland Research and Technology Park Specific Plan and amend the Woodland City Limits boundary. This action will also include approval of the land plan, project design guidelines and performance standards, affordable housing plan, climate action/greenhouse gas reduction strategies and a transportation demand management plan for the research/technology park and residential neighborhoods.
3. **Prezoning** - City Council will take action to approve the “pre-zoning” of the land within the specific plan boundary based on the approved land plan in preparation of subsequent annexation of the project site into the Woodland City Limit.
4. **Development Agreement** - City Council will approve a Development Agreement for the WRTP to provide certainty and mutual assurances to the City and the project applicant regarding plan build out.
5. **Annexation** - City Council will authorize and direct staff to pursue annexation of the project area into the city limits. A City/County tax sharing agreement will require City Council approval as part of this process.

Prior to City Council action on the above listed entitlements, a fiscal impact report and establishment of project financing mechanisms will be provided to council for its consideration. The project shall comply with the City’s Affordable Housing Ordinance including any updates or revisions to the ordinance, or a project specific affordable housing program will be developed and shall require approval by the City Council concurrent with the approval of the Specific Plan. The project shall also comply with the City’s Agricultural Land Mitigation Ordinance, which will be developed on a separate but concurrent timeline as a follow-on to the 2035 General Plan adoption.

Woodland Research and Technology Park

Location. The proposed Woodland Research and Technology Park (WRTP) Specific Plan area is comprised of all or portions of six (6) individual parcels of land encompassing 351 acres and is located adjacent to the Spring Lake Specific Plan to the north and east, Road 25A and the Urban Limit Line to the south, and is bound by State Route 113 (SR 113) to the west. The proposed Specific Plan is located in one of the three subareas designated within the 2035 General Plan as Specific Plan 1 (SP-1), specifically “SP-1A.” West of SR 113 are “SP-1B” and “SP-1C,” the other two subareas of the south new growth area. Northwest of the specific plan area, across SR 113, is a private (K-12) school, residential development, and the City of Woodland Community and Senior Center. The southern boundary of the Specific Plan, at the SR 113 / 25A interchange, is about 7 miles from the heart of the UC Davis campus (at the SR 113 / Hutchison Drive interchange).





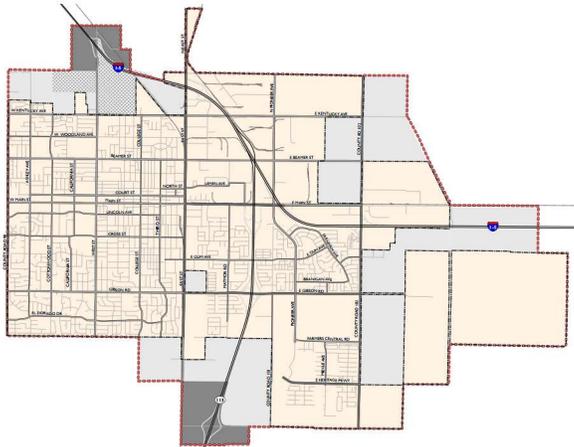


FIGURE 1-2: PLANNING AREA



Approximately 316 acres of the proposed Specific Plan fall within the City’s Sphere of Influence (SOI) and the remaining 35 acres are located outside of the SOI, but within the Urban Limit Line (see 2035 General Plan Figure 1-2 below). The SOI boundary will be amended within the coming months as a follow-on to the May 16, 2017 adoption of the 2035 General Plan and will be made consistent with the boundary of the Urban Limit Line. The entire Specific Plan area will require annexation into the City of Woodland city limits as anticipated in the 2035 General Plan.

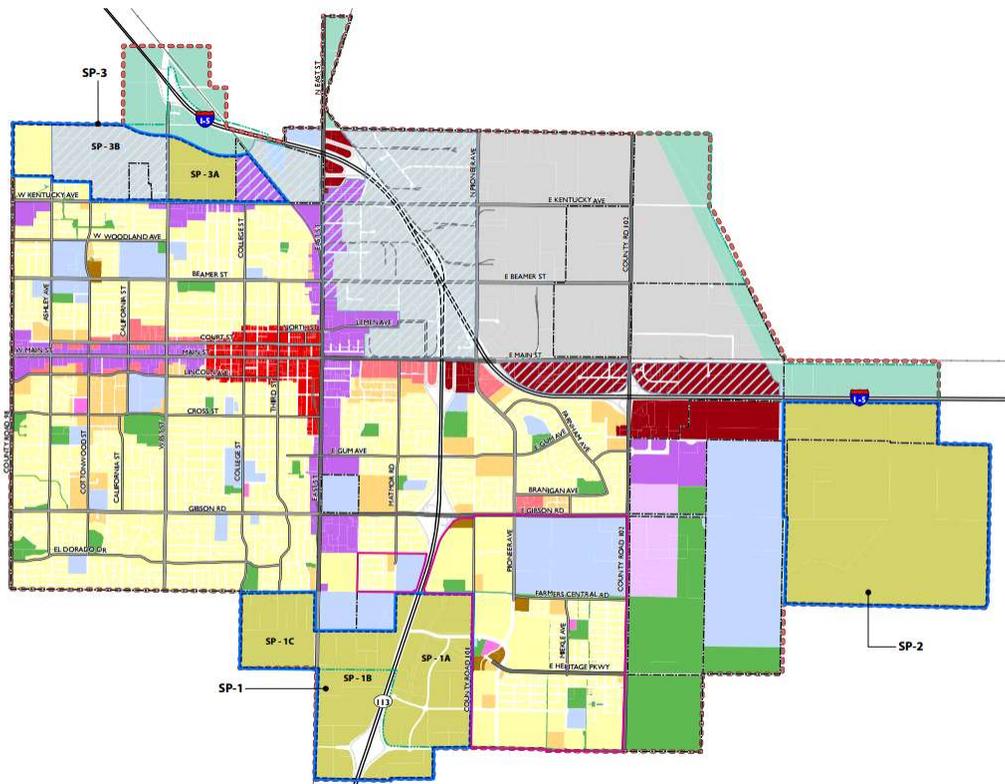
Purpose. The WRTP Specific Plan is envisioned as a dynamic innovation and technology hub where leading-edge companies can connect with start-ups and business incubators in a physically compact, walkable, bike-able and connected setting. The Specific Plan proposes a mix of uses including business/technology park, office, retail and housing of varying densities. As provided for in the project description:

“The Specific Plan is proposed as a new type of employment center that also includes a range of housing options, a commercial mixed-use town center focused around a central green and connected by a multi-modal street network and trail system. Although the City anticipates that agricultural-related research will be a major focus at the Specific Plan, the plan will also support an environment of innovation in flexible formats for a wide variety of businesses in medical and veterinary, bio-tech, engineering, and other fields.”

The proposed land plan (**Attachment 5**) is intended to provide for a seamless transition between the predominately low-density Spring Lake neighborhood to the east and the higher intensity uses identified in the Specific Plan. Higher intensity uses and housing densities are located along the Highway 113 corridor and transition gradually to low-density detached housing compatible with the Spring Lake neighborhood.

FIGURE 2-5: LAND USE DIAGRAM

General Plan Conformity. On May 16, 2017, the Woodland City Council adopted the General Plan Update 2035. The new general plan specifies that major new residential development on previously undeveloped land be planned through a Specific Plan process. The 2035 General Plan Figure 2-5 (copied below) identifies three areas within the Urban Limit Line designated for future Specific Plan development: SP-1 in the south, SP-2 in the east, and SP-3 in the north. As previously noted, the proposed WRTP Specific Plan aligns precisely with the SP-1A subarea boundaries within the broader SP-1 new growth area.



The 2035 General Plan envisions SP-1A to develop as a “mixed-use neighborhood anchored by a research and technology business park in the ‘Southern Gateway’...The highest intensity of development will occur within the business park area, providing a prime opportunity for job creation within Woodland. The remainder of these sub-areas will be largely residential within some open space and recreation areas.”

General Plan Land Use Policy 2.L.2 directs the development of SP-1A as a mixed-residential district anchored by a research and technology business park in the South Gateway area at CR 25 and SR 113. Policy 2.L.2 further specifies that the highest intensity development shall be concentrated “within and in close proximity to the business park area, with lower density, largely residential uses to the north.”

General Plan Land Use Policies 2.M.5 and 2.M.6 provide direction on green building and energy efficiency stating that neighborhoods in new specific plan areas shall “*strive for net-zero energy development...and facilitate the use of clean energy whenever possible.*” Similarly, new specific plan areas shall “*encourage sustainable, ‘green’ building practices and construction techniques so that structures are designed, built, and renovated in a sustainable and resource-efficient manner.*”

As outlined in the project application, the principles that will guide the development of the Specific Plan align with the general plan’s SP-1A new growth area goals and policies, as well as broader sustainability, job growth, diversification and economic development objectives, including:

- *Develop a state-of-the-art innovation center campus for high-technology offices, research and development, hotel, and employee-serving retail and recreational uses.*
- *Accommodate advanced technology-related jobs and training that allow a greater number of Woodland residents and college graduates from the Woodland Community College to live and work in the community.*
- *Collaborate with UC Davis, Woodland Community College, and others to capture technology transfer to start-up businesses and growing mid-to-large size companies, reducing the loss of intellectual capital and revenue through regional out-migration.*
- *Create and support the seed, food, and agricultural-based industry currently doing business in and around Woodland.*
- *Ensure that roadways, utilities, and other infrastructure are installed to meet project needs and can be feasibly financed.*
- *Contribute to meeting City goals for greenhouse gas reduction by 2035 contained in its 2035 Climate Action Plan for:*
 - *increased efficiency of buildings and other non-transportation energy use;*
 - *land use and transportation strategies that reduce vehicle miles traveled and facilitate use of alternative fuel vehicles;*
 - *enhancing the City’s urban forest through planting and management of trees in public parks, other open spaces, and public streets;*
 - *promoting recycled water use within the neighborhoods park and greenbelts; and*
 - *reduction in water use and waste generation.*
- *Create a successful Village Center that serves area residents and, along with the southern end of a proposed central green, provides a gathering place for workers, residents, and visitors.*
- *Integrate multi-modal transportation within project design, to reduce the use of single-occupant vehicles, and implement a Transportation Demand Management (TDM) Plan that increases the use of multiple modes of transportation, such as, public transit, bicycle, and pedestrian access to, from, and within the plan area.*

- *Facilitate bicycle use and walking through a combination of well-designed complete streets, protected bicycle lanes, where appropriate, and pedestrian / bicycle greenways that connect to parks and open spaces, as well as connects the Plan Area to Spring Lake at multiple points.*
- *Encourage active, healthy, living through connected streets with bicycle and pedestrian facilities, trails, accessible parks and open spaces with passive and programmed recreation, access to healthy foods (such as, through a farmers market and/or fresh produce market in the Village Center), and social gathering places.*
- *Promote flexibility in project design and implementation to respond to market demand through the phasing of construction and offering a variety of building types.*
- *Incorporate naturalized stormwater management in the plan area and individual projects, as feasible.*
- *Seek ways to complement and support Downtown Woodland by accommodating larger and other businesses, better suited for locations outside Downtown.*
- *Help provide vital connections to the existing Spring Lake community in planning for the density and intensity of land use and by promoting and extending bike paths, open space and recreational opportunities.*

The 2035 General Plan assumes 2.16 million square feet of nonresidential building space and 1,600 housing units within new growth area SP-1A. The proposed WRTP land use plan is consistent with these assumptions.

Project Timeline and Public Outreach Plan

Specific Plan Preparation. Upon receiving direction from the City Council to proceed with the preparation of the WRTP Specific Plan, the project applicant will launch an estimated 15-month process, in partnership with the City, to refine the proposed land plan, develop the precise guidelines and policies for implementation, and prepare the final Specific Plan document. Within this timeframe, an Environmental Impact Report (EIR) will be prepared. A comprehensive assessment of all aspects of the plan including bike and pedestrian connectivity, park amenities, land uses and intensities, economic development and employment opportunity, traffic and circulation, and infrastructure design and capacity will take place concurrently with the refinement and development of the plan. Consistent with 2035 General Plan Policy 2.B.1, the project will also analyze impacts of the proposed plan on the completion of infrastructure and amenities within existing specific plan areas that are still developing and recommend specific actions and/or phasing strategies that minimize or eliminate potential negative impacts to those areas including, specifically, the Spring Lake Specific Plan Area.

Various city departments, technical advisors, stakeholders and the Planning Commission and City Council will play active roles in this review process. The City will rely on professional environmental, fiscal, engineering, and traffic consultants to assist in the preparation of technical studies and reports that will guide implementation policy and standards for future development within the planning area. (A detailed discussion regarding consultant agreements provided below.)

Public Outreach. The WRTP Specific Plan policies, development standards and urban form characteristics will be shaped through outreach and feedback from residents of the adjacent Spring Lake neighborhood, the

broader Woodland community and through strategic engagement with business and academic industry leaders from the agricultural and food technology sectors.

Over the past four years, the community has worked diligently to identify the policies and guiding principles that will guide future development within the General Plan SP-1A new growth area. The difficult task of laying the framework for future land uses, development densities and non-residential development was completed through the General Plan update process with significant participation and specific direction from residents of the adjacent Spring Lake neighborhood as well as the broader community. As such, it is staff's recommendation that public outreach and engagement in support of refining the Specific Plan take place through broader meeting and workshop settings. A broader workshop setting, which can be topic specific, allows all interested residents to ask questions and provide input into those issues most important to themselves and their families. Specifically, staff will be seeking feedback from Spring Lake residents regarding critical connections and transitions between the new growth area and the developing Spring Lake neighborhood. Additionally, based on comments received during the General Plan update process, Spring Lake residents should feel confident that the WRTP development phasing will not conflict or compete with the timely build out and completion of Spring Lake infrastructure and neighborhood amenities. This topic area will be studied and proposed development requirements and mitigation that address this concern will be presented to the City Council for review.

Assuming City Council direction to proceed with the project, an immediate next step will include the release of the Notice of Preparation of the Environmental Impact Report and subsequent public scoping meeting. Staff anticipates that the scoping meeting will jointly serve as an opportunity to discuss with interested residents key elements of the project. Feedback from attendees will be considered and, as appropriate, incorporated into the project description and scope for CEQA analysis.

As the draft and final Specific Plan policies, land plan and implementation measures are prepared; neighborhood and community meetings will be held to solicit public comment and to address any questions or concerns as they arise throughout the process. Additionally, information regarding the project can be found on the city's webpage including meeting notices and updates as well as environmental review documents as they become available.

Technical Advisory Committee. As provided for in the city's Municipal Code, staff recommends that the City Council direct staff to convene a Technical Advisory Committee ("TAC") to meet and discuss as necessary, key project issues and to review technical matters related to the refinement of the Specific Plan. The TAC will consist of representatives of city departments including Community Services, Finance, Police/Fire, Public Works and Community Development. Staff will also reach out to key agriculture and food industry leaders and representatives to help inform the infrastructure and development needs of these sectors. In response to comments received from City Council and the Planning Commission, particular attention will be paid to workforce development/job training opportunities. To that end, representatives from the school district, Woodland Community College and UC Davis, as well as representatives from the Workforce Investment Board and Chamber of Commerce will be invited to participate in the development of these policies and partnership opportunities.

It is anticipated that the TAC will convene as a group initially, but that review of specific topic areas will result in smaller, more focused meetings with appropriate TAC members throughout the review process.

Project Funding Agreement

The project applicant, Woodland Research and Technology Group, has agreed to reimburse the City for costs incurred in processing the Specific Plan application including all associated staff time review of the project and the use of professional service consultants under contract with the City for the preparation of technical studies and environmental analysis (see “Professional Services” section below).

As directed by City Council, the City will enter into an Agreement for Advance of Funds (**Attachment 1**), with the project applicant prior to initiating the next phase of project review. (Staff costs associated with the project “petition” are covered to date by the applicant through a separate funding agreement.) The advanced funding agreement outlines a payment plan proposed by the applicant to cover, in advance, all costs estimated to incur within a projected three-month project horizon. However, the Developer agrees that there shall always remain on deposit with the City a minimum of \$25,000 to cover anticipated costs to be incurred in the processing of the application. In the event, for any reason, the City’s request for further payments from applicant is not fully satisfied, the City reserves the right to cease processing of the application.

The funding agreement additionally provides assurances to the property owner that in preparing, processing, and administering the Woodland Research and Technology Park Specific Plan, the City will not impede the ongoing use of ag wells for agricultural purposes in and around the proposed plan area, or require the applicant to become a City water customer for agricultural irrigation purposes. This provision was included at the request of the project applicant and other WRTP group members.

Professional Services

In preparation of the Specific Plan, various technical studies and environmental review documents are required to inform land use, infrastructure, environmental mitigation and project phasing and financing strategies. The city will rely on the use of professional services consultants to assist in the development of these documents to keep the project on a 15-month time-frame. Staff is requesting City Council approval of contract agreements with the consultants listed below as well as authorization for the City Manager to execute such agreements. The selection of the following consultants was based on each consultant’s experience and direct involvement in the City’s General Plan update process and/or their unique experience and qualifications working on the Spring Lake Specific Plan and other projects within the city that will tie directly to the WRTP project as outlined in detailed below.

- **AECOM** - Contract Amount - \$206,510. Selection - On-call Planning Services List of Qualified Consultants (2013 Request for Qualifications). AECOM will assist the city in the preparation of environmental review documents pursuant to CEQA regulations and requirements, including the preparation of the Environmental Impact Report (“EIR”), and associated documents and notices. AECOM was selected based on their direct work on the General Plan EIR from which the WRTP project will tier, in accordance with California Environmental Quality Act (CEQA) guidelines. AECOM prepared both the General Plan EIR as well as the Climate Action Plan and has a significant understanding of the proposed project in relation to the growth and development objectives outlined within the General Plan. (See **Attachment 2** for complete scope of work)
- **Fehr and Peers** - Contract Amount - not to exceed \$188,000 (final budget amount to be determined based on final assessment of intersections and roadway segments to be modeled). Selection - Qualified Based Selection. Fehr and Peers will prepare the Transportation Impact Study (TIS) in support of the project EIR and related transportation support work in order to determine fair share costs for

transportation improvements. Fehr and Peers carries a significant amount of vested knowledge with the city's traffic model, having performed the traffic study for the General Plan and many development projects in the city. A preliminary scope of work has been developed for the purpose of estimating the contract amount. The final scope of work will be determined in consultation with environmental consultant once they are under contract.

- **Ponticello Enterprises** - Contract Amount - \$140,400. Selection - Sole-source contract consistent with the city's purchasing policy Section 17B-140. Ponticello Enterprises will provide project management services to the city including review of financing and infrastructure plans and Specific Plan services components including water, sewer, drainage, roadway design, circulation and various utilities. Ponticello Enterprises was selected based on their experience and knowledge of the city's policies, standards and procedures as well as the city's development process. The firm's extensive knowledge of the adjacent Spring Lake Specific Plan infrastructure and development master plans, to which the proposed WRTP Specific Plan will connect and complete, makes them uniquely qualified to serve in this capacity. (See **Attachment 4** for scope of work)

Additional consultant services will be used on a less extensive basis for the purposes of preparing specific services assessments for water, wastewater, sewer, storm drain/flood, and for the peer review of such assessments. The city will also retain the services of BAE Urban Economics to prepare the project fiscal impact analysis and market assessment, and to analyze potential impacts of the project on the continuing buildout of Spring Lake. EPS will be retained toward the latter half of the project to assist the city in preparing a public facility financing plan. Throughout the project, the professional planning and environmental services of Tschudin Consulting Group will be used to support staff and the consultant team with processing the application; providing expert advice related to land use, CEQA and related matters. These additional contracts fall within the award and signing authority of the Department Director or City Manager. All costs associated with these contracts will be covered by the applicant pursuant to the Advanced Funding Agreement.

Public Notification

Public notice advertising for the June 6, 2017 City Council 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:

- A one-eighth page legal notice was published in the Woodland Daily Democrat.
- Notices were mailed to all property owners within the planning area and within 300 feet of the proposed Specific Plan boundary.
- Notices were mailed to all property owners and occupants within the adjacent Spring Lake neighborhood.

Copies of the factual staff report for the proposed project have been on file at City Hall since June 2, 2017.

Planning Commission Recommendation

At its May 18, 2017 meeting, the Woodland Planning Commission unanimously voted (7-0-0) to recommend that the City Council accept the petition to prepare a specific plan as proposed by the Woodland Research and Technology Park application based on a finding that the proposed boundaries of the specific plan area are appropriate and consistent with the policies of the City of Woodland General Plan (see **Attachment 7**).

The Planning Commission expressed enthusiasm for the project moving forward. Members of the commission

provided initial comments and recommendations regarding job training and workforce development opportunities and encouraged partnerships with the Woodland Community College, local high schools as well as the Workforce Investment Board; the prioritization and completion of Spring Lake infrastructure and neighborhood amenities; the development and marketing of housing for Woodland residents and individuals and families working at the adjacent technology park; and the Planning Commission's role in developing design standards for future development within the Specific Plan area. One member of the public spoke, expressing support for the project and requesting that the use of renewable energy resources be included in the projects guiding principles for greenhouse gas reduction.

At its next meeting, the Planning Commission Chair will be asked to appoint two members of the commission to serve as Specific Plan subcommittee members. Working with staff, and through their participation in broader community meetings, the subcommittee will provide input into the development of the Specific Plan during the review process and deliver updates to the larger Commission on project status.

City Council Action

Petition to Prepare a Specific Plan. While much work and analysis is to come, the focus of the City Council at its June 6, 2017 meeting is to consider the proposed Specific Plan project summary and concept and decide if the proposal is consistent with the policy direction and intent of the 2035 General Plan and whether the boundaries of the proposed specific plan are appropriate as they relate to Policy 2.L.2 (outlined above) for the designated new growth areas.

It is staff's recommendation that the City Council approve the petition to prepare the Woodland Research and Technology Park Specific Plan. Staff finds that the project boundary overlaps precisely with the SP-1A boundary (which has undergone considerable review throughout the four-year general plan update process) and that the guiding principles for the Specific Plan are substantially consistent with the vision and policy statements for the build out of SP-1A as well as other applicable policies of the 2035 General Plan.

With this recommendation, the City Council is asked to approve and authorize the City Manager, or designee, to execute an Advanced Funding Agreement with the project applicant to cover city/staff costs associated with the review and preparation of the Specific Plan and for the city to enter into contract with three professional consulting firms, including AECOM, Fehr and Peers, and Ponticello Enterprises to assist staff in preparing and reviewing technical and environmental review documents.

RECOMMENDED ACTION:

Staff recommends that the City Council:

1. Adopt Resolution No. _____, accepting the petition to prepare a specific plan as proposed by the Woodland Research and Technology Park application (PLNG17-00017); initiating the specific plan process; directing the formation of a Technical Advisory Committee; and, authorizing the City Manager to execute an Agreement for Fund Advancement with the project applicant including specific payment terms and the continued use of the wells located within the project site for agricultural irrigation purposes (**Attachment 1**);
2. Adopt Resolution No. _____, to approve a contract agreement with AECOM in the amount of \$206,510 for the preparation of the environmental review of the Woodland Research and Technology Park Project Specific Plan and authorize the City Manager to execute the agreement and amendments,

- as necessary, up to 20% of the agreement amount;
3. Adopt Resolution No. _____, to approve a contract agreement with Fehr and Peers in an amount of \$188,000 for the preparation of the Transportation Impact Study (TIS) and related support work for the Woodland Research and Technology Park Project Specific Plan and authorize the City Manager to execute the agreement and amendments, as necessary, up to 20% of the agreement amount; and
 4. Adopt Resolution No. _____, to approve a contract agreement with Ponticello Enterprises Consulting Engineers, Inc., in the amount of \$140,400 for project management services and authorize the City Manager to execute the agreement and any amendments, as necessary, up to 20% of the agreement amount.

Prepared by: Erika Bumgardner, Senior Planner



Ken Hiatt, Assistant City Manager - Community and Economic Development

ATTACHMENTS:

- Attachment 1 - Resolution - Preparation of Specific Plan and Agreement for Advance of Funds
- Attachment 2 - Resolution - Professional Services Agreement - AECOM
- Attachment 3 - Resolution - Professional Services Agreement - Fehr and Peers
- Attachment 4 - Resolution - Professional Services Agreement - Ponticello Enterprises
- Attachment 5 - Project Summary
- Attachment 6 - General Application Form
- Attachment 7 - Planning Commission Resolution May 18, 2017

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING INITIATION OF THE REVIEW AND PREPARATION OF THE
WOODLAND RESEARCH AND TECHNOLOGY PARK SPECIFIC PLAN
COMPRISED OF 351 ACRES SOUTHEAST OF FARMER’S CENTRAL ROAD AND
HIGHWAY 113 AND AS IDENTIFIED IN THE 2035 GENERAL PLAN AS “SP-1A”
AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT
FOR FUND ADVANCEMENT WITH THE PROJECT APPLICANT, WOODLAND
RESEARCH AND TECHNOLOGY GROUP, TO COVER ALL COSTS ASSOCIATED
WITH THE REVIEW AND PREPARATION OF THE SPECIFIC PLAN**

WHEREAS, on June 6, 2017, the City Council considered Planning Application PLNG 17-00017, a petition to prepare the Woodland Research and Technology Park Specific Plan (“Specific Plan”) located southeast of Farmer’s Central Road and Highway 113 consistent with the requirements as outlined in the Woodland Municipal Code Chapter 24A pertaining to Specific Plans; and

WHEREAS, Chapter 24A of the City of Woodland Municipal Code provides that private parties wishing to use a specific plan to implement general plan policy shall petition the city requesting permission to prepare a specific plan for their project and that upon consideration of the petition, the City Council shall accept the petition, adopt a resolution initiating the specific plan process and direct the formation of a technical advisory committee; and

WHEREAS, on May 18, 2017, the City of Woodland Planning Commission voted unanimously (7-0-0) to recommend to the City Council acceptance of the petition to prepare the Specific Plan in accordance with Chapter 24A of the Woodland Municipal Code, which requires the Planning Commission base its recommendation on a finding that the proposed boundaries of the specific plan area are appropriate and consistent with the policies of the general plan; and

WHEREAS, pursuant to the California Environmental Quality Act (“CEQA”), the acceptance of the petition to prepare a specific plan is subject to the general rule and CEQA exemption that where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, no further environmental review is required just for acceptance of the petition; and

WHEREAS, pursuant to CEQA, if the petition to prepare the specific plan is accepted by the City Council, an Initial Study and Environmental Impact Report shall be prepared for the project; and

WHEREAS, the 2035 General Plan identifies three areas within the Urban Limit Line designated for future Specific Plan development: SP1 in the south, SP-2 in the east, and SP-3 in the north; and

WHEREAS, the proposed Specific Plan aligns precisely with the SP-1A subarea boundaries within the broader SP-1 new growth area as identified in “Exhibit A;” and

WHEREAS, the 2035 General Plan specifies that major new residential development on previously undeveloped land be planned through a Specific Plan process; and

WHEREAS, the principles that will guide the development of the Specific Plan align with the 2035 General Plan’s SP-1A new growth area goals and policies, as well as broader job growth, diversification and economic development objectives; and

WHEREAS, the City Council finds it beneficial to establish a Technical Advisory Committee consisting of representatives of key city departments and agricultural and food industry leaders to meet and discuss as necessary, key project issues and to review technical matters related to the refinement of the Specific Plan; and

WHEREAS, the project applicant, Woodland Research and Technology Group (“Applicant”) has agreed to fund all costs associated with the review and preparation of the Specific Plan through an Agreement for Fund Advancement (“Exhibit B”), including specific provisions pertaining to the ongoing use of on-site agricultural wells for agricultural irrigation purposes and pertaining the cost recovery of Applicant’s costs associated with Specific Plan processing and administration, which shall be entered into by the Applicant and City prior to the commencement of any future work on the project by City staff or consultants; and

WHEREAS, the project applicant understands that entering into an Agreement for Fund Advancement does not in any way limit the City or City Council’s discretion to adopt, deny, or amend the Project or any of its entitlements or conditions; and

WHEREAS, pursuant to the Woodland Municipal Code, staff mailed a hearing notice to all property owners within an area exceeding a three hundred foot radius of the subject property and a hearing notice was published ten days prior to the hearing in the Daily Democrat. Additionally, hearing notices were mailed to all property owners and occupants within the Spring Lake Specific Plan area located immediately east of the project site; and

WHEREAS, the City Council has reviewed all written evidence and oral testimony presented to date and wishes to initiate the preparation of the Woodland Research and Technology Park Specific Plan project and authorize the execution of the Agreement for Fund Advancement through the adoption of this Resolution.

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:

1. Accept the petition to prepare a specific plan as proposed by the Woodland Research and Technology Park application (PLNG17-00017) and authorize the initiation of the specific plan process based on a finding that the proposed boundaries and guiding principles of the specific plan area are appropriate and consistent with the policies of the City of Woodland 2035 General Plan; and
2. Authorizes the City Manager, or his designee, to execute an Agreement for Fund Advancement (Exhibit B) with the Project Applicant to cover all costs associated with the review and preparation of the Specific Plan.

PASSED AND ADOPTED this _____ day of _____ 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Angel Barajas, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda

Exhibits:

- A. Specific Plan Location Maps
- B. Agreement for Fund Advancement

EXHIBIT A Specific Plan Location

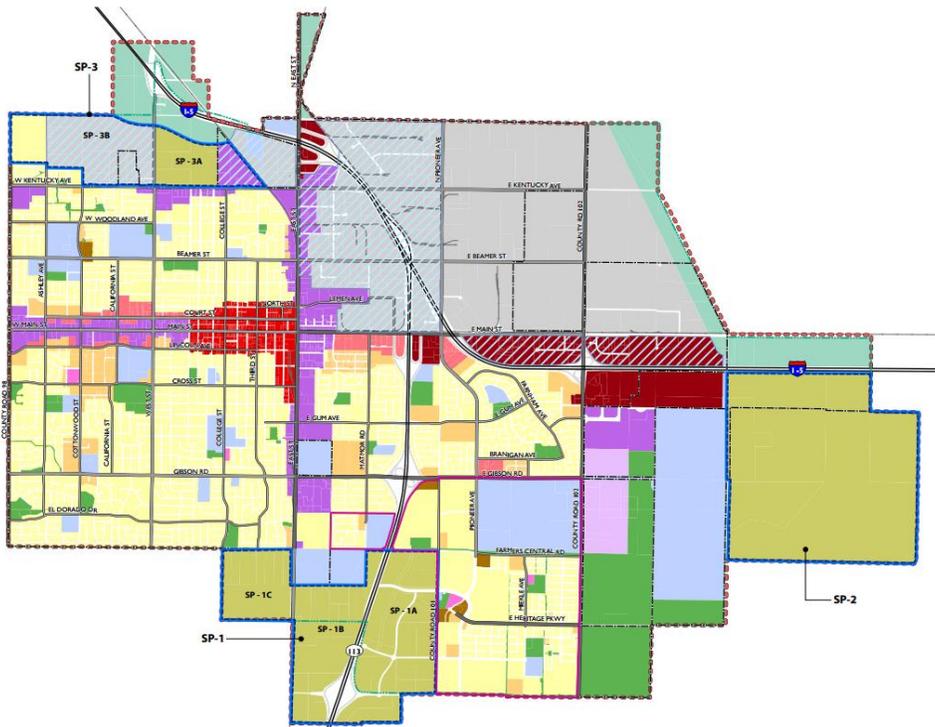
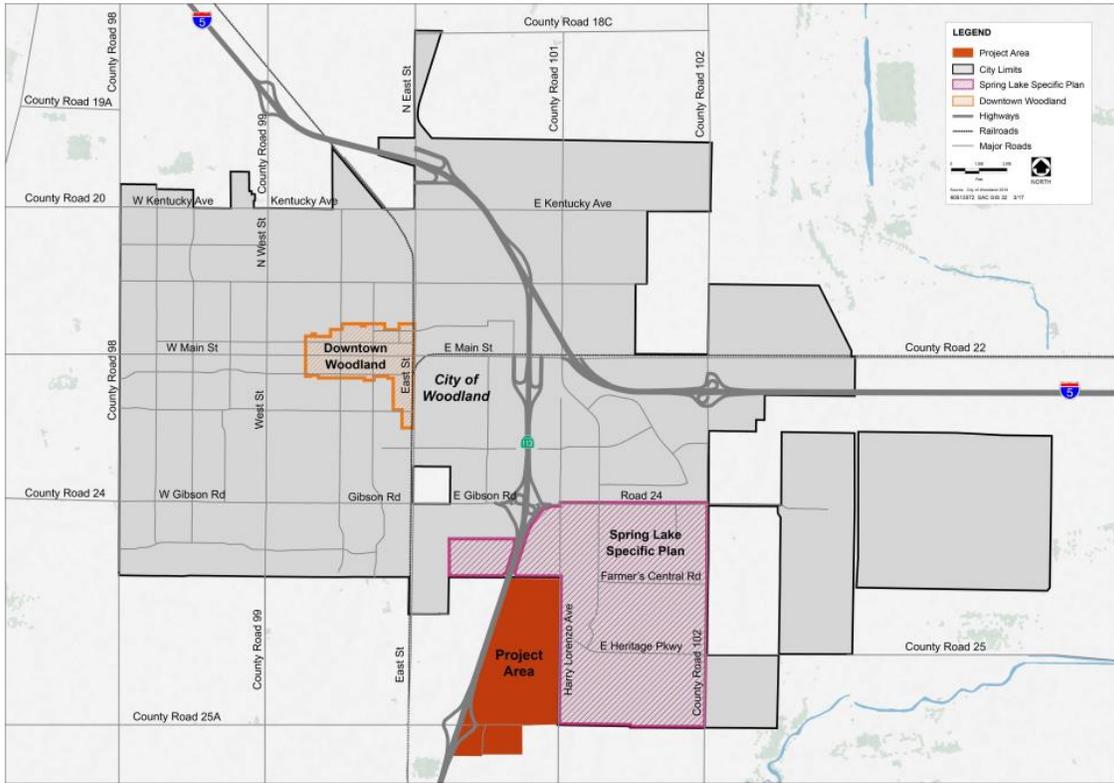


EXHIBIT B

AGREEMENT FOR ADVANCE OF FUNDS

This Agreement for Advance of Funds (“Agreement”) is made as of _____, 2017, by and between _____ (“Developer”) and CITY OF WOODLAND, a municipal corporation (the “City”), each of whom is referred to as a “party” and together as the “parties.”

1. Developer has applied to the City for various project approvals and entitlements for a project referred to as the Woodland Research and Technology Park Specific Plan (“Project”) and understands and agrees to pay for the City’s costs associated with its application. Developer agrees to advance the sum of NINE HUNDRED SEVENTY FIVE THOUSAND DOLLARS (\$975,000) (the “Funds”), anticipated to occur on a quarterly basis in advance of anticipated costs to be incurred within a projected three-month project horizon, or as necessary to maintain a minimum deposit as specified in Section 3(e) of this Agreement. The Funds shall be used to reimburse the City for costs incurred in processing the application submitted by Developer in connection with the scope of work described in “**Exhibit A**”, attached hereto and incorporated herein by this reference. The advance of Funds shall be made to the City upon execution of this Agreement by Developer.

2. City shall deposit the Funds in the City’s Pre-Development Agreement Fund and shall separately account for Developer’s project. The Funds shall be used, in the sole discretion of the City, to fund or aid in the funding of certain planning services, supplies, and other costs incurred by the City in processing Developer’s planning application(s). It is understood and agreed that Developer intends to advance the Funds to the City, and not to any officer or employee of the City. The Funds are not limited to the use of any individual of the City, but are generally available for use by the City in processing Developer’s planning application, without regard to the official status of the employee(s) dealing with said Funds.

3. Developer fully understands and agrees to each of the following:

a. Subject to the sole limitation of paragraph 2, the City, in the exercise of the sole discretion of its officials, agents, or employees, shall decide how the Funds are spent and whether all or a portion of the Funds shall remain unspent. The City makes no promise, representation, or warranty, express or implied, that the Funds will be used in any particular manner, except that the Funds shall be used in connection with the processing of the Developer’s planning application(s).

b. The application, the factual information gathered in processing the same, and planning or recommendations resulting therefrom (herein “the Work Product”) shall be unconditionally the property of the City, within its full ownership and control. Developer shall have no property right of any nature in the Work Product. The City shall not be required, nor shall the City have a duty, except as may be required by law, to produce the Work Product for inspection by Developer, nor to account for the Work Product to Developer.

c. The City shall consult with the Developer regarding the selection and/or hiring of any consultant. The City shall retain final discretion as to the selection, hiring, assignment, supervision, and evaluation of any and all employees, contractors, or consultants that may be necessary to assist the City in completing the application process.

d. Developer shall not directly or indirectly exercise supervision or control over any employee, agent, or consultant of the City engaged in the Project. Developer and its agents or representatives may, however, provide information to the City or any employee, agent or consultant of the City with respect to the Project.

e. Developer acknowledges that the Funds paid herewith may not be adequate to fully reimburse the City for costs incurred in connection with the application process, and that periodically, as the need arises, Developer may be called upon to make further payments. The Developer agrees that there shall always remain on deposit with the City a minimum of TWENTY FIVE THOUSAND DOLLARS (\$25,000) to cover costs to be incurred in the processing of the application(s). In the event, for any reason, the City's request for further Funds from Developer is not fully satisfied, the City reserves the right to cease processing of the application(s) and to cancel same.

f. Developer hereby represents and warrants that the Funds offered and accepted by the City under the terms of this Agreement are unencumbered and that their advance in no way violates the right of, nor is it subject to any claim of, any person.

4. If, after final Project consideration by the City Council and the termination of all applicable statutes of limitations, any portion of the Funds has not been expended or committed for expenditure, the City shall return to Developer such unexpended or uncommitted amount in the form of a check within 45 days of such date. As of that date, this Agreement shall terminate and shall have no further force and effect.

5. Each of the covenants, conditions and statements contained in this Agreement was and is a material inducement to the City to accept the advance of Funds. But for the covenants, conditions, and statements herein, and each of them, the City would not have accepted the Funds.

6. Developer understands that entering into this Agreement does not in any way limit the City or City Council's discretion to adopt, deny, or amend the Project or any of its entitlements or conditions. Each party understands and acknowledges that if the City Council of the City of Woodland adopts the Specific Plan and other entitlements for the Project, that the City Council will consider at the same time establishing a fee pursuant to City of Woodland Municipal Code section 24A-3-100 and Government Code Section 65456 that would allow the City and/or Developer to recover the costs of preparation, processing, and administration of the Project, including costs incurred pursuant to Division 13 of the California Public Resources Code. If adopted by the City Council, Developer desires the fee to be collected pro-rata on a per acreage basis with the first discretionary entitlement made by each property owner within the Specific Plan Area.

7. Each party understands and agrees that Developer and other property owners (“Well Users”) within the Project area currently use agricultural water wells on their property and that Well Users plan to continue to use the agricultural wells for agricultural irrigation purposes during the term of this Agreement. The City of Woodland and Developer agree that the Project shall recognize the Well Users’ use of the existing agricultural wells and plan the project in a manner that avoids adverse impacts to continued operation of the wells.

8. Each party acknowledges that this Agreement sets forth all covenants, promises, conditions, and understandings between the parties regarding the advance of Funds and the uses thereof, and there are no promises, conditions, or understandings either oral or in writing between the parties other than as set forth herein. No subsequent alteration, amendment, change, or addition to this Agreement shall be binding upon the parties unless reduced to writing and signed by them.

9. This Agreement shall be a public record of the City.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year set forth above.

CITY OF WOODLAND

Dated: _____

By: _____

Paul Navazio
City Manager

ATTEST

Ana B. Gonzalez
City Clerk

DEVELOPER

Dated: _____

By: _____

_____, TITLE

EXHIBIT A

Processing of Woodland Research and Technology Park Specific Plan, including but not limited to City staff and consultant time for review and processing of entitlements.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING THE CONSULTANT AGREEMENT FOR PROFESSIONAL SERVICES
FOR AECOM, TECHNICAL SERVICES, INC. TO PREPARE ENVIRONMENTAL
REVIEW DOCUMENTS FOR THE WOODLAND RESEARCH AND TECHNOLOGY
PARK SPECIFIC PLAN PROJECT**

WHEREAS, on June 6, 2017, the City of Woodland (“City”) authorized City staff to proceed with preparation of the Woodland Research and Technology Park Specific Plan (“Specific Plan”) as proposed by the Woodland Research and Technology Group (“Applicant”) (PLNG17-00017); and

WHEREAS, the 2035 General Plan specifies that major new residential development on previously undeveloped land be planned through a Specific Plan process; and

WHEREAS, the 2035 General Plan identifies three areas within the Urban Limit Line designated for future Specific Plan development, which are referred to as: (1) SP1 in the south, (2) SP-2 in the east, and (3) SP-3 in the north; and

WHEREAS, the proposed Specific Plan aligns precisely with the SP-1A subarea boundaries within the broader SP-1 new growth area depicted in the Land Use Map of the 2035 General Plan; and

WHEREAS, the City of Woodland wishes to enter into a professional services agreement (“Agreement”) with AECOM, Technical Services, Inc. (“Consultant”) to prepare the environmental review documents pursuant to the California Environmental Quality Act including a project level Initial Study and Environmental Impact Report as outlined in the attached Scope of Work (“**Exhibit A**”) for an amount not to exceed Two Hundred Six Thousand Five Hundred Ten Dollars (\$206,510); and

WHEREAS, the Applicant has agreed to fund all costs associated with the review and preparation of the Specific Plan through an Agreement for Fund Advancement, which shall be entered into by the Applicant and City prior to the commencement of any future work on the Specific Plan and prior to execution of the Agreement; and

WHEREAS, AECOM, Technical Services, Inc. was selected through a quality based selection (Request for Qualifications) process; and

WHEREAS, AECOM, Technical Services, Inc. is experienced and qualified to prepare environmental review documents and has extensive knowledge of the project area in relation to the City’s 2035 General Plan adopted on May 16, 2017, for which AECOM also prepared the environmental review documents; and

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

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

Section 1. The City Council hereby approves the consultant services agreement with AECOM Technical Services, Inc., in the amount of \$206,510 for the preparation of environmental review documents for the Woodland Research and Technology Park Specific Plan and authorizes the City Manager, or his designee, to execute the agreement and amendments as necessary up to 20% of the agreement amount. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the Agreement is within the Council authorization.

PASSED AND ADOPTED this _____ day of _____ 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Angel Barajas, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Exhibits:

A – Scope of Work

EXHIBIT A: WOODLAND RESEARCH & TECHNOLOGY PARK SPECIFIC PLAN EIR SCOPE OF SERVICES

INTRODUCTION

As you know, the General Plan assumes land use change within the Specific Plan Area. The GPU will require that a Specific Plan, consistent with State law, be adopted to direct urban development in a coordinated, master planned manner across multiple properties with adequate provision of infrastructure and public facilities to support that development.

We drafted the General Plan and EIR in a way that supports the “partial exemption” described in Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183. For this EIR, we would cross reference language on this topic included in the General Plan and EIR, and identify “uniformly applied development standards” that are used to focus this EIR on issues that are peculiar to the parcel, rather than issues that have been adequately addressed by the General Plan EIR.

TASK 1 PROJECT INITIATION

1.1: Kick-off Meeting

The AECOM team will attend 1 kick-off meeting with City staff to confirm and clarify the vision and goals of the project, confirm the project timeline, review the scope of services and key milestones, and discuss the strategy for team communication and community outreach. We anticipate that the City may invite the project applicant and applicant representatives to the kick-off meeting.

We will confirm, at this kick-off meeting, the appropriateness of our assumptions on data availability. We will confirm whether technical documents that will inform the EIR impacts analysis and significance conclusions can be directly incorporated, or whether the City would prefer some level of peer review, prior to incorporation. We assume that the following studies have been completed or are underway:

- ▶ Phase I Environmental Site Assessment (ESA)
- ▶ Traffic study;
- ▶ Storm drainage, water, and sewer studies/master plans;
- ▶ Water supply assessment; and
- ▶ Dry utility plans (i.e., electrical, natural gas, and communications).

We will obtain copies of documentation relevant to the site and the project and draft an Information Needs List that identifies any data gaps for the EIR. We recommend a discussion of General Plan mitigating policies and implementation measures and the Specific Plan’s approach for incorporating this guidance. We will coordinate with Community Development Department staff and the City Attorney to receive input on the preferred format for use of the partial exemption within the EIR as a part of project initiation.

Task 1.1: Deliverables

- ▶ Kick-off meeting
- ▶ Information Needs List

TASK 2 NOTICE OF PREPARATION AND PUBLIC SCOPING

Task 2.1: Notice of Preparation

We will prepare 1 draft and 1 final Notice of Preparation (NOP) that includes a brief project description, a vicinity map, and a summary of the potential significant effects on the environment. The NOP will describe where project documents are available for review, where written comments on the scope of the EIR may be sent, and the deadline for submitting comments. The NOP will also identify the date and location of a public scoping meeting. We recommend that the project description in the NOP also include preliminary project objectives, which we assume would be prepared by either the Specific Plan applicant, the City, or a combination of both.

We will hand deliver the NOP to the State Clearinghouse. We assume the City will circulate the NOP among agencies and interested parties that would not be noticed through the State Clearinghouse process. Following the close of the NOP period and after the scoping meetings, we will review all comments and determine whether any issues require a modification to the scope of services. Environmental issues raised in the NOP will be briefly summarized (along with NOP comments) in the introductory section of the EIR.

Task 2.1: Deliverables

- ▶ Draft and final Notice of Preparation (electronic)
- ▶ One (1) hard copy of the final Notice of Preparation delivered to the State Clearinghouse

Task 2.2: Scoping Meeting

AECOM will facilitate 1 public scoping meeting during the NOP comment period to gather additional public and agency comments on the scope of the EIR. The AECOM PM will attend and facilitate this meeting. AECOM will prepare a PowerPoint presentation, a comment form to help direct participants, and a sign-in sheet. We assume the City will provide the venue for the scoping meeting and notice the meeting.

Task 2.2: Deliverables

- ▶ 1 public scoping meeting
- ▶ PowerPoint presentation, comment form, and sign-in sheet (all electronic)

TASK 3 ADMINISTRATIVE DRAFT EIR

AECOM will prepare an Administrative Draft EIR to address the impacts of implementation of the Specific Plan. Our analysis will be structured in a way that is consistent with CEQA statutes and relevant case law. We assume that various environmental policies and standards developed for the General Plan will be applied to Specific Plan, in order to reduce or avoid significant impacts. Certain environmental policies and standards from the General Plan would require incorporation into the design of the Specific Plan, while others would be embodied in narrative Specific Plan design standards or guidelines. We assume that City staff, including Community Development Department staff and the City Attorney, will review the Administrative Draft EIR and provide one set of consolidated comments. Following is more detail on each proposed EIR section.

Executive Summary

We will prepare an executive summary, consistent with CEQA Guidelines Section 15123, that presents the conclusions of the EIR using clear language easily understood by the public. The executive summary will have a short introduction, project description, and descriptions of alternatives. We recommend that the executive summary also describe the relationship of the proposed Specific Plan to the General Plan

and EIR. We will prepare summary discussions of each environmental issue evaluated in the EIR, with a focus on the most critical issues raised in the EIR. The summary will discuss known areas of controversy, including issues raised by agencies and the public. A summary table will identify each impact, the significance of each impact before mitigation, all mitigation measures, and the significance of each impact after mitigation.

Introduction

The introduction to the EIR will describe the organization of the EIR, type and use of the EIR, the environmental review process, the focus of the EIR analysis, the relationship with the General Plan and General Plan EIR, lead and responsible agencies, and opportunities for public comment.

Project Description

The project description will be based on the NOP, but with substantially greater detail, and will include: the regional and local setting; project history; project objectives; project characteristics; phasing; and other information important to understanding the proposed project. This information will be developed by the applicant team as a part of the Specific Plan.

Aesthetics

AECOM will evaluate the visual impacts of the proposed project from existing and future public viewpoints. The findings of the analysis will be based on the guidance provided by CEQA Guidelines, which identify aesthetic effects that could be significant if a project would have a substantial adverse effect on a scenic vista, substantially damage scenic resources, or substantially degrade the existing visual character.

We will describe the existing visual environment and summarize relevant guidance from the City's General Plan, which will frame the impact analysis for aesthetics. Impacts to vistas and scenic resources will be determined. Representative photographs of sensitive viewpoints will be presented and the visual changes anticipated with the Specific Plan Area described. We do not propose to prepare visual simulations of pre- and post-development conditions, although we can incorporate illustrative graphics developed by the Specific Plan team, if relevant.

The EIR will include a qualitative discussion of the Specific Plan's potential nighttime lighting and glare impacts, including determining the Specific Plan's potential to cast light to off-site areas (e.g., residential) and create safety hazards along area roadways. We will include performance criteria for light spillage and nighttime lighting impacts to guide lighting placement, direction, and levels, vis-à-vis surrounding properties and rights-of-way.

Agricultural Resources

The agricultural resources section will describe existing resources within the Specific Plan Area and in the surrounding area, including a description of types of farming activities, and a description of on-site soils relative to their suitability for farming activities. We will report on direct conversion of Important Farmland, conflicts with agricultural zoning, and any indirect impacts on ongoing agricultural operations. We will summarize agricultural resource impacts and features of the Specific Plan that would reduce impacts and develop feasible mitigation to avoid or reduce impacts. We assume that the General Plan will include mitigating policies for conversion of agricultural land that will be incorporated into the Specific Plan and EIR. We assume our analysis will use existing data and that AECOM will not be required to prepare LESA analysis, conduct soil testing and characterization of agricultural suitability, or generate estimates of Storie soil quality rating. We assume the Specific Plan team will incorporate, as feasible, the City's agricultural buffer Policy 7.C.5, as applicable.

Air Quality

We will describe regional and local air quality conditions, including meteorological conditions that could affect air pollutant dispersal or transport. This section will summarize the applicable air quality regulatory

framework, standards, and significance. The analysis will be based on guidance published by the Yolo-Solano Air Quality Management District.

We will analyze and report construction-related impacts based on information provided by the applicant for likely development phasing within Specific Plan. Construction emissions will be modeled based on the amount of land to be disturbed/graded, types of equipment to be used, and the number of construction employees. We will use reasonable assumptions or model defaults regarding construction equipment and employees if estimates are not available from the applicant.

We will also analyze and report long-term (operational) regional air pollutant emissions, including area- and mobile-source emissions attributable to Specific Plan implementation. The analysis of mobile-source emissions will be estimated based on a traffic study separately prepared by others for the Specific Plan.

While we do not expect that construction or operational diesel emissions from implementation of the Specific Plan would exceed thresholds, to ensure adequacy of the EIR, we will qualitatively assess sources of diesel emissions (e.g., loading docks at business park/commercial facilities) proposed by the project for their potential to expose sensitive receptors to high levels of diesel particulate matter. We assume the applicant will provide information on any large-scale commercial or industrial uses are planned/permitted that could be associated with significant diesel emissions or other TACs. Based on the volumes and nature of nearby transportation sources of toxic air contaminants, we do not anticipate that any dispersion modeling or health risk assessment will be required. We will discuss exposure of sensitive land uses to sources of toxic air contaminants (TACs), such as Highway 113 and the nearby railroad lines. AECOM will also qualitatively address the potential exposure of existing and proposed sensitive uses to odors.

Biological Resources

CNDDDB and other data sources were used to conduct a General Plan plan-level evaluation of the presence, or potential presence, of species of concern. The presence, or potential presence, of Swainson's hawk was documented in the Environmental Resources and Constraints technical report. To ensure adequacy of the EIR, AECOM biologists will start with the technical documents related to biological resources prepared for the 2035 General Plan and EIR, and supplement that information with a site-specific survey and other information, as relevant.

The EIR will summarize specific information on previously documented local occurrences of special-status plants and wildlife species on or near the Specific Plan Area using information compiled during the General Plan update process, including information obtained from California Natural Diversity Database and the California Native Plant Society's Electronic Inventory of Rare and Endangered Vascular Plants and from the U.S. Fish and Wildlife Service for species protected under the Federal Endangered Species Act.

AECOM biologists will conduct a 1-day reconnaissance-level survey of the Specific Plan Area. The purpose of the site visit will be to characterize and map biological resources. The potential presence of any plant, animal, or habitat considered sensitive, threatened, endangered, or otherwise unique by the USFWS or California Department of Fish and Wildlife will be evaluated. We will assess impacts on biological resources, including effects on special-status species. AECOM biologists will advise the Specific Plan team on strategies to reduce or avoid impacts through site planning, as feasible.

Cultural Resources

Based on sources documented as a part of our General Plan work, no historic, resources were determined to be associated with the Specific Plan Area, and no prehistoric resources have been formally recorded in Woodland. However, the prehistoric occupation of the central districts of the North Coast Ranges makes it possible that unknown archaeological sites and paleontological resources could be present within, or near the Specific Plan Area.

For this reason, AECOM archaeologists will conduct a reconnaissance-level survey of the Specific Plan Area. The purpose of the site visit will be to identify any new archaeological sites or historic resources that may have been previously undiscovered. If new cultural resources are identified during the site visit they will be recorded in a manner consistent with the Office of Historic Preservation's publication Instructions for Recording Historical Resources (1993). If needed, California Department of Parks and Recreation (DPR) Series 523 forms will be prepared, along with appropriate supporting forms (e.g., Archaeological Site Record, Linear Feature record, Site Sketch Map, Location Map).

As of January 1, 2015, CEQA resources include "tribal cultural resources." Under Assembly Bill (AB) 52, CEQA analyses must consider tribal cultural resources, including "the tribal cultural values in addition to the scientific and archaeological values when determining impacts and mitigation." AB 52 requires that at least one written notification be sent to any California Native American tribe that has requested notice.

This should be done within 14 days of the City determining that the Specific Plan application is complete. AECOM will prepare the initial notification letters, including a brief description of the project, its location, lead agency contact information, and a notification that the tribe has 30 days to request consultation pursuant to Section 21080. AECOM archaeologists will assist with the consultation, including attending one conference call and one field visit with Native American representatives.

The EIR will summarize identified cultural resources within the Specific Plan Area, based on information compiled during the General Plan update process. A discussion of impacts and mitigation measures will focus on significant (per NRHP/CRHR criteria) documented resources, identify the potential for as-yet unrecorded cultural resources to be affected by the proposed Specific Plan, and identify mitigation designed to reduce impacts to less-than-significant levels, where feasible.

Energy

The EIR will include an analysis of energy-related impacts related to Specific Plan implementation. This includes identifying energy sources and estimating the operational energy demands associated with the proposed Specific Plan. Energy efficiency measures that would reduce energy demands will be recommended, as appropriate. Based on recent precedent case law (from Woodland), the EIR will evaluate briefly each item identified as a potential impact in Appendix F to the CEQA Guidelines. We assume the Specific Plan team will address feasibility and consistency with the revised General Plan discussion of development of the SP-1 area, including the City's intent to encourage sustainable development in "SP-1 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."

Geology, Soils, Minerals, and Paleontological Resources

The geologic setting of the vicinity of the Specific Plan Area will be described, including seismic setting, soil characteristics, and topography. AECOM will perform an environmental analysis of geologic resources, hazards, and soil types. The discussion will include, as appropriate, any of the following anticipated site conditions: ground rupture from faulting; potential damage from strong seismic ground shaking; and liquefaction and settlement/subsidence. Soil types, their characteristics, and potential impacts on construction will be addressed, particularly as related to the erosion potential of the site's soils, soil stability, and shrink/swell potential.

If a geotechnical report is determined to be necessary, we will assume the applicant will provide such a report. If one is not available, we can provide a supplemental scope of work and cost estimate to provide geotechnical analysis and development of recommendations to avoid impacts.

AECOM will use the sensitivity paleontological assessment recently conducted to support the General Plan and General Plan EIR. Feasible mitigation measures will be recommended, where appropriate. There are no identified significant mineral resource zones in the Specific Plan Area, and we expect the mineral resources discussion to be brief.

Greenhouse Gas Emissions

This section will assess the consistency of the Specific Plan with the General Plan and Climate Action Plan. The GHG analysis will briefly summarize the current conditions and science associated with global climate change and will include a discussion of relevant federal, State, and local regulations. We will estimate annual GHG emissions from transportation, energy, water, waste, and other sources (and not an analysis of net change in on-site sequestration potential). Greenhouse gas reduction measures will be crafted that are appropriate to address cumulatively considerable effects.

Hazards and Hazardous Materials

AECOM will describe existing conditions and provide an assessment of impacts related to hazards and hazardous materials. Effects related to the provision of emergency response services will be addressed in this section of the EIR. We assume application of existing regulations, described thoroughly enough for the purposes of CEQA compliance, will be sufficient to dismiss most impact areas. There are no significant fire hazards in the Specific Plan Area, and we expect the discussion of potential fire hazards to be brief.

Impacts related to potential flooding hazards will be addressed in the “Hydrology and Water Quality” section of the EIR, and impacts related to seismic hazards will be addressed in the “Geology, Soils, and Minerals Resources” section of the EIR.

Hydrology and Water Quality

According to the General Plan work, Specific Plan Area is in a location with estimated flood depths of one foot or less. AECOM will review pertinent project materials for the water quality and hydrology impact assessment and will provide an impact analysis consistent with CEQA requirements. The EIR assessment will address the following:

- ▶ Compliance with state and local stormwater regulations;
- ▶ Potential for off-site stormwater runoff impacts;
- ▶ Adequacy of planned flood control facilities;
- ▶ Stormwater conveyance characteristics;
- ▶ Erosion control;
- ▶ Appropriate construction BMPs; and
- ▶ Potential for impacts to groundwater recharge.

The EIR will briefly describe hydrologic conditions in the Specific Plan Area and will evaluate the effects of the proposed project on hydrologic features. We will characterize site conditions relative to flood hazard zones. AECOM will also review drainage studies and plans prepared by the project applicant to determine the potential for localized flooding, impacts to water quality, and changes to on-site hydrology.

Land Use and Planning/Population/Housing

This section will provide a comparison between the Specific Plan and relevant policies contained in the City’s updated General Plan, and implementing plans and regulations, with the purpose of reducing environmental impacts. We will provide an analysis of consistency with environmental policies from the General Plan, changes or additional polices in the General Plan, the Sacramento Area Council of Governments’ Sustainable Communities Strategy/Metropolitan Transportation Plan, and Local Agency Formation Commission policies and standards.

The EIR will present existing and forecast population, demographic, housing, and employment data. We have collected and analyzed this data from several sources in the course of our General Plan work and will provide an additional focus on these changes for the Specific Plan Area in this section. The population, housing, and employment analysis will include a project-level review of changes in population, demographics, housing, and employment resulting from the proposed project and the potential for secondary environmental impacts from those changes.

We assume this project will not require an “urban decay” study – this type of analysis is sometimes provided to support environmental documents after a court decision in *Bakersfield Citizens for Local Control v. City of Bakersfield*. We assume the City’s fiscal/economic consultant will provide a brief discussion of market demand and relationship between absorption of Specific Plan uses buildout of other specific plans, consistent with revised General Plan Policy 2.B.1.

Noise

The General Plan Environmental Resources and Constraints technical report identifies potential sources of noise affecting the Specific Plan Area. The noise section of the EIR will include a description of the existing noise environment in the Specific Plan Area, based on existing environmental documentation, on-site reconnaissance data, and data and analysis from our work on the General Plan. Relevant background information, including noise fundamentals, descriptors, and the applicable federal, State, and local regulatory framework, will be presented in the EIR section. We will conduct up to 8 short-term (i.e., 15-minute) and 2 long-term (i.e., 24-hour) noise measurements at strategic locations that can characterize the existing noise environment.

To assess potential short-term (i.e., construction) noise impacts, existing nearby sensitive receptors and their relative exposure will be identified. Noise levels of specific construction equipment will be presented and resultant noise levels at those receptors (at given distances from the source) will be calculated. Predicted noise levels will be compared with local standards. The analysis of long-term (operational) noise impacts associated with the proposed project will include noise increases generated by vehicle traffic on local roadways (based on traffic analysis for the Plan). The analysis of area- and stationary-source noise impacts will be assessed using standard noise modeling procedures. The significance of short-term and long-term noise impacts will be determined based on local standards developed as a part of our General Plan work.

Public Services and Utilities, including Recreation

AECOM will prepare a public services, utilities, and facilities analysis based on information compiled during the General Plan process, including the Community Facilities and Services and Municipal Services Review / Sphere of Influence technical reports, and collaboration with local service providers. The EIR will present estimates for overall site-specific service demand based on applicant-provided information. This section will focus on any secondary impacts associated with project generated demand for expanded facilities, as required by the CEQA statutes and Guidelines. Additional technical analysis of potential off-site public service improvements is not anticipated to be necessary and is not included in this scope of work.

Water supply and conveyance, recycled water conveyance and irrigation, wastewater collection and treatment, solid waste, and natural gas and electrical services will be described and addressed in this section of the EIR based on information prepared by the applicant team. It is assumed that existing off-site infrastructure constructed during development of the Spring Lake Plan Area has available capacity to serve the project site and no construction of off-site utility infrastructure would be required other than the potential use of an off-site drainage canal. Stormwater drainage effects will be addressed in the hydrology section. If off-site infrastructure improvements other than drainage are required to serve the Specific Plan, we will coordinate with the City to revise our scope of work prior to completing the administrative draft EIR.

Senate Bill (SB) 610 (codified as California Water Code Section 10631) requires the preparation of a specified water supply assessment (WSA) for large projects meeting certain requirements. This will be needed for Specific Plan. We assume that the WSA will be completed by the City Public Works Department and available for our incorporation into the EIR. We assume the WSA will document and provide written verification that sufficient water supplies are available to meet the proposed Specific Plan's projected water demands during normal, single-dry, and multiple-dry water years over a 20-year projection, which includes consideration of cumulative development. We do not anticipate that a curtailment analysis will be needed.

Transportation and Circulation

Traffic will be described and addressed in this section of the EIR based on a traffic study prepared for the City. The traffic study will identify existing conditions, existing plus project conditions, cumulative no-project conditions cumulative plus project conditions. AECOM review one scope of work provided by the City's traffic consultant and recommend revisions, as appropriate. AECOM will review the traffic study for adequacy, and incorporate the results into the EIR, with any appropriate revisions. We assume that the City's traffic consultant will assess consistency of the Specific Plan with the City's new VMT policies. We will briefly discuss potential effects associated with future vehicular and bicycle/pedestrian overcrossings that could serve Specific Plan demands and provide a more focused assessment in the EIR of on-site effects associated with construction of these facilities.

Alternatives

The EIR will provide description and analysis of up to two on-site alternatives, one off-site alternative, if feasible, and a No Project Alternative, as required by CEQA. We will assume that the EIR will not include a No Project – No Development Alternative (since baseline conditions will be described throughout the EIR). We will coordinate with the City to develop a No Project Alternative that includes development of the site under the General Plan, but without this particular Specific Plan proposal.

Alternatives will be designed to eliminate, avoid, or substantially reduce one or more significant environmental impacts of the project (CEQA Guidelines Section 15126.6[a]). AECOM will work closely with the City to identify appropriate CEQA alternatives. This chapter will include a discussion of alternatives considered but rejected as infeasible, a summary of impacts of alternatives relative to the Plan, an analysis of the No Project Alternative, and identification of the environmentally superior alternative. Consistent with CEQA Guidelines (Section 15126.6[d]), the EIR will evaluate the impacts of the alternatives with less detail compared to the analysis of the Plan.

Significant & Unavoidable Impacts

This section of the EIR will summarize any significant and unavoidable environmental impacts of the proposed Specific Plan, as analyzed in the technical sections of the EIR. An explanation of the definition of this type of impact will be provided, along with a description of the need for a Statement of Overriding Considerations to approve the Specific Plan. Should Plan alternatives avoid one or more of the identified unavoidable impacts, these alternatives will be referenced.

Other CEQA-Required Sections

The EIR will provide description and analysis of cumulative impacts and growth inducement issues. The EIR will define what constitutes a cumulative impact under CEQA and describe the methodologies of cumulative impact assessment used for each issue area (CEQA Guidelines Section 15130). The section will also provide a summary of the project's cumulative impacts, as identified and fully described in each technical section. The cumulative analyses will be based on detailed information available to our office as a result of our General Plan work.

This section will also examine the issue of growth inducement and whether the proposed Specific Plan could lead to additional growth, in accordance with Section 15126.2(d) of the CEQA Guidelines.

Administrative Record

During our analysis and documentation, we will save all materials required for the Administrative Record. We expect the City will do the same with all project related documents. We will provide the City with materials we gathered that are relevant for the Administrative Record.

Task 3: Deliverables

- ▶ Administrative Draft EIR (electronic)
- ▶ Administrative Record (electronic)

TASK 4 SCREENCHECK AND PUBLIC REVIEW DRAFT EIR

Task 4.1: Screencheck Draft EIR

AECOM will review 1 set of consolidated City staff comments on the administrative draft EIR. We will prepare 1 screencheck draft EIR that incorporates our responses to City staff comments. We will discuss with the City, as necessary, any comments that require explanation or further clarification. AECOM's Project Manager (PM) will attend 1 in-person meeting to discuss the City's comments.

Task 4.1: Deliverables

- ▶ Meeting to review comments
- ▶ Screencheck Draft EIR (electronic)

Task 4.2: Public Review Draft EIR, NOC, and NOA

Once the City accepts revisions made to the document, AECOM will make any final changes to the Draft EIR and will produce 1 public review document. We will draft 1 Notice of Completion (NOC) and 1 revised NOC based on City comments. We will hand deliver 15 copies to the State Clearinghouse to begin the public review period.

We will draft 1 Notice of Availability (NOA) and 1 revised NOA based on City comments for the City to post at the County Clerk's office and in the newspaper of record (CEQA Guidelines Section 15087[a]). The NOA will include a description of the proposed project, the location, identification of significant environmental impacts, a specification of the review period, public hearing date and location, the address where the Draft EIR is available for review, and an identification of the location of documents referenced in the Draft EIR.

Task 4.2: Deliverables

- ▶ Public Review Draft EIR (electronic, 15 copies of the Executive Summary, 15 CDs with the balance of the EIR)
- ▶ Notice of Completion and revised Notice of Completion (electronic)
- ▶ Notice of Availability and revised Notice of Availability (electronic)

Task 4.3: Attend Public Hearing on Draft EIR

AECOM's PM will attend and present the Draft EIR to the Planning Commission and/or City Council during the public review period to solicit comments on the draft documents. We anticipate a short presentation that outlines the CEQA process, key issues of focus, and key findings, and then a facilitated discussion of comments on the adequacy of the document for addressing adverse physical environmental impacts.

Task 4.3: Deliverables

- ▶ One City Council or Planning Commission hearing during the public review period involving the AECOM PM
- ▶ One presentation (electronic)

TASK 5 FINAL EIR

Task 5.1: Administrative Final EIR

AECOM will review the comments received during the Draft EIR comment period and provide the City an estimate of the level of effort required to respond to the comments. We will be responsible for responding to comments made in written form by interested agencies and individuals during the review period and oral comments and questions raised during the public hearings on the Draft EIR. We will compile the responses to comments and any necessary changes to the Draft EIR to create the Final EIR. The Final EIR will include: an introductory chapter, enumerated comment letters and public hearing transcript comments on the Draft EIR, responses to all comments on the Draft EIR, and a summary listing of all text revisions to the Draft EIR.

Since it is not possible to predict in advance the level of effort required to respond to comments that have not been written, based on our experience, this proposal provides for up to 40 hours of staff time for this task. We assume those responsible for specified topics, such as traffic and infrastructure master planning, may be required to provide input to the responses to comments document.

We will prepare a Mitigation Monitoring and Reporting Plan (MMRP) that will report the method by which mitigation measures are to be implemented. The MMRP will specific monitoring activities that would be required on an issue-by-issue basis and will establish a reporting system and criteria for evaluating the success of the mitigation measures. In addition, the MMRP will outline the appropriate time for mitigation of impacts, such as grading permits, landscape plans, or other discretionary actions. The MMRP will also identify the roles and responsibility of individuals or organizations necessary to implement each specific mitigation or monitoring activity.

We will prepare the CEQA Findings and (if necessary) Statements of Overriding Considerations to support the City's action on the Specific Plan. We also will prepare 1 draft and 1 final Notice of Determination (NOD) for the City staff to deliver to the County Clerk's office, along with the required fee, following certification.

Task 5.1: Deliverables

- ▶ Administrative Final EIR (electronic)

Task 5.2: Final EIR

We will prepare a revised Final EIR (FEIR) that incorporates revisions based on 1 set of comments from City staff on the administrative Final EIR. We will provide an electronic copy of the FEIR in Adobe PDF format for posting on the City's web site. We can provide additional CD copies at a very minor expense, as well, if requested.

Task 5.2: Deliverables

- ▶ Final EIR (electronic)

Task 5.3: Planning Commission/City Council Hearing on Final EIR

AECOM's will attend and present the Final EIR, including the MMRP to the Planning Commission and then the City Council for recommendation and certification. We anticipate a short presentation that

outlines the CEQA process, key issues of focus, key findings, important mitigation measures, and the actions for consideration.

Task 5.3: Deliverables

- ▶ 1 Planning Commission and 1 City Council hearing
- ▶ One presentation (electronic)

EXHIBIT B: SCHEDULE ESTIMATE

We have provided for a 13-month schedule, based on the estimated level of effort, and our staff's immediate availability. This schedule assumes we will receive a notice to proceed and/or execute a contract the week of June 6th, 2017. We assume we'll have Specific Plan mapping during the NOP period and that other studies (water supply assessment, sewer study, water study, drainage study, traffic study) are available prior to initiation of the administrative draft Specific Plan EIR.

Woodland Research & Technology Park Specific Plan EIR

Schedule Estimate (Notice to Proceed, June 7th) 2017

2018

	Task	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June
1	Project Initiation													
2	Notice of Preparation / Public Scoping Meeting													
	Notice of Preparation													
	Public Scoping Meeting		€											
3	Administrative Draft EIR													
	Executive Summary													
	Introduction													
	Project Description													
	Environmental Impact Analysis - Group 1 Sections													
	Environmental Impact Analysis - Group 2 Sections													
	Alternatives													
	Other CEQA Required Sections													
	Administrative Record													
4	Screencheck + Public Review Draft EIR													
	Screencheck Draft													
	Public Review Draft, NOC & NOA													
	Public Meeting on SP-1A & Draft EIR										€			
	Public Review Period													
5	Final EIR													
	Draft Final EIR													
	Findings / Statements													
	Final EIR													
	City Council Approval / EIR Certification													€

EXHIBIT C: SPECIFIC PLAN BUDGET

Based on the above-described level of effort, our cost estimate is \$206,510. With the objective of ensuring clarity about the proposal, AECOM has prepared the following assumptions for our scope of work that explain the basis for the cost and effort to implement the scope of services.

- ▶ We have designed the scope of work to provide an EIR following adoption and certification of the General Plan and General Plan EIR, and to make use of findings and mitigation strategies published in these documents.
- ▶ Our scope and budget estimate relies primarily on existing studies, databases, and the available resources listed in our scope of services.
- ▶ Our cost estimate is based on the proposed schedule. Should significant delay occur (more than 120 days) for reasons beyond our control, additional changes may apply to the remaining work, based on labor rates in effect at the time of the delay.
- ▶ The budget is valid for up to six months from the date of submittal/opening, after which it may be subject to revision.
- ▶ Review cycles for preliminary documents are presented in the scope of services. Additional review cycles or additional versions of preliminary drafts or screencheck drafts are assumed to not be needed.
- ▶ Costs are included for the number of meetings specified in the scope of work. If additional meetings are needed, they can be included with an amendment of the budget.
- ▶ Costs have been allocated to tasks to determine the total budget. AECOM may reallocate costs among tasks, as needed, as long as the total budget is not exceeded. AECOM will invoice monthly on a time-and-materials basis according to our labor and expenses on the project expended during the billing period.
- ▶ The CEQA statutes or Guidelines may change during the course of this EIR. If amendments require redoing work already performed or substantially increasing effort, a contract amendment may be warranted.
- ▶ The City will provide AECOM with one set of consolidated, non-conflicting comments on our deliverables. AECOM will revise draft documents to address City staff comments only. We have not budgeted for revisions pursuant to review by other parties.
- ▶ The proposed budget and scope does not include labor, reproduction, or other costs in the event the EIR is challenged or EIR certification is appealed. This scope does not presume another circulation of the EIR as a result of the appeal, nor support during any legal proceedings associated with a challenge to the certified EIR. AECOM may provide those services, if desired, subject to a contract and budget amendment.
- ▶ The scope of work and budget are based on the assumption that the project description does not change during the course of the work.

- ▶ Our cost estimate assumes that all deliverables are electronic or CD, except hard copies required by the State Clearinghouse. Any printing costs will be determined based on actual costs. We will not mark up printing costs.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING THE CONSULTANT AGREEMENT FOR PROFESSIONAL SERVICES
FOR FEHR AND PEERS TO PREPARE A TRANSPORTATION IMPACT STUDY AND
RELATED SUPPORT WORK FOR THE WOODLAND RESEARCH AND
TECHNOLOGY PARK SPECIFIC PLAN PROJECT**

WHEREAS, on June 6, 2017, the City of Woodland (“City”) authorized City staff to proceed with preparation of the Woodland Research and Technology Park Specific Plan (“Specific Plan”) as proposed by the Woodland Research and Technology Group (“Applicant”) (PLNG17-00017); and

WHEREAS, the 2035 General Plan specifies that major new residential development on previously undeveloped land be planned through a Specific Plan process; and

WHEREAS, the 2035 General Plan identifies three areas within the Urban Limit Line designated for future Specific Plan development, which are referred to as: (1) SP1 in the south, (2) SP-2 in the east, and (3) SP-3 in the north; and

WHEREAS, the proposed Specific Plan aligns precisely with the SP-1A subarea boundaries within the broader SP-1 new growth area depicted in the Land Use Map of the 2035 General Plan; and

WHEREAS, the City of Woodland wishes to enter into a professional services agreement (“Agreement”) with Fehr and Peers (“Consultant”) to prepare a Transportation Impact Study in support of the project Environmental Impact Report and related transportation support work in order to determine fair share costs for transportation improvements for an amount not to exceed One Hundred Eighty-Eight Thousand Dollars (\$188,000); and

WHEREAS, the Applicant has agreed to fund all costs associated with the review and preparation of the Specific Plan through an Agreement for Fund Advancement, which shall be entered into by the Applicant and City prior to the commencement of any future work on the Specific Plan and prior to execution of the Agreement; and

WHEREAS, Fehr and Peers was selected through a quality based selection process; and

WHEREAS, Fehr and Peers is experienced and qualified to prepare transportation impact analysis and carries a significant amount of vested knowledge with the city’s traffic model, having performed the traffic study for the 2035 General Plan and many development projects in the city; and

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

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

Section 1. The City Council hereby approves the consultant services agreement with Fehr & Peers, in the amount of \$188,000 for the preparation of the Transportation Impact Study and related support work for the Woodland Research and Technology Park Specific Plan and authorizes the City Manager, or his designee, to execute the agreement and amendments as necessary up to 20% of the agreement amount. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the Agreement is within the Council authorization.

PASSED AND ADOPTED this _____ day of _____ 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Angel Barajas, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING THE CONSULTANT AGREEMENT FOR PROFESSIONAL SERVICES
WITH PONTICELLO ENTERPRISES FOR PROJECT MANAGEMENT SERVICES
FOR THE WOODLAND RESEARCH AND TECHNOLOGY PARK SPECIFIC PLAN
PROJECT**

WHEREAS, on June 6, 2017, the City of Woodland (“City”) authorized City staff to proceed with preparation of the Woodland Research and Technology Park Specific Plan (“Specific Plan”) as proposed by the Woodland Research and Technology Group (“Applicant”) (PLNG17-00017); and

WHEREAS, the 2035 General Plan specifies that major new residential development on previously undeveloped land be planned through a Specific Plan process; and

WHEREAS, the 2035 General Plan identifies three areas within the Urban Limit Line designated for future Specific Plan development, which are referred to as: (1) SP1 in the south, (2) SP-2 in the east, and (3) SP-3 in the north; and

WHEREAS, the proposed Specific Plan aligns precisely with the SP-1A subarea boundaries within the broader SP-1 new growth area depicted in the Land Use Map of the 2035 General Plan; and

WHEREAS, the City of Woodland wishes to enter into a professional services agreement (“Agreement”) with Ponticello Enterprises (“Consultant”) to provide project management services to the city including review of financing and infrastructure plans and Specific Plan services components including water, sewer, drainage, roadway design, circulation and various utilities as outlined in the attached Scope of Work (“**Exhibit A**”) for an amount not to exceed One Hundred Forty Thousand Four Hundred Dollars (\$140,400); and

WHEREAS, the Applicant has agreed to fund all costs associated with the review and preparation of the Specific Plan through an Agreement for Fund Advancement, which shall be entered into by the Applicant and City prior to the commencement of any future work on the Specific Plan and prior to execution of the Agreement; and

WHEREAS, Ponticello Enterprises was selected through a sole-source selection process consistent with the city’s purchasing policy Section 17B-140; and

WHEREAS, Ponticello Enterprises was selected based on their experience and knowledge of the city’s policies, standards and procedures as well as the city’s development process. The firm’s extensive knowledge of the adjacent Spring Lake Specific Plan infrastructure and development master plans, to which the proposed Specific Plan will connect and complete, makes them uniquely qualified to serve in this capacity; and

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

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

Section 1. The City Council hereby approves the consultant services agreement with Ponticello Enterprises, in the amount of \$140,400 to provide project management services for the Woodland Research and Technology Park Specific Plan and authorizes the City Manager, or his designee, to execute the agreement and amendments as necessary up to 20% of the agreement amount. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the Agreement is within the Council authorization.

PASSED AND ADOPTED this _____ day of _____ 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Angel Barajas, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Exhibits:
A – Scope of Work

EXHIBIT A
SCOPE OF SERVICES AND FEE SCHEDULE

For

WOODLAND SPECIFIC PLAN 1A (SP-1A) PROJECT MANAGEMENT
CITY OF WOODLAND

Consultant agrees to provide Project Management services to the City in a prompt, professional, and workmanlike manner in accordance with the standards of care of the engineering profession. All work shall be completed to the satisfaction of the Community Development Director.

DEFINITION: PROJECT MANAGEMENT

Project Management for the purposes of this scope of services is limited to and comprised of the administration of the assigned projects defined in the contract and in no circumstances does it include supervision, control, or responsibility for; City staff, City consultants or their work product, or construction management services of construction contractors or inspection of their work product.

The Project Management services to be performed pursuant to this Scope of Services are as follows:

- A. Attend meetings with City staff, public officials, community leaders, developers, City Consultants, contractors, and the general public, as required by City.
- B. Assist the City to establish working relationships and to coordinate with other public agencies and private utilities involving engineering and infrastructure matters affecting the SP-1A.
- C. Assist in the review of the SP-1A and associated documents by the Community Development Department and Finance which may include, financing plans, infrastructure plans, and services components of the Specific Plan, including but not limited to, water, sewer, drainage, roadway design, circulation, and various utilities.
- D. Coordinate with the City Planning/Project Manager to assist in the timely processing of SP-1A applications and all submittals.
- E. Assist the City in processing Property Acquisition/Title Clearance for SP-1A Improvements.
- F. Assist in review of Environmental Mitigation and monitoring associated with SP-1A Projects/Land Management.

- G. Assist staff work effort to update and complete infrastructure master plan documents (e.g. Streets, Utilities, etc.). Review applicant submittals for consistency with City standards and master plan requirements.
- H. Keep City Manager, City Engineer and City Planner, department heads, and others as directed, informed regarding progress of Community Development Department review and adherence to project schedule. Coordinate with the applicant, consultants, various agency representatives, and members of the public.
- I. Prepare miscellaneous staff reports, correspondence, budget/consultant management, etc.
- J. Additional tasks as described in a separately executed task order.

The City Will:

1. Identify and provide related documents for background information.
2. Have final approval and authority on recommended changes.
3. Approve any sub consultants used by Ponticello Enterprises.

Payment and schedule Provisions

Consultant shall be compensated for work as follows:

Specific Plan – 1A Project Management

Consultant agrees to provide the engineering services, as identified in Exhibit A, "Scope of Services" at the staff levels identified. The services to be provided for tasks "A" through "J", identified in Exhibit "A" will be provided at the rates identified in Exhibit "B", billed by the quarter-hour. Reimbursable expenses will be billed at the published rates in Exhibit "B".

Staff Resource	2017 Hourly Rate
<u>Principal Engineer</u>	\$180.00
<u>Senior Engineer</u>	\$155.00
<u>Office Technician</u>	\$60.00

The project duration has not yet been established. For the purpose of estimating a budget for the project management services, the fee for these services would be based on an average of 10 hours per week at the Principal rate of \$180 per hour, assuming project duration of 18 months.

<u>Staff Resource</u>	<u># Hrs./Wk.</u>	<u># Weeks</u>	<u>Hourly Rate</u>	<u>Est. Fee</u>
Principal	10	78	\$180.00	\$ 140,400

Additional Provisions

The hourly rates are based on services being performed on-sight, in the City of Woodland, and/or in the offices of Ponticello Enterprises. Invoices will occur no more frequently than monthly. Invoices will include the billing period, total hours spent on

project, a running total, and remaining balance for the cost-estimate total. A general breakdown of tasks and hours by week shall be included with each invoice.

Hourly rates may be adjusted to compensate for labor cost increases, employee benefits, and other increases due to inflationary trends. It is anticipated that the rate adjustment should not exceed 5% annually.

The hours shall be reviewed periodically by both the Consultant and the City and adjusted as necessary by mutual agreement of the City and the Consultant.



Woodland Research & Technology Park

A LIVE / WORK COMMUNITY

Specific Plan Project Summary & Concept

MAY 12, 2017

1. INTRODUCTION

The Woodland Research & Technology Park Specific Plan (Specific Plan) is envisioned as a new technology hub for the City of Woodland, intended to serve an array of research and technology companies interested in locating and growing near U. C. Davis, and other research and technology institutions within the Sacramento region. Woodland is centrally located at the confluence of abundant high quality agricultural land, major freeways, a port, an international airport, and near the genesis of the Organic Movement in Yolo County's beautiful Capay Valley. Woodland's central location also provides its businesses with access to top universities, including UC Davis the top agricultural research university in the world. Woodland provides an important base of existing agricultural technology and plant and life sciences research and innovation companies with which new and growing businesses can immediately partner. Woodland is also an important center of food processing and distribution. Local access to extraordinary crop diversity supports area food manufacturers, seed researchers, agricultural support industries, and the larger Food and Agricultural Business cluster that has developed in Woodland. Many companies have come to Woodland in large part because they gain direct access to farmers, farms, and the crops they need for their products. An experienced and trained workforce in these cutting edge areas of research supports the success of the City's agricultural technology industry, while the Woodland Community College seeks to expand programs/opportunities to train up future generations of Woodland residents.

The Specific Plan will offer a unique business environment, supporting research and development, technology, and science and engineering-based companies, as well as training and workforce development for local students and graduates of the Woodland Community College. The Specific Plan is proposed as a new employment center that also includes a range of housing options and a commercial mixed-use town center focused around a central green and connected by a multi-modal street network and trail system. Although the City anticipates that agricultural-related research will be a major focus within the Specific Plan area (plan area), the Specific Plan will also support an environment of innovation in flexible formats for a wide variety of businesses in medical and veterinary, bio-technology, engineering, and other fields.

The Specific Plan will also provide incubation spaces for small start-up firms, facilities for established mid-size or large size companies that require larger floorplates, and flexible building spaces for high-technology research and light manufacturing / flex space for product testing and development. Employee-support services, retail, and recreational amenities will create an active landscape for collaboration and innovation.

In addition to its role as an employment center, the Specific Plan is envisioned as an attractive place to live, recreate, shop, and gather for neighborhood events. The Specific Plan will be highly connected to and is intended to complement the mix of land uses in the adjacent Spring Lake development. The Plan also seeks to reduce water use and may include recycled water for landscape irrigation.

2. VISION AND GUIDING PRINCIPLES

The following principles will guide development of the Specific Plan:

- Develop a state-of-the-art innovation center campus for high-technology offices, research and development, hotel, and employee-serving retail and recreational uses.
- Accommodate advanced technology-related jobs and training that allow a greater number of Woodland residents and college graduates from the Woodland Community College to live and work in the community.
- Collaborate with UC Davis, Woodland Community College, and others to capture technology transfer to start-up businesses and growing mid-to-large size companies, reducing the loss of intellectual capital and revenue through regional out-migration.
- Create and support the seed, food, and agricultural-based industry currently doing business in and around Woodland.
- Ensure that roadways, utilities, and other infrastructure are installed to meet project needs and can be feasibly financed.
- Contribute to meeting City goals for greenhouse gas reduction by 2035 contained in its 2035 Climate Action Plan for:
 - Increased efficiency of buildings and other non-transportation energy use;
 - land use and transportation strategies that reduce vehicle miles traveled and facilitate use of alternative fuel vehicles;
 - enhancing the City's urban forest through planting and management of trees in public parks, other open spaces, and public streets;
 - promoting recycled water use within the neighborhoods park and greenbelts; and
 - reduction in water use and waste generation.
- Create a successful Village Center that serves area residents and, along with the southern end of a proposed central green, provides a gathering place for workers, residents, and visitors.
- Integrate multi-modal transportation within project design, to reduce the use of single-occupant vehicles, and implement a Transportation Demand Management (TDM) Plan that increases the use of multiple modes of transportation, such as, public transit, bicycle, and pedestrian access to, from, and within the plan area.
- Facilitate bicycle use and walking through a combination of well-designed complete streets, protected bicycle lanes, where appropriate, and pedestrian / bicycle greenways that connect to parks and open spaces, as well as connects the Plan Area to Spring Lake at multiple points.
- Encourage active, healthy, living through connected streets with bicycle and pedestrian facilities, trails, accessible parks and open spaces with passive and programmed recreation, access to healthy foods (such as, through a farmers market and/or fresh produce market in the Village Center), and social gathering places.
- Promote flexibility in project design and implementation to respond to market demand through the phasing of construction and offering a variety of building types.
- Incorporate naturalized stormwater management in the plan area and individual projects, as feasible.
- Seek ways to complement and support Downtown Woodland by accommodating larger and other businesses, better suited for locations outside Downtown.

- Help provide vital connections to the existing Spring Lake community in planning for the density and intensity of land use and by promoting and extending bike paths, open space and recreational opportunities.

3. PLAN AREA LOCATION AND CONTEXT

PLAN AREA LOCATION

Exhibit 1 (page 4) shows the location of the proposed Specific Plan and its designation in one of City's proposed growth areas under the proposed 2035 General Plan. Exhibit 2 (page 5) shows the location of the Specific Plan within the region and its proximity UC Davis, a major research university that could attract research and development businesses and resident employees to the Specific Plan due to its proximity to Davis. The southern boundary of the Specific Plan, at the SR 113 / 25A interchange, is about 7 miles from the heart of the UC Davis campus (at the SR 113 / Hutchison Drive interchange).

Within a 50-mile radius of the proposed Specific Plan are major employment centers, such as Sacramento, Davis/UC Davis, Roseville, and Vacaville, and within a 100-mile radius of San Francisco Bay area technology hubs, including Silicon Valley and the I-680 corridor. These areas have regional, national, and global serving innovation companies that benefit from a location close to premier public research institutes (such as UC Davis) and may want to expand or relocate closer to UC Davis if proper opportunities are created in Woodland's planning area. As evidenced by the increasing number of faculty and executive staff from UC Davis choosing to reside in Woodland, the specific plan area's proximity to the Davis also is well positioned to attract professionals in technology and related businesses to live in Woodland including the plan area. Exhibit 3 (page 6) shows the location of the Specific Plan in relation to technology and research hubs in Northern California.

The Specific Plan can also accommodate new "home grown" start-up business and expansion of existing businesses in Woodland that cannot be accommodated elsewhere.

PLAN AREA CONTEXT

The Specific Plan is one of three subareas designated by the City of Woodland in the Specific Plan 1 (SP-1) new growth area, located in the southern part of the City's planning area. The Specific Plan is located outside the current city limits and will require annexation into the City prior to development. The Specific Plan area contains approximately 351 acres, all of which is within the City's Urban Limit Line (ULL). Approximately 316 acres fall within the City's Sphere of Influence (SOI), and the remaining 35 acres are outside the SOI. The Specific Plan is located adjacent to the Spring Lake Specific Plan to the north and east, Road 25A and the City ULL to the south, and is bounded by State Route 113 (SR 113) to the west.

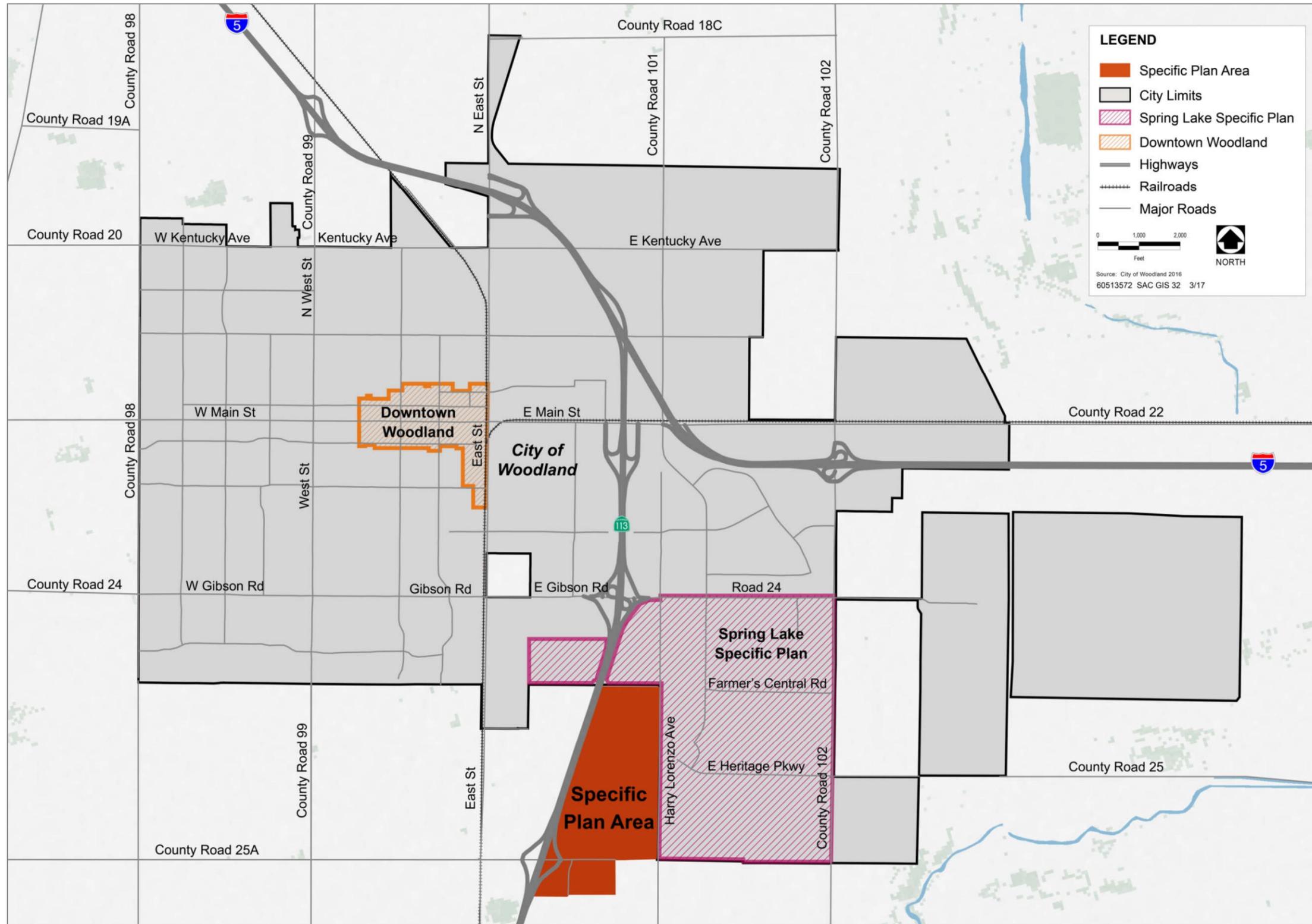
In anticipation of development in the Specific Plan, backbone utility lines in the Spring Lake Specific Plan area were "oversized" and stubbed out at the border between the two Specific Plan areas so that the Specific Plan could develop more efficiently through extension of those backbone utility lines into the plan area. Spring Lake's existing and planned bike network is also designed to connect seamlessly into the plan area, with a mix of dedicated on-street lanes and off-street paths. There is also the potential to extend major connecting roadways, bike paths, pedestrian ways, and open space greenways from Spring Lake into the Specific Plan.

The plan area is classified as Specific Plan (SP-1A) in the City of Woodland General Plan Update 2035 (to be adopted May 2017). The plan area consists of five parcels totaling approximately 351 acres, is characterized by relatively flat land in agricultural use, and is visible from the SR 113. Access to the plan area is from the Gibson Road and County Road (CR) 25A interchanges via Harry Lorenzo Road (portions of which are unimproved).

Exhibits 5 and 6 (page 9), respectively show the current Yolo County zoning for the plan area. Development of the Specific Plan will require annexation into the City and pre-zoning prior to development. The Specific Plan will also

require amending the City's Zoning map. The proposed land use plan for the Specific Plan, provided and described in Section 4 that follows, shall serve as the new zoning for the Woodland Research & Technology Park. Once annexed, the plan area will be shown in the City of Woodland city limits, as shown in Exhibit 7 (page 10).

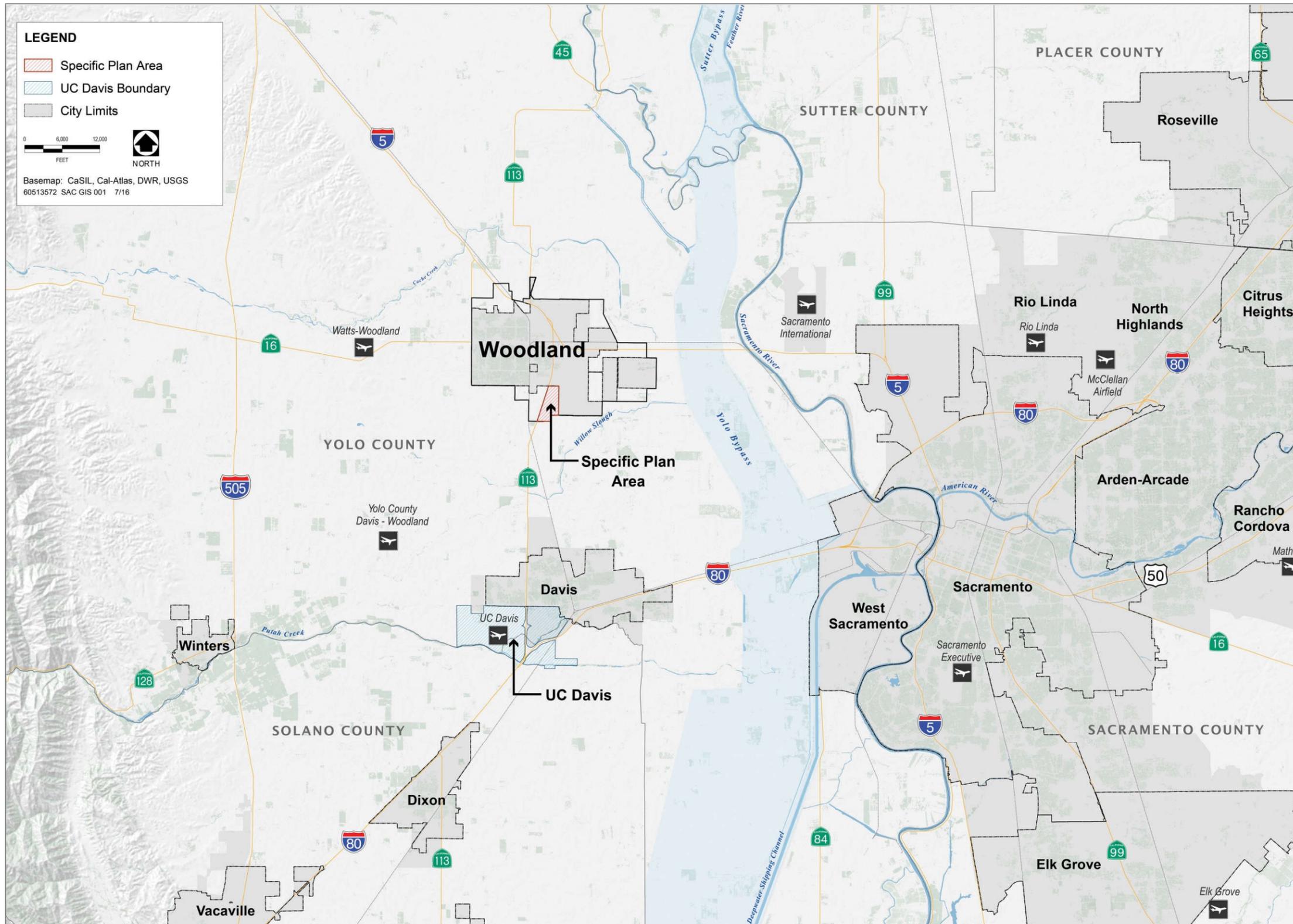
In addition to annexation into the city and pre-zoning, development of the Specific Plan will also require amending the City's Zoning map. The proposed land use plan for the Specific Plan, provided and as shown in Exhibit 8 (page 10), is further described in Section 4 that follows, and shall serve as the new zoning for the Woodland Research & Technology Park



Source: City of Woodland, AECOM 2017

Exhibit 1

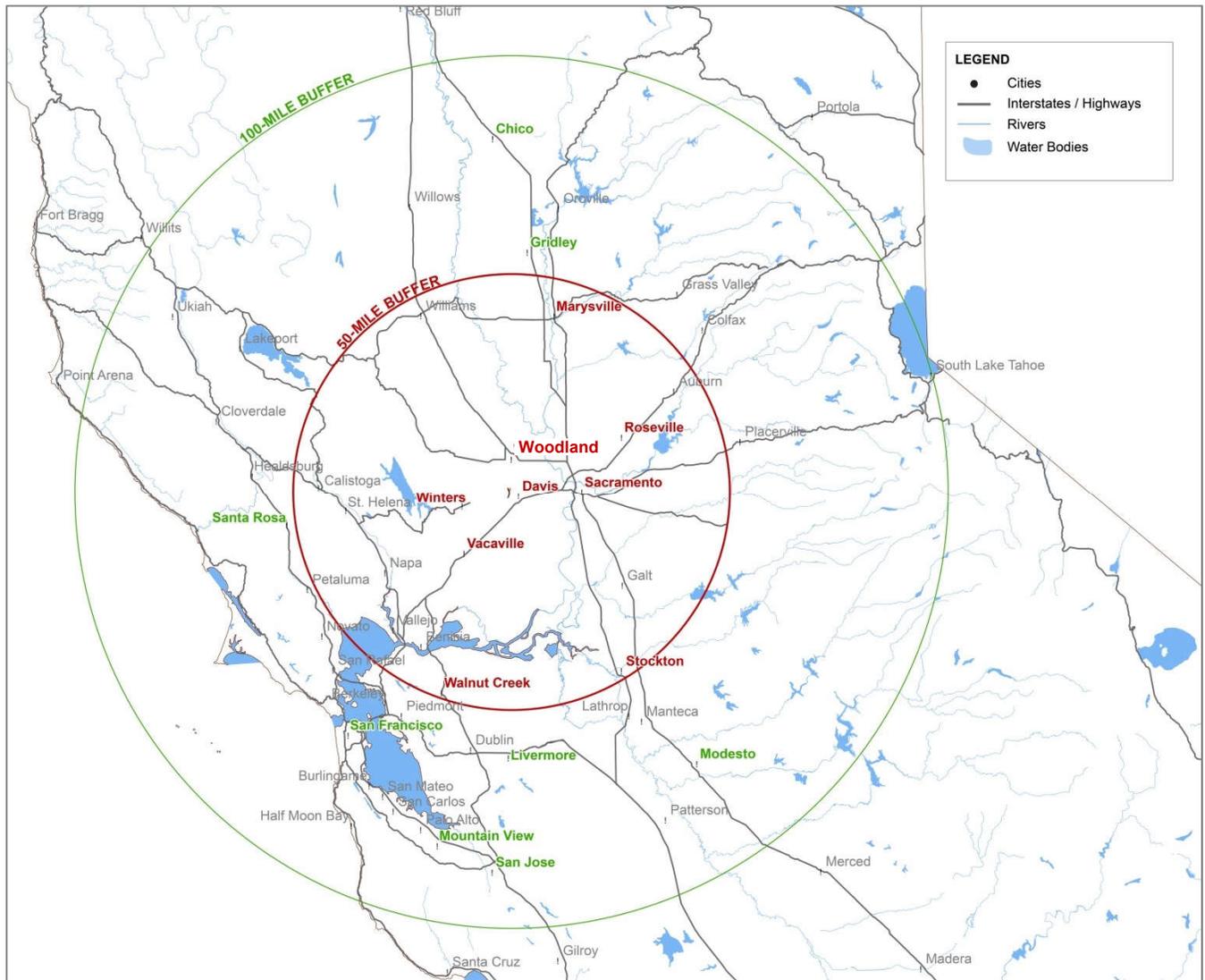
Specific Plan Area Vicinity



Source: Sacramento County 2016, Yolo County 2016, Adapted by AECOM

Exhibit 2

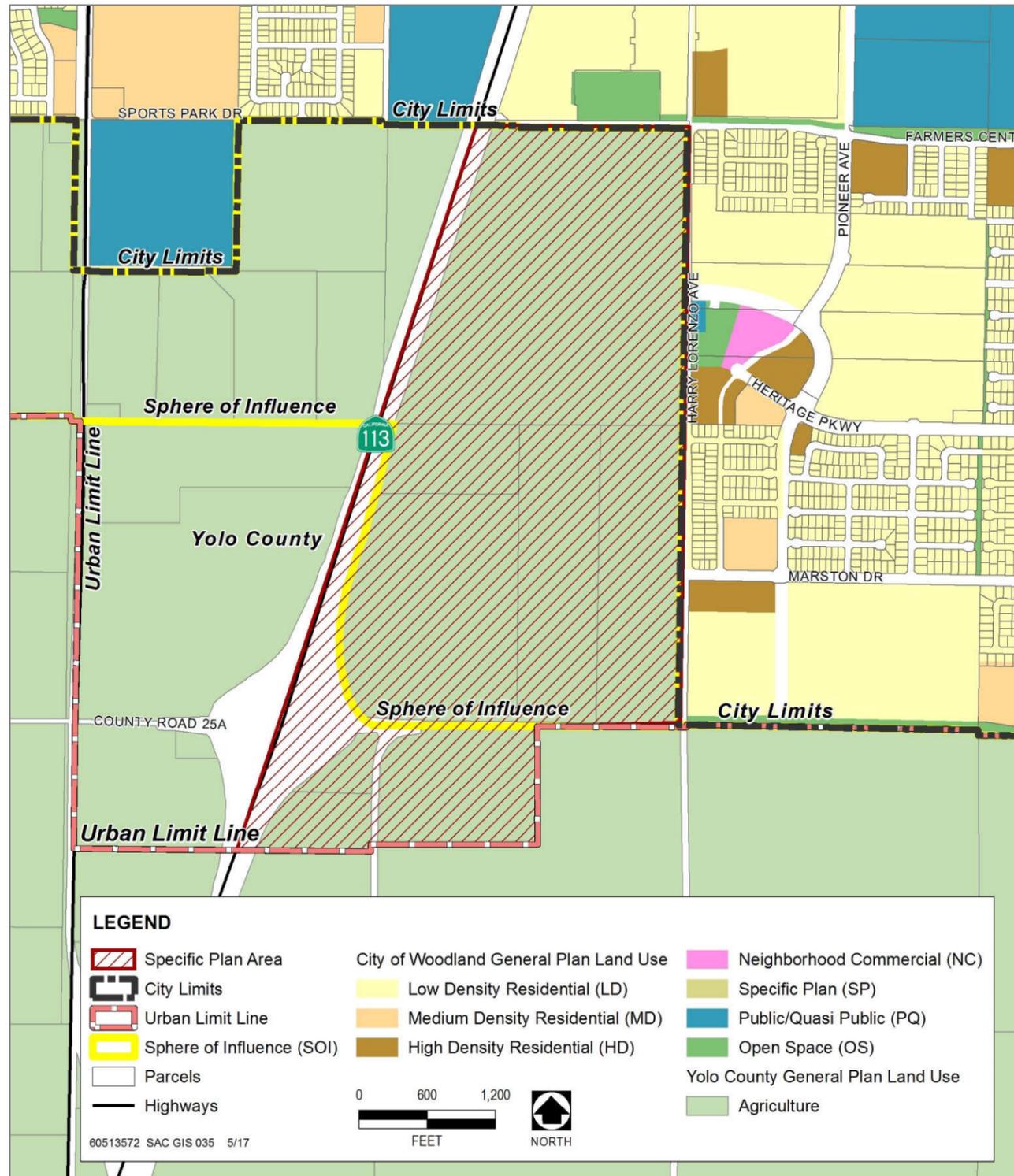
Specific Plan Area Location – Regional Context



Source: AECOM 2016

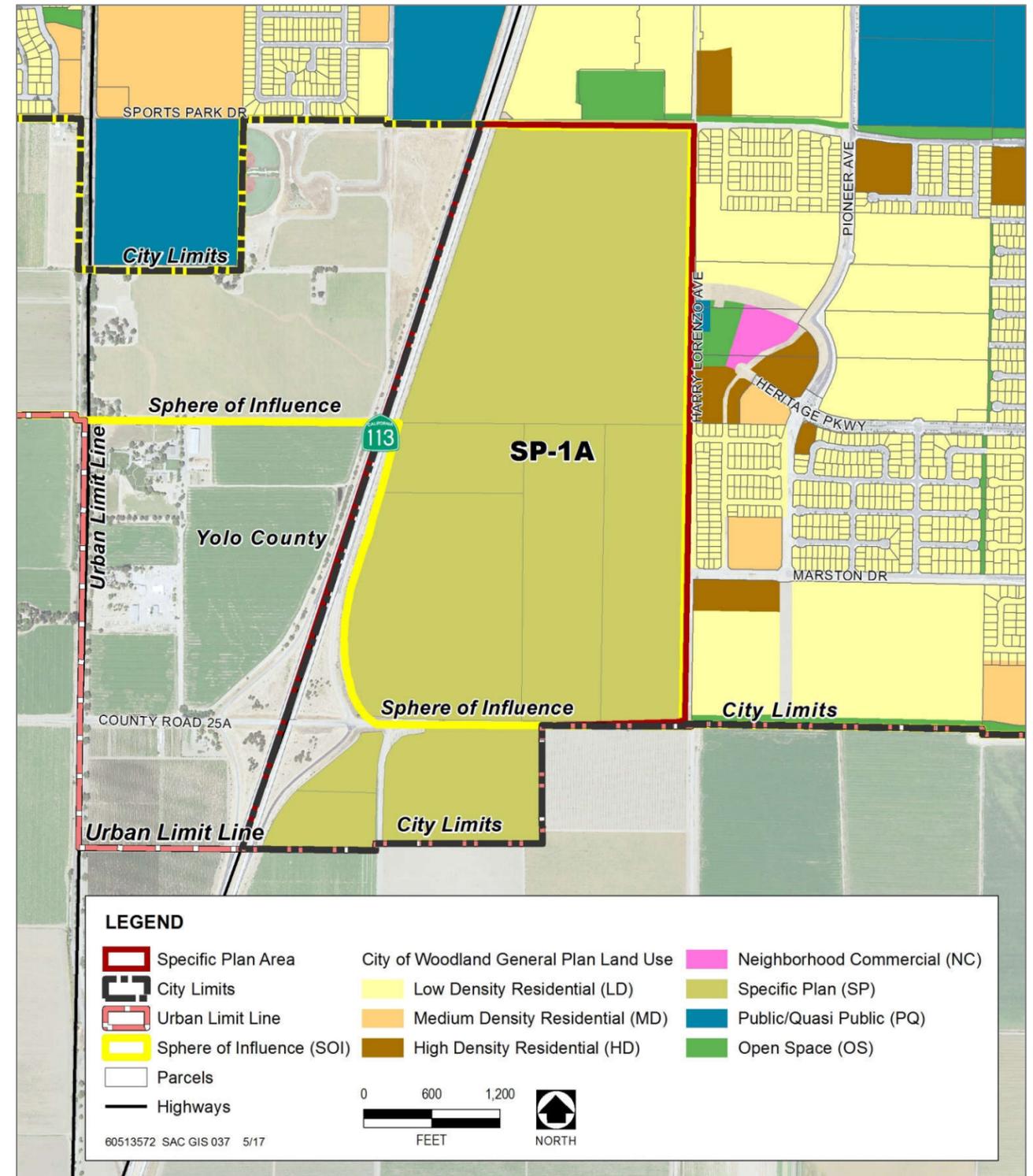
Exhibit 3

Specific Plan Proximity to Northern California Research / Technology Hubs



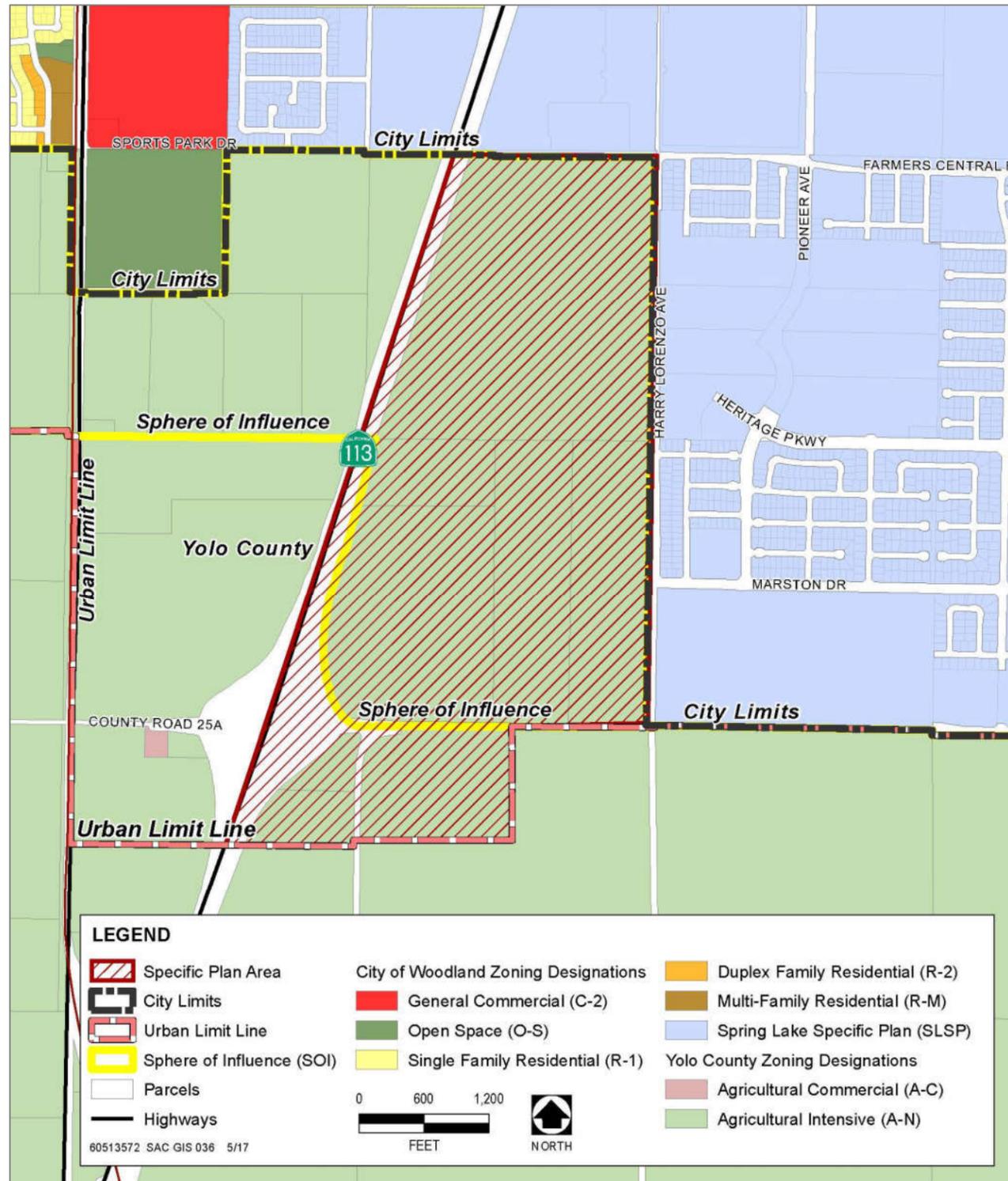
Source: AECOM 2017
Exhibit 5

Existing City-County General Plan



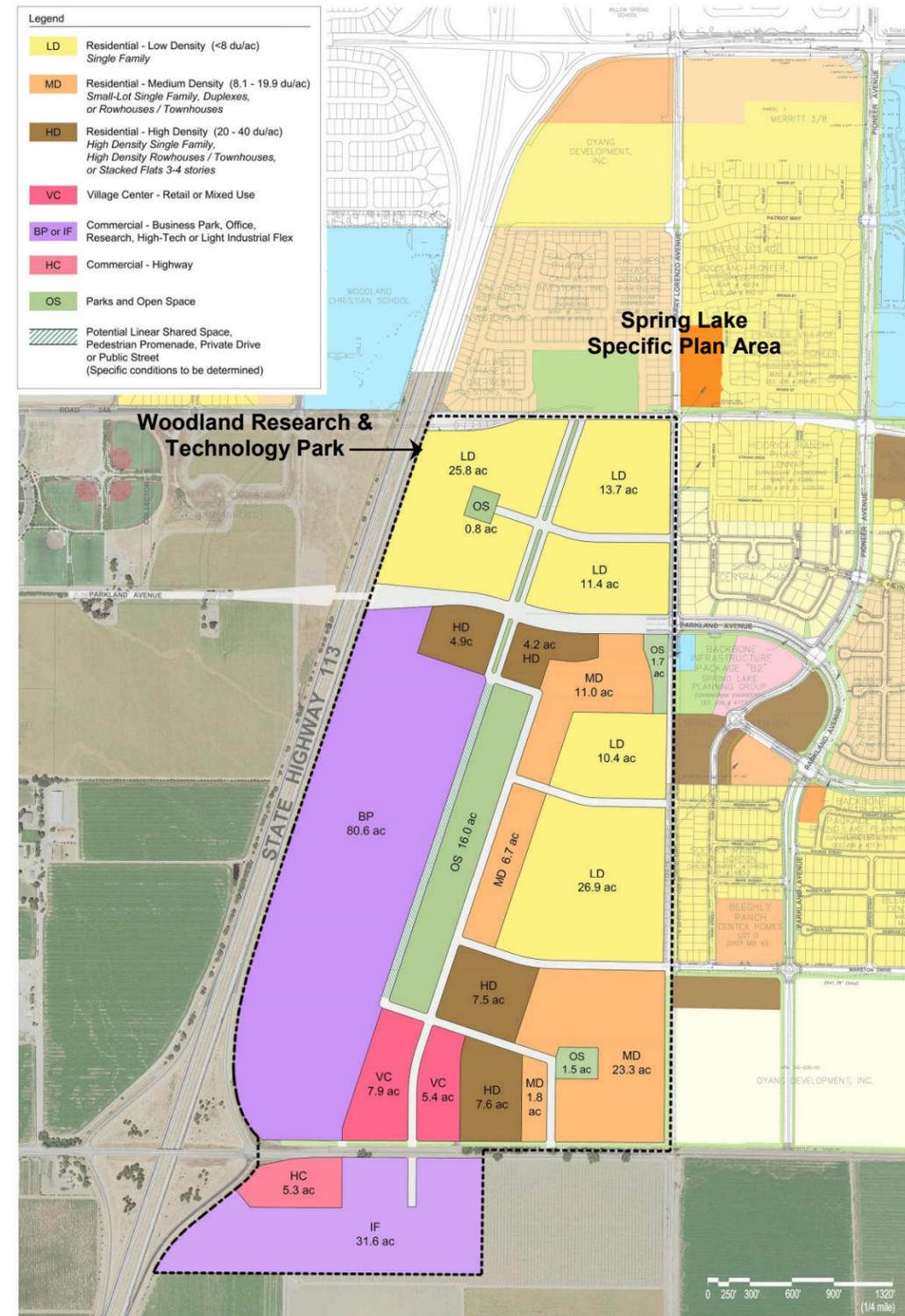
Source: AECOM 2017
Exhibit 6

Proposed General Plan



Source: AECOM 2017
Exhibit 7

Existing City-County Zoning



Source: AECOM 2017
Exhibit 8

Proposed Zoning

4. SPECIFIC PLAN PROPOSAL

PROPOSED LAND USES

The Specific Plan provides for the following land use mix (see Exhibit 8, page 10). Table 1 (page 12) contains the proposed land use mix, estimated development yield, and assumptions regarding acreage, residential density, and nonresidential FAR.

- Approximately 1,600 dwelling units in three residential land use classifications on approximately 125 acres:
 - Low Density Residential (LDR), with an allowable density range of 0-8 dwelling units per acre (du/ac) – up to 510 dwelling units on 63.8 acres;
 - Medium Density Residential (MDR), with an allowable density range of 8.1-19.9 du/ac and an estimated average density of 15 du/ac – 431 dwelling units on 28.7 acres; and
 - High Density Residential (HDR), with an allowable density range of 20.0-40.0 du/ac and an estimated average density of 31 du/ac – 660 dwelling units on 21.3 acres.
- Approximately 1.94 million square feet in four nonresidential / mixed use land use classifications on approximately 119 acres:
 - Village Center (VC) on 11.4 acres with an allowable FAR of 0.2-2.0 (single use) or 0.5 – 3.0 (mixed), and an estimated average FAR of 0.2 – 99,317 square feet;
 - Business Park (BP) on 73 acres with an allowable FAR 0.25-2.0 and an estimated average FAR of 0.4 – 1,271,952 square feet;
 - Light Industrial Flex (IF) on 30 acres with an allowable FAR of 0.25-2.0 and an estimated average FAR of 0.4 – 522,729 square feet; and
 - Highway Commercial (HC) on 5 acres with an allowable FAR of 0.2-2.0 and estimated average FAR of 0.2 – 43,560 square feet on 5 acres.
- Parks and Open Space (OS), with a total of 23.3 acres:
 - 21.1 acres assumed to be medium to large parks, including a proposed central green of approximately 16 acres; and
 - 2.2 acres of small open spaces, pocket parks, and community gardens of 2.2 acres.¹
- 90.5 acres of streets and other public rights of way and stormwater management public easements.

¹ Location and acreage of greenways and trails to be determined in the Specific Plan.

Table 1: Proposed Land Use Plan / Development Yield Table

Guidance from City of Woodland General Plan				Woodland Research Park Specific Plan - October 19, 2016					
Land Use Designation	Resid. Density units/acre	FAR	Land Area (acres, gross)	Assumed Resid. Density (gross)	Assumed FAR (gross)	Yield	Employment Intensity	Estimated Number of Jobs	
 Residential - Low Density LD	0 - 8.0	---	88.2	6.0	---	529 du	---	---	
 Residential - Medium Density MD	8.1 - 19.9	---	42.8	12.0	---	514 du	---	---	
 Residential - High Density HD	20.0 - 40.0	---	24.2	24.0	---	581 du	---	---	
 Village Center - VC <i>(similar to Woodland Neighborhood Commercial & Corridor Mixed Use)</i>	15.0 - 40.0	single use 0.20 - 2.0 mixed use 0.5 - 3.0	13.3	---	0.2	115,870 sf gross floor area	800 per net square feet at 0.2 FAR*	138	
 Business Park BP	---	0.25 - 2.0	80.6	---	0.4	1,404,374 sf gross floor area	250 per net square feet at 0.4 FAR*	5337	
 Light Industrial Flex IF	---	0.25 - 2.0	33.5	---	0.4	583,704 sf gross floor area	800 per net square feet at 0.4 FAR*	693	
 Highway Commercial HC	---	0.20 - 2.0	5.3	---	0.2	46,174 sf gross floor area	800 per net square feet at 0.2 FAR	55	
 Parks & Open Space - OS Large & Medium-sized Parks	---	---	20.0						
 Important streets (as shown, within developable area) that define the layout of WRP & connect to Spring Lake neighborhoods	---	---	20.0						
ROW of Peripheral Streets, Bike & Ped Trails, Parkland Ave Extension	---	---	23.1						
TOTALS			351.0 acres			1624 du residential		6167 employees	
						2,150,122 sf overall commercial			

PARKS / OPEN SPACE

The proposed Specific Plan includes approximately 23 acres of public parkland, open spaces, and greenways, located throughout the plan area. A central green of approximately 16 acres would serve as the primary park / open space feature, as a central gathering space, and as a central organizing design feature of the layout of the Specific Plan. Smaller parks, open spaces, and greenways are proposed throughout the plan area so that all residents and employees in the Specific Plan would have close access to open space. Development within the Business Park would be encouraged to include private and / or semi-public open spaces for the benefit of employees.

The Central Green would include one or more areas for field and court sports, playgrounds / tot lots, restrooms, picnic tables, shade structures and shaded seating areas, passive recreation areas, and improvements at the southern end to provide a central gathering place for outdoor socializing and events (such as a weekly farmers market). Smaller parks and open spaces would be designed for a variety of passive and active uses, depending on the size and configuration of the park / open space. The Central Green could also include space for a small concession stand and / or serve as a hub for mobile food vendors. Space for an outdoor public market or market hall could also be provided in the Central Green.

A series of greenways would connect the Specific Plan area, both north-south and east-west, to existing and planned parks, open spaces, and greenways within Spring Lake. The location, extent, and size of greenways will be detailed in the Specific Plan.

The 2035 General Plan anticipates evaluation of a transition area between the proposed urban and adjacent non-urban (farmed) edges at the southern boundary of the Specific Plan area, such as a buffer zone between the southernmost extent of development and ongoing agricultural operations to the south. The width of the buffer zone and potential for the buffer to provide stormwater management and other benefits would be addressed in the Specific Plan.

BLOCKS, ROADS, AND CIRCULATION

The layout of the Specific Plan is designed to create a, well-connected circulation network for all modes of travel that allow for easy access to all parts of the plan area and connect to roadways within Spring Lake. The concept of connectivity extends to existing and planned greenways in both Spring Lake and the Specific Plan to allow for maximum safe travel by motor vehicles, pedestrians, and bicyclists. The proposed block sizes, pattern, and orientation are intended to create feasible development parcels while creating a cohesive neighborhood with a distinctively urban sense of place that is seamlessly connected to existing neighborhoods & facilities.

All public roads within the Specific Plan will include a connected sidewalk system and either protected bicycle lanes as part of the sidewalk (for major through roads) or a combination of on-street bicycle lanes or mixed flow bicycle routes for local street with low traffic volumes and slower vehicle speeds.

The Business Park and Light Industrial Flex area is intended to provide flexibility on floorplate size and building configuration, allowing for a range of building sizes and types while providing an opportunity for a campus setting. The business park area may be developed with a combination of public roads and private drives to connect buildings within each development site and to connect multiple development sites to each other. Site plan and design guidelines applicable to accompany the Specific Plan will encourage such connectivity. Design guidelines will also encourage buildings to be accessible and have entrances fronting public streets, providing opportunities to activate those streets. Buildings constructed in the interior of the business park area, adjacent to SR 113, will be encouraged to extend the public street grid through a system of internal roads (whether public or private). The

Specific Plan will include a circulation master plan with more details regarding roadways, bicycle and pedestrian facilities, and the block framework.

DRAINAGE

An existing drainage way adjacent to SR 113 that wraps around the southern end of the plan area adjacent to CR 25A will either be maintained or modified to maintain an equivalent level of or increase drainage capacity, to meet project needs (and to achieve no net run-off from the project site). Naturalized stormwater management systems will be incorporated into public parks and open spaces to reduce the size requirements for conventionally engineered drainage systems. Private development will also employ naturalized stormwater management systems to manage drainage needs on-site.

UTILITIES

The first phase of development is anticipated to connect to trunk lines for water, sewer, and drainage that are currently stubbed out at the property line between Spring Lake and the Specific Plan. These lines were intentionally oversized to accommodate future development in the Specific Plan. Concept-level infrastructure / utility master plans will be prepared separately to provide technical information for the Specific Plan. The Specific Plan will also identify private utility needs (electricity, natural gas, telephone, cable / internet, etc.) and include a strategy for how these utilities will serve the plan area.

5. CONSISTENCY OF THE SPECIFIC PLAN WITH THE WOODLAND GENERAL PLAN

The City's 1996 General Plan designated 316 acres of the 351-acre plan area in the City's planning area boundary and all 351 acres within the ULL. The City of Woodland is updating its General Plan ("2035 General Plan") and has released a public review draft. Referred to as "SP-1A" in the General Plan, the City envisioned the Specific Plan to develop as a mixed-use neighborhood, anchored by a research and technology business park in the "Southern Gateway" at CR 25A and SR 113 (see policy 2.D.3 of the Land Use Element). The highest intensity of development will occur within the business park area, providing a prime opportunity for job creation within Woodland. The remainder of SP-1A will be largely residential, with some open space and recreation areas. The proposed General Plan anticipates that SP-1A would accommodate larger businesses, including technology firms, while Downtown Woodland could accommodate smaller and start-up firms.

As with the 1996 General Plan, the proposed updated General Plan shows the Specific Plan area within the City's ULL. Policy 2.A.1 of the proposed General Plan (Land Use Element) states: "a permanent Urban Limit Line (ULL) is established around Woodland to permanently circumscribe urban development and comply with provisions for agricultural lands." This policy seeks to implement Woodland's Measure A (approved by voters in 2006) that requires voter approval of modifications to the ULL. In addition, Policy 2.A.3 (Land Use Element) requires one acre to be permanently conserved for every acre converted to urban development within the ULL. The Specific Plan will comply with this requirement.

The proposed 2035 General Plan assumes that 2.15 million square feet of nonresidential building space and over 1,600 housing units will be developed within the Specific Plan. The land use plan for the Specific Plan is consistent with these assumptions and other guidance from the proposed 2035 General Plan, related to the SP-1A portion of the City's planning area. Therefore, the guiding principles of the Specific Plan are consistent with the general development assumptions contained in the proposed 2035 General Plan.

The proposed 2035 General Plan also sets forth specific goals and policies for development of SP-1A. Below is an analysis of how the Specific Plan meets these goals and policies.

Goal 2.L New Growth Areas. Encourage the creation of well-defined, balanced neighborhoods in new Specific Plan areas.

Policy 2.L.2 Specific Plan-1A (SP-1A). 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. *As shown in Table 1 and Figure 8, above, the highest residential densities (High Density and Medium Density), a proposed Village Center, and a central green with the highest concentration of recreational activities are clustered around the technology business park uses to provide opportunities for workers to live, shop, dine, and recreate in proximity to their places of employment.*

Goal 2.M Neighborhoods in New Specific Plan Areas. Create distinctive and sustainable new neighborhoods.

Policy 2.M.1. Compact Form. Promote the development of compact, complete neighborhoods that locate services and amenities within walking and biking distance of neighborhood residents, reducing the need to travel by car. *The proposed layout of the Specific Plan is a well-connected grid of collector streets and a finer-grained network of local streets with bicycle lanes, bike/ped trails, and sidewalks. Most residents live within walking distance (1/2 mile or less) of the technology business park and Village Center.*

Policy 2.M.2 Mixed Uses. Require neighborhood design that incorporates a mix of residential and non-residential development that addresses the basic daily needs of residents and employees. Each new growth area must incorporate some new employment-generating uses. *The Specific Plan will accommodate nearly 6,200 jobs, over 1,600 housing units, and a 13-acre Village Center with nearly 116,000 sq. ft. of space for retail, service, and other commercial uses. The Village Center, along with planned commercial space immediately adjacent to the Woodland Research Park in Spring Lake, will be designed to support residents in both communities with complementary retail and service uses.*

Policy 2.M.3 Housing. Design neighborhoods to include a mix of housing types at a range of densities and cost levels that accommodate residents at all stages of life through the design and location of housing. Residential uses must achieve an overall minimum average density of eight dwelling units per gross acre across the Specific Plan. *A mix of single-family homes, small lot single-family homes, townhomes, condominiums, and apartments are planned on 155 acres, with average densities ranging from 6 to 24 units per acre. These residential categories will allow for a wide range of housing types, and sizes (rental and ownership), including accessory dwellings (second units). The Specific Plan will also encourage:*

- *The provision of housing that meets all stage-of-life needs and accommodates multi-generational households; and*
- *The provision of housing that incorporates universal design (per program 2.C-4 of the Woodland Housing Element). Buyers of for-sale affordable housing units will be offered "universal design" or "visitability" features per the requirements of Section 6A-5-10 of the Woodland Municipal Code.*

Policy 2.M.4 Pedestrian and Bike Mobility. Design streets to facilitate pedestrian and bicycle mobility in order to reduce automobile dependence and vehicle miles travelled. Utilize a modified and traditional street grid with walkable blocks. Integrate a seamless greenbelt/trail system that provides recreational and transportation benefits. *As noted previously, the Specific Plan layout will include a modified traditional street grid consisting of collector streets fed by local streets with walkable blocks. Streets will be connected through a system of sidewalks, bicycle lanes, and bike/ped paths as described in Section 4, above.*

Policy 2.M.5 Efficiency. Strive for net-zero energy development by encouraging buildings to be constructed so that they consume less energy, water, and other resources; allow natural ventilation; use daylight effectively; and facilitate the use of clean energy whenever possible.

Policy 2.M.6. Green Building. Encourage sustainable, “green” building practices and construction techniques so that structures are designed, built, and renovated in a sustainable and resource-efficient manner. *The*

The Specific Plan will implement Policies 2.M.5 and 2.M.6 through compliance with green building and energy efficiency measure the City’s 2035 Climate Action Plan, Strategies E-3 and E-6, the CalGreen Code, and California’s Building Energy Efficiency code. The Specific Plan will incorporate features that encourage energy- and resource-efficient site planning, landscaping, and building design, including siting uses and development to take advantage of passive and active heating and cooling; incorporation of naturalized stormwater systems and use of recycled water in public parks, open space, and public realm landscape areas. In addition, the Specific Plan will contain design guidance to support current best practices in green building design and construction, including water-efficient fixtures and appliances; energy efficient building materials and resources; renewable or locally available building materials; low VOC paints and adhesives; and other industry standard best practices.

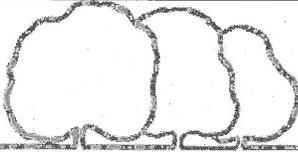
Policy 2.M.7 Characteristics of Older Neighborhoods. Incorporate the best characteristics of older neighborhoods, such as a well-defined street grid with smaller blocks, front porches, shallower front setbacks, historic style lighting and monument features to create a sense of place. *The Specific Plan promotes features of traditional neighborhoods through standards and guidelines that support walkable neighborhood blocks; wider sidewalks and narrower local streets; centrally located and accessible open space; front porches or stoops and shallower setbacks that engage the street; and pedestrian-oriented amenities, such as lighting and street furniture within the public realm, to help define the neighborhood’s sense of place and character. The Specific Plan will contain design guidelines that encourage traditional neighborhood design while also allowing modern architectural interpretations of traditional design.*

6. PROJECT TIMELINE AND PHASING

Timing of development depends on a number of factors, in particular market conditions and the feasible rate at which new development can be absorbed in the Woodland marketplace. Table 3.7-5 (page 3-25) of 2035 General Plan and Climate Action Plan EIR assumed a buildout period between 2016 and 2025 for the purpose of environmental impact analysis. However, the first phase of development is anticipated to commence between 2018 and 2019.

Development of the Specific Plan would be completed in several phases, the number and precise location/ acreage to be determined through the preparation of the Specific Plan. However, Phase 1 is anticipated to include initial research business development, commercial services, housing, and public space, to establish a sense of place, and supported by necessary infrastructure.

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City of Woodland

Community Development Department

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

General Application Form

1. Owner/Applicant

PROPERTY OWNER:

MICHAEL BEEMAN for Costalotta Partners LLC

PROJECT APPLICANT

SAME

MAILING ADDRESS:

PO BOX 120

MAILING ADDRESS:

CITY STATE ZIP CODE:

WOODLAND, CA 95776

CITY STATE ZIP CODE:

PHONE NUMBER:

(530) 304-2879

PHONE NUMBER:

E-MAIL ADDRESS:

MBB@BULLSEYEFARMS.COM

E-MAIL ADDRESS:

2. Application Requested

- General Plan Petition
- Zoning Amendment
- General Plan Amendment
- Tentative Subdivision Map
- Tentative Parcel Map
- Lot Line Adjustment
- Site Plan Review
- Design Review
- Sign Design Review
- Conditional Use Permit (CUP)
- Zoning Administrator Permit
- Variance
- Public Convenience or Necessity
- Other SPECIFIC PLAN, ANNEXATION, PRE-ZONING, DEVELOPMENT AGREEMENT

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

3. Project Description

Project Name:

WOODLAND RESEARCH & TECHNOLOGY PARK

Site address or location:

041-020-043; 041-086-017

Total Acres or Square Feet

+/- 351 ACRES

Assessor's Parcel Number:

MULTIPLE. SEE ATTACHED FOR LIST OF PARCEL NUMBERS.

Is Your Project Located in a Flood Zone?

Yes No

Does this request include signage?

Yes No

4. Justification for Request



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

PLNG-17-00017

5. General Plan Amendment

Existing General Plan Designation SEE ATTACHED	Gross Acres	Proposed General Plan Designation	Gross Acres
_____	_____	_____	_____

6. Zoning Amendment

Existing Land Use Zone SEE ATTACHED	Gross Acres	Proposed Land Use Zone	Gross Acres
_____	_____	_____	_____

7. Residential Development

No. of residential units are being requested? _____	No. of lots will be created by this project? _____
Single Family _____ Half-plex _____	Do you intend to market the units for <u>sale</u> ?
Duplex _____ Apartments <small>SEE ATTACHED</small>	<input type="checkbox"/> YES <input type="checkbox"/> No
Condominiums _____ Other _____	Do you intend to market the units for <u>rent</u> ?
Townhomes _____ Total Units _____	<input type="checkbox"/> YES <input type="checkbox"/> No

8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:

SEE ATTACHED

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

9. Authority to File Application

Check one:

Property Ownership Power of Attorney*
 Contract to Purchase* Other

Specify _____

*Attach Evidence of Authority

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

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

Michael Beeman 3/11/2017
 Applicant: _____ Date

Legal Owner: _____ Date

Legal Owner: _____ Date

DEPARTMENT USE ONLY

Amount Paid: _____

Project No: _____

Amount Due: _____

Logged by: _____ Date: _____

GP / Zoning Designation: _____

Planner: _____ Date: _____

RESOLUTION NO. PC17-04

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND RECOMMENDING THAT THE CITY COUNCIL
ACCEPT THE PETITION TO PREPARE THE WOODLAND
RESEARCH AND TECHNOLOGY PARK SPECIFIC PLAN
COMPRISED OF 351 ACRES SOUTHEAST OF FARMER'S CENTRAL
ROAD AND HIGHWAY 113 AND AS IDENTIFIED IN THE 2035
GENERAL PLAN AS "SP-1A"**

WHEREAS, the Woodland Planning Commission considered Planning Application PLNG 17-00017, a petition to prepare the Woodland Research and Technology Park Specific Plan ("Specific Plan") located southeast of Farmer's Central Road and Highway 113 consistent with the requirements as outlined in the Woodland Municipal Code Chapter 24A pertaining to Specific Plans; and

WHEREAS, the City of Woodland Municipal Code, Chapter 24A provides that private parties wishing to use a specific plan to implement general plan policy shall petition the city requesting permission to prepare a specific plan for their project and that upon consideration of the petition, the Planning Commission shall make a recommendation to the City Council as to whether the petition should be accepted or denied; and

WHEREAS, the Municipal Code Chapter 24A requires the Planning Commission to base its recommendation on a finding that the proposed boundaries of the specific plan area are appropriate and consistent with the policies of the general plan; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the acceptance of the petition to prepare a specific plan is subject to the general rule exemption where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and

WHEREAS, pursuant to CEQA, if the petition to prepare the specific plan is accepted by the City Council, an Environmental Impact Report shall be prepared for the project; and

WHEREAS, the 2035 General Plan identifies three areas within the Urban Limit Line designated for future Specific Plan development: SP1 in the south, SP-2 in the east, and SP-3 in the north and the proposed Specific Plan aligns precisely with the SP-1A subarea boundaries within the broader SP-1 new growth area as identified in "Exhibit A;" and

WHEREAS, the 2035 General Plan specifies that major new residential development on previously undeveloped land be planned through a Specific Plan process; and

WHEREAS, the principles that will guide the development of the Specific Plan align with the general plan's SP-1A new growth area goals and policies, as well as broader job growth, diversification and economic development objectives; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby recommend that the City Council accept the petition to prepare a specific plan as proposed by the Woodland Research and Technology Park application (PLNG17-00017) based on a finding that the proposed boundaries of the specific plan area are appropriate and consistent with the policies of the City of Woodland 2035 General Plan.

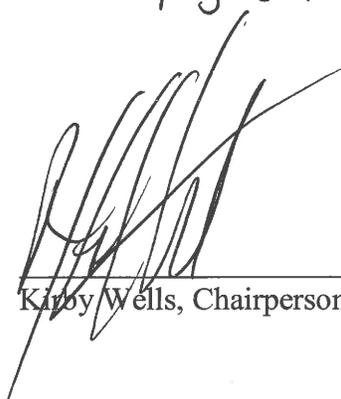
PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 18th day of May, 2017, by the following vote:

AYES: Harris, Holt, Lizarraga, Lopez, Murphy, Ortega-Lampkin, Wells

NOES: None

ABSTAIN: None

ABSENT: None



Kirby Wells, Chairperson

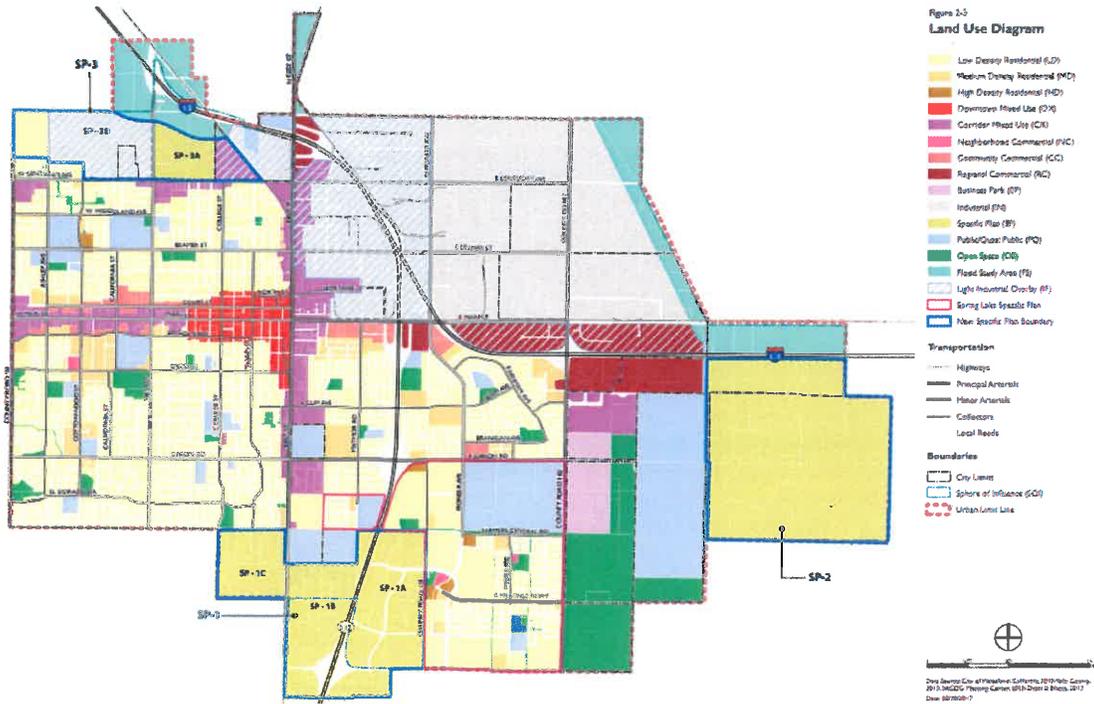
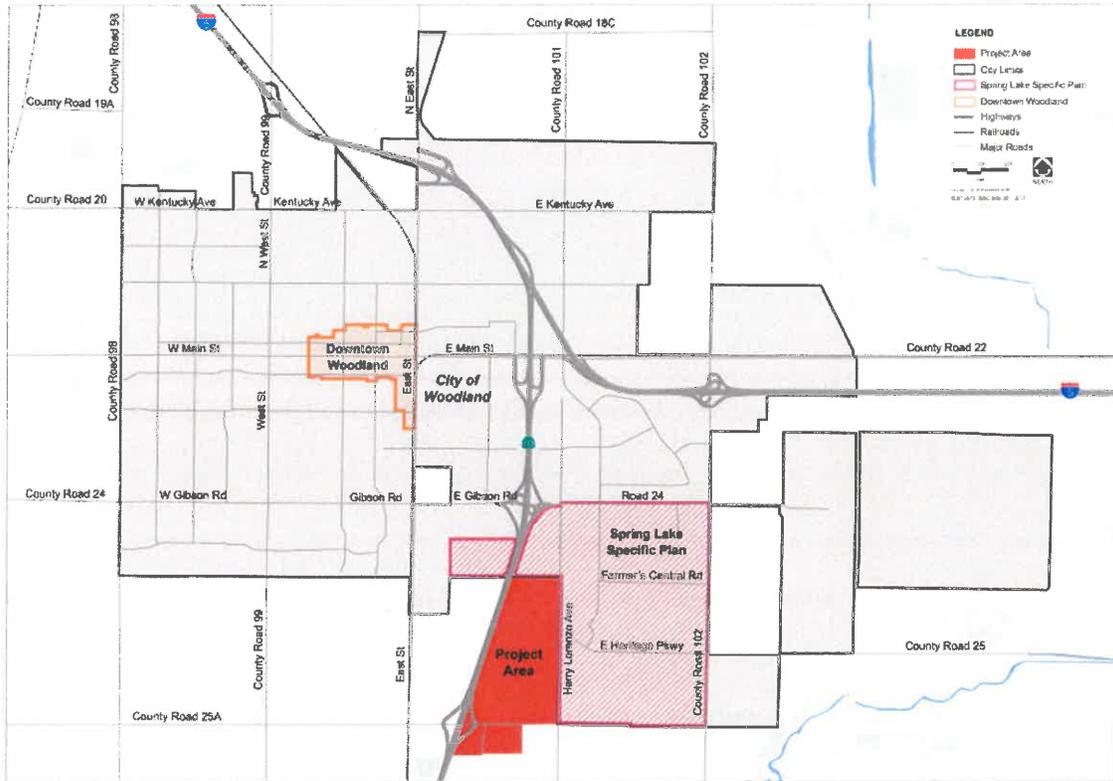
ATTEST:



Cindy Norris, Principal Planner

Ken Hatt, Assistant City Manager for

EXHIBIT A Specific Plan Location



City of Woodland, California 2019-2022 General Plan, Planning Commission 05/13/2019, Item 2.01
 Date: 05/13/2019
 Drawn: 05/13/2019