

APPENDICES

APPENDIX A

MITIGATION MONITORING PLAN

The California Environmental Quality Act requires public agencies to report on and monitor measures adopted as part of the environmental review process (PRC .21081.6). This Mitigation Monitoring Program (MMP) is designed to ensure that the measures identified in this EIR are fully implemented. The MMP describes the actions that must take place as a part of each measure, the timing of these actions, who is responsible for implementation, and the agency responsible for enforcing each action.

For most of the measures noted in this MMP, the City has ultimate responsibility for implementation of mitigation measures. Therefore, it is recommended that the Community Development Director be assigned chief monitor and be responsible for assigning monitoring actions to responsible agencies. The Director would track the overall progress of each action.

If another agency or entity is responsible for implementation, it is recommended that the Director or his/her designee contact these agencies or entities and request detailed information to be appended to this Plan, in order to ensure coordination in monitoring reporting.

As required by .21081.6 of the PRC, the Woodland Community Development Department is the "custodian of documents and other material" which constitute the "record of proceedings" upon which a decision to approve the proposed project was based. Inquiries should be directed to:

Steve Harris, Community Development Director
Woodland Community Development Department
530-661-5820

The location of this information is:

Woodland Community Development Department
300 First Street
Woodland, California 95695

In order to assist implementation of the EIR mitigation measures, the Program has been formatted as a table with the following information:

Impact and Mitigation Measures: The impacts and mitigation measures are taken verbatim from the Draft EIR or when a revision has been made, from the Final EIR.

Timing /Milestone: Each action must take place during or prior to some part of the Specific Plan or project development or approval. Generally, the timing of actions falls into one of the following categories:

- Prior to approval of Specific Plan
- At the time of Specific Plan approval
- At the time of Annexation
- Prior to approval of Tentative Map
- Prior to acceptance of Final Map
- Prior to approval of Improvement Plans
- Prior to issuance of Building Permit
- During construction

Responsibility for Oversight: The City of Woodland will have ultimate and legal responsibility for implementation of most mitigation measures. This column indicates which entity will oversee implementation of the measure, conduct the actual monitoring and reporting, and take corrective actions when a measure has not been properly implemented.

Implementation of Mitigation Measure: This column identifies how actions will be implemented and verified.

Responsibility for Implementation: This column identifies the entity that will undertake the required action. □Applicant□ refers to the Specific Plan applicant. □Developer□ is used to denote developers of individual projects within the Specific Plan area. For certain Specific Plan-wide measures required prior to, or at the time of, adoption of the Specific Plan, the applicant or first developer will have to fund the entire measure with subsequent reimbursement on a fair-share basis from later developers.

Other mitigations will be incorporated into the final Specific Plan document in some manner (e.g. text or appendix) and the costs of those actions are to be included as elements of the final fiscal analysis, financing plans, and/or CIP (as appropriate).

Checkoff Date/Initials: This column verifies that mitigation measures have been implemented.

WOODLAND\SPECPLAN\REWRITE7\MMP\INTRO

SPRING LAKE SPECIFIC PLAN MITIGATION MONITORING PLAN (MMP)						
Environmental Impact	Adopted Mitigation Measures	Timing/ Milestone	Responsibility for Oversight	Implementation of Mitigation Measure	Responsibility for Implementation	Checkoff Date/Initials
4.1 Land Use and Planning						
4.1-3 The proposed project could be incompatible with existing internal land uses.	4.1-3 (a) Implement Mitigation Measures 4.12-6 (a) through (c) from Section, 4.12, Public Health and Safety, which would ensure proper building height and distance be observed in the design of residential uses near the existing airstrip, or require closure of the airstrip by revocation of the conditional use permit or amortization/abatement of the use as non-conforming.	See Mitigation Measure 4.12-6.	See Mitigation Measure 4.12-6.	See Mitigation Measure 4.12-6.	See Mitigation Measure 4.12-6.	
4.1-5 Under the proposed project, development may be inconsistent with some of the City's General Plan goals and policies and land use ordinances.	4.1-5 (b) For Policy 1.A.2, find that the proposed project is consistent with General Plan regarding development within Urban Limit Line boundaries.	At the time of approval of SLSP.	CDD	Make appropriate findings of fact.	City Council	
4.1-10 The proposed project may be inconsistent with LAFCO Agricultural Conservation policies.	4.1-10 (a) The annexation of the Specific Plan shall be staged to match the proposed phasing of the Specific Plan. OR (b) The annexation of the Specific Plan shall be staged to include all of the project site, except the acreage that remains under Williamson Act contract. OR (c) LAFCO shall determine that the applicable facts and circumstances support a finding of substantial conformity with LAFCO Policy IV.D, which would allow for annexation of the entire site.	At the time of annexation.	CDD	Submit annexation application consistent with adopted phasing of Specific Plan. OR Submit annexation application that excludes properties remaining subject to Williamson Act (042-010-05; 042-010-20; 042-030-03). OR Make appropriate findings of fact.	Applicant/Developer/ City (prepare application) LAFCO (final action) OR LAFCO	

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4.2 Agricultural Resources						
<p>4.2-1 Development of the proposed project would result in the loss of 940 acres of Important Farmland.</p>	<p>4.2-1 Each project applicant shall set aside in perpetuity an equal amount of contiguous, active agricultural acreage elsewhere in Yolo County through the purchase of development rights and execution of an irreversible conservation or agricultural easement. Total mitigation required at build-out is 940 acres for conversion of farmland within the Plan Area plus Important Farmland converted for offsite infrastructure (e.g. drainage basins) and other associated land uses (e.g. sports park). These soils shall be permanently protected from future development via enforceable deed restrictions. Acreage between Woodland and Davis, already experiencing, or likely to experience, growth pressures shall be targeted. Soils and farming conditions shall be equivalent or superior to the project area. Protected acreage equal to the total acreage of any particular development shall be set aside prior to commencement of any construction activity within that development. Protected acreage equal to the total acreage of offsite improvements shall be set aside prior to development of the improvement. Protected acreage equal to the total acreage of the sports park shall be set aside prior to the commencement of grading on the sports park.</p> <p>Acreage set aside required by Mitigation Measure 4.5-4 for loss of Swainson's hawk foraging habitat (see 4.5, Biological Resources) may be used jointly to satisfy all or a portion of this mitigation requirement, so long as it meets the habitat needs of the species and is retained in active agricultural uses. The land shall be managed via an agreement satisfactory to the City and Department of Fish and Game, governing operations such that it remains agriculturally productive and also provides hawk habitat. Land that does not meet the intent of both measures can not be used as joint mitigation, in which case more acreage would be needed in order to satisfy both mitigations.</p>	<p>Prior to approval of first Tentative Map and ongoing.</p>	<p>CDD</p>	<p>The City shall adopt a SLSP Agricultural Land Mitigation Program that further specifies the parameters required for compliance with this measure. The program shall identify acceptable areas of the County within which mitigation acreage shall be purchased, required soil and farming conditions (equivalent or superior to the project area), required terms of the conservation easement, appropriate management entities for the easement, mechanisms and sources of funding and ongoing oversight and enforcement of the easements, and other requirements as may be subsequently determined.</p> <p>As development occurs each developer within the SLSP area shall purchase, in fee or conservation easement, development rights for an amount of acreage equivalent to that which they are converting, plus any additional acreage converted for offsite parks or improvements.</p> <p>The Agricultural Land Mitigation Program shall include appropriate cropping and land management restrictions, satisfactory to the Department of Fish and Game, applicable to any mitigation acre intended to also satisfy Swainson's hawk foraging habitat (Mitigation Measure 4.5-4). A letter from DFG shall be made an attachment to the Program attesting to its acceptance by DFG.</p>	<p>City and each SLSP developer.</p>	
<p>4.2-2 Development of the proposed project would conflict with or result in the cancellation of Williamson Act contracts.</p>	<p>4.2-2 A Williamson Act contract and conservation easement shall be established on 62 acres of land outside of the project site, or greater if land is removed from Williamson Act contract for the required detention/retention basin, to the satisfaction of the City.</p>	<p>See Mitigation Measure 4.2-1.</p>	<p>See Mitigation Measure 4.2-1.</p>	<p>See Mitigation Measure 4.2-1.</p>	<p>See Mitigation Measure 4.2-1.</p>	

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4.2-3 Development of the proposed project could result in incompatibilities between active agricultural uses and future residential uses.	4.2-3 (b) The City of Woodland shall consider adopting a Right to Farm Ordinance to address interim land use conflicts that could occur between new development and planned growth areas that may remain in agricultural uses until future conversion. In considering a Right to Farm Ordinance, the City shall consider requiring grievance and dispute resolution procedures similar to those adopted by the County of Yolo.	Prior to approval of first Tentative Map.	CDD	A draft Right to Farm Ordinance shall be prepared and presented to the City Council for adoption.	CDD/City Council	
4.2-5 The proposed project may be inconsistent with General Plan policies.	4.2-5 (a) Implement Mitigation Measures 4.2-1 and 4.2-2. AND (b) For General Plan Policies 1.1.4 and 1.1.6, the City shall find that the proposed project is consistent with the General Plan.	See Mitigation Measure 4.2-1 and 4.2-2. At the time of approval of the SLSP.	See Mitigation Measure 4.2-1 and 4.2-2. CDD	See Mitigation Measure 4.2-1 and 4.2-2. Make appropriate findings of fact.	See Mitigation Measure 4.2-1 and 4.2-2. City Council	
4.2-6 Development of the proposed project, in combination with other cumulative development, would contribute to the loss of Important Farmland.	4.2-6 Implement Mitigation Measure 4.2-1 and/or 4.2-2.	See Mitigation Measure 4.2-1 and 4.2-2.	See Mitigation Measure 4.2-1 and 4.2-2.	See Mitigation Measure 4.2-1 and 4.2-2.	See Mitigation Measure 4.2-1 and 4.2-2.	
4.3 Geology, Soils, and Seismicity						
No measures to be monitored.						

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4.4 Hydrology, Drainage, and Water Quality						
<p>4.4-1 The proposed project would increase the rate and amount of stormwater runoff from newly created impervious surfaces, which could contribute to localized or downstream flooding.</p>	<p>4.4-1 (a) Prior to the first tentative map approval, the Specific Plan storm drainage plan shall be completed. The drainage plan shall identify specific storm drainage design features to control increased runoff from the project site. This may be achieved through one or more of the following: onsite conveyance and detention facilities, offsite detention or retention facilities, channel modification, or equally effective measures to control the rate and volume of runoff. To demonstrate the effectiveness of the proposed system to prevent additional flooding at offsite (downstream) locations, all necessary hydrologic and hydraulic calculations and assumptions and design details shall be submitted to the City Public Works Department for review and approval. The design of all features proposed by the project applicant shall be consistent with the most recent version of the City's Storm Drainage Guidelines and Criteria, and standard design and construction specifications and details.</p>	<p>Prior to approval of the first Tentative Map.</p>	<p>PWD</p>	<p>The applicant shall prepare and submit the SLSP Storm Drainage Plan consistent with the terms of the measure and accepted engineering practice. The Plan is subject to PWD review and approval. The Plan is also subject to separate CEQA clearance to determine if additional environmental review is required.</p>	<p>Applicant or first developer.</p>	

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<p>4.4-5 The proposed project would require the use of groundwater, which could result in changes in groundwater levels or groundwater areas of influence or induce subsidence.</p>	<p>4.4-5 (a) Prior to approval of the first tentative map, the applicant shall identify specific steps to be taken to minimize project effects on groundwater levels that could affect agricultural wells. The program shall establish site-specific and local baseline groundwater levels, existing and proposed wells, uses and rates, and areas of influence. The program shall also establish criteria that will be used to determine whether the effect on non-project wells may be considered adverse (e.g., groundwater levels shall not fall below a specific elevation during the irrigation season). This information shall be used to appropriately site and design project wells throughout project buildout to minimize the effects on wells and locations that could be affected by groundwater pumping associated with the proposed project.</p> <p>OR</p> <p>(b) If project wells cannot be sited to reduce effects on agricultural wells that could be adversely affected by project pumping, the City shall establish a mechanism to relocate the agricultural wells to ensure that groundwater pumping for irrigation purposes is maintained at baseline levels for the affected well.</p>	<p>Prior to approval of first Tentative Map.</p> <p>OR</p> <p>Prior to approval of first Tentative Map</p>	<p>PWD</p> <p>OR</p> <p>PWD</p>	<p>The applicant shall prepare and submit the SLSP Water Supply Plan consistent with the terms of the measure and accepted engineering practices. The Plan is subject to PWD review and approval.</p> <p>OR</p> <p>Satisfactorily relocate agricultural wells.</p>	<p>Applicant or first developer.</p> <p>OR</p> <p>Applicant or first developer.</p>	
<p>4.4-9 The proposed project, in combination with future development that would occur with General Plan buildout, would increase the rate and amount of stormwater runoff from newly created impervious surfaces.</p>	<p>4.4-9 Implement Mitigation Measure 4.4-1(a).</p>	<p>See Mitigation Measure 4.4-1(a).</p>	<p>See Mitigation Measure 4.4-1(a).</p>	<p>See Mitigation Measure 4.4-1(a).</p>	<p>See Mitigation Measure 4.4-1(a).</p>	

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4.5 Biological Resources							
4.5-1 The proposed project would convert agricultural lands to urban uses, which could result in the loss of the alkali sink type special-status plant species listed in Table 4.5-1.	4.5-1 (a) In accordance with Fish and Game Code Section 1900 et seq., DFG shall be given a minimum of 10-day notice prior to site grading or development on the TOC property within the project site to allow for salvage of any San Joaquin saltbush plant materials.	At least ten (10) days prior to any grading on APN 042-010-46.	CDD	Document that DFG has received notice.	Developer of subject property.		
	(b) Prior to development of the alkali sink habitat in the Yolo County and the Yuba Community College properties, shown in Figure 4.5-1, a rare plant survey shall be conducted by qualified biologists in accordance with the most current DFG/USFWS guidelines or protocols. Survey timing for the various plant species is dependent in part on yearly rainfall patterns and is determined on a case-by-case basis.	Prior to approval of projects on County (042-010-24; 042-010-28; 042-010-32; 042-010-35) or college (042-010-34) property.	DFG/USFWS	DFG/USFWS	Preparation and acceptance of rare plant survey.	Yolo County/ Woodland Community College.	
	(c) Based on the results of the survey in the Yolo County and the Yuba Community College properties, prior to new design approval, the County and Yuba Community College shall, in consultation with DFG and/or USFWS, determine whether the project would substantially affect special-status plant species dependent upon alkali sink habitat. If special-status plants are identified, measures shall be incorporated to ensure no net loss of the species. Evaluation of impacts to plant species shall consider the following:	Same as above.	DFG/USFWS	DFG/USFWS	Undertake consultation with DFG and/or USFWS. Incorporate measure to ensure no net loss of species if special-status plants are identified.	Yolo County/ Woodland Community College.	

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	<ul style="list-style-type: none"> ▪ the status of the species in question (e.g., officially listed by the State or Federal Endangered Species Acts, candidate species, CNPS list); ▪ the relative density and distribution of the onsite occurrence versus typical occurrences of the species in question; and ▪ the habitat quality of the onsite occurrence relative to historic, current or potential distribution of the population. ▪ (d) If the surveys on the Yolo County and the Yuba Community College lands reveal no occurrences of any species, or if the County and/or Yuba Community College in consultation with DFG or USFWS determines that no significant impacts on any special-status plant species would result from project implementation, then no further mitigation would be required. 					
4.5-2 The proposed project could result in the loss of potential habitat for the valley elderberry longhorn beetle (VELB).	<p>4.5-2 Prior to approval of a tentative map for any property with shrubbery and/or onsite drainage ways that will not be preserved/avoided, the project applicant shall:</p> <p>(i) Conduct a project-specific survey of the tentative map area for all potential VELB habitat, including a stem count and an assessment of historic or current VELB use;</p> <p>(ii) Avoid and protect all potential VELB habitat within a natural open space area where feasible; and</p> <p>(iii) Where avoidance is infeasible, develop and implement a VELB mitigation plan in accordance with the most current USFWS mitigation guidelines for unavoidable take of VELB habitat pursuant to either Section 7 or Section 10(a) of the Federal Endangered Species Act.</p>	Prior to approval of each Tentative Map.	USFWS	Conduct VELB survey consistent with measure and applicable USFWS mitigation guidelines.	Developer of any property with shrubbery and/or on-site drainages.	

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<p>4.5-3 The proposed project could result in the take of Swainson's hawk individuals (eggs, nestlings or juveniles) and other nesting raptors (birds-of-prey).</p>	<p>4.5-3 (a) For each individual development project the project applicant, in consultation with the DFG, shall conduct a pre-construction or pre-tree pruning or removal survey of trees greater than 30 feet tall (proposed activity) during the raptor breeding-season (approximately March 1 through September 15). This survey shall be conducted for a half mile radius around the project site at which any construction activity is proposed. The survey shall be conducted by a qualified raptor biologist during the same calendar year that the proposed activity is planned to begin to determine if any nesting birds-of-prey would be affected.</p> <p>Prior to grading of fallow fields with ruderal vegetation, surveys for ground nesting raptors such as northern harrier and burrowing owl shall be conducted.</p> <p>If phased construction procedures are planned for the proposed activity, the results of the above survey shall be valid only for the season when it is conducted.</p> <p>If the above survey does not identify any nesting raptor species within the area affected by the proposed activity, then no further mitigation would be required. However, should any nesting raptor species be found, then the following mitigation measure shall be implemented.</p>	<p>During the breeding season immediately prior to the commencement of site work or construction within one half mile of trees +/-30 feet in height.</p> <p>Prior to grading of fallow fields with ruderal vegetation.</p>	<p>DFG</p>	<p>Conduct general raptor survey consistent with measure and applicable DFG mitigation deadline.</p> <p>Conduct ground-nesting raptor survey (e.g. northern harrier and burrowing owl) consistent with measure and applicable DFG requirements.</p>	<p>Developer</p>	
	<p>(b) If an active Swainson's hawk nest is identified within one half mile of the project site, then CDFG shall be contacted to determine if consultation is required. A limited operating period shall be implemented within a (0.25) mile radius of the nest tree. No construction activities shall be initiated during the Swainson's hawk nesting period (March 1- September 15) without the approval by DFG.</p> <p>For other raptors, compliance with Fish and Game code for the particular species shall be implemented.</p> <p>(c) The project applicant shall continue to conduct annual surveys to determine the location of nesting Swainson's hawks and other raptors in the project site. If nesting hawks or other raptors are found during the survey at a previously unknown location within one-half</p>	<p>Prior to commencement of site work or construction in any area with active hawk/raptor nest.</p> <p>See Mitigation Measure 4.5-3(a) and (b). The trigger for raptor surveys</p>	<p>DFG</p> <p>See Mitigation Measure 4.5-3(a) and (b).</p>	<p>Site work and construction contracts shall include specifications listed in mitigation measure subject to DFG approval.</p> <p>See Mitigation Measure 4.5-3(a) and (b).</p>	<p>Developer</p> <p>See Mitigation Measure 4.5-3(a) and (b).</p>	

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	<p>mile of the project site and not within 100 yards of a previously documented site, the project applicant shall contact the DFG prior to project construction. Consultation shall be initiated to determine the potential for disturbance to nesting hawks and other raptors and the project applicant shall implement feasible changes in the construction schedule or other appropriate adjustments to the project in response to the specific circumstances.</p> <p>(d) If, after five years, a previously recorded nest site remains unoccupied by a Swainson's hawk, it will no longer be considered as a Swainson's hawk nest site subject to this mitigation.</p>	is the impending commencement of site work or construction within one half mile of trees +/-30 feet in height..				
4.5-4 The proposed project would result in the loss of foraging habitat for Swainson's hawks and other raptors.	<p>4.5-4 (a) Prior to approval of each tentative map, the project applicant shall develop a plan in consultation with CDFG to compensate for loss of Swainson's hawk foraging habitat resulting from development of the project site. This agreement shall set aside in perpetuity, an equivalent amount of Swainson's hawk foraging land elsewhere in Yolo County (as specified below) through the purchase of development rights and execution of irreversible conservation or agricultural easement. If mitigation occurs within the target area the required mitigation ratio is 1:1 and total mitigation required at build-out is 939 acres for conversion of foraging land within the Plan Area plus foraging habitat converted for offsite infrastructure (e.g. drainage basins) and other associated land uses (e.g. sports park). If mitigation occurs outside of the target area, the required mitigation ratio will range from 1.2:1 to 2:1 as specified below.</p> <p>Target Area for 1:1 Mitigation:</p> <ul style="list-style-type: none"> ▪ South of CR 25A between CR 98 and CR 102; south of CR 25 between CR 102 and CR 103 ▪ North of CR 29 ▪ West of CR 103 ▪ East of CR 98 <p>Mitigation Outside Target Area:</p> <ul style="list-style-type: none"> ▪ Shall be on the valley floor of Yolo County ▪ Shall not be on lands within the Yolo County Flood 	Prior to approval of first Tentative Map.	DFG and/or CDD	<p>Preparation and acceptance of a Hawk Mitigation Plan consistent with the measure and satisfactory to the DFG.</p> <p>As development occurs each developer within the SLSP area shall purchase, in fee or conservation easement, development rights for an amount of acreage equivalent to that which they are converting, plus any additional acreage converted for offsite parks or improvements.</p>	DFG, CDD, and each SLSP developer.	

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	<p>Control Basin or Cache Creek Settling Basin</p> <ul style="list-style-type: none"> ▪ Ratios shall be per grid-cell ratings set forth in Smallwood et.al (1998) as follows (see map of grid cells in Attachment B): <ul style="list-style-type: none"> ○ 1.2:1 within grid cells rated 5 or 6 ○ 1.5:1 within grid cells rated 3 or 4 ○ 2:1 within grid cells rated 1 or 2 <p>This acreage shall be permanently protected from future development via enforceable deed restrictions. Protected acreage equal to the total acreage of any particular development shall be, set aside prior to commencement of any construction activity within that development. Protected acreage equal to the total acreage of offsite improvements shall be set aside prior to development of the improvement. Protected acreage equal to the total acreage of the sports park shall be set aside prior to the commencement of grading on the sports park.</p> <p>Acreage set aside required by Mitigation Measure 4.2-1 (4.2, Agricultural Resources) for loss of agricultural land may be used jointly to satisfy all or a portion of this mitigation requirement, so long as it meets the habitat needs of the species and is retained in active agricultural uses. The land shall be managed via an agreement satisfactory to the City and Department of Fish and Game, governing operations such that it remains agriculturally productive and also provides hawk habitat. Land that does not meet the intent of both measures can not be used as joint mitigation, in which case more acreage would be needed in order to satisfy both mitigations.</p>			See Mitigation Measure 4.2-1.		
	<p>OR</p> <p>(b) If adopted, the project applicant shall participate in the Yolo County Habitat Conservation Plan (HCP).</p> <p>(c) At build-out of the Specific Plan area, not less than 350 acres of the Mitigation Land shall be located within the Target Area. The Mitigation Land within the Target Area shall be provided s the Specific Plan area builds out, with milestones at the 33% and 67% build-out levels. Thus, at the point at which the Specific Plan acreage subject to the Habitat mitigation requirement is 33% and 67% built out, 33% and 67% of the Mitigation</p>	Prior to approval of First Tentative Map.	CDD	Take appropriate actions as required by the adopted HCP or NCCP.	Each SLSP developer.	

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	Land within the Target Area, respectively, must be provided. This requirement must be satisfied at the point at which developer submit an application for a tentative map that causes the cumulative number of acres of land subject to the Habitat mitigation requirement for which map applications have been submitted to exceed the 33% and 67% milestones. The following table summarizes the build-out levels and corresponding target-area mitigation requirements:												
	<table border="1"> <thead> <tr> <th>Number of acres of land within Specific Plan area subject to hawk mitigation requirement</th> <th>Amount of hawk Mitigation Land that must be within Target Area</th> </tr> </thead> <tbody> <tr> <td>33% -- 313</td> <td>33% -- 117</td> </tr> <tr> <td>67% -- 626</td> <td>67% -- 234</td> </tr> <tr> <td>100% -- 939</td> <td>100% -- 350</td> </tr> </tbody> </table>	Number of acres of land within Specific Plan area subject to hawk mitigation requirement	Amount of hawk Mitigation Land that must be within Target Area	33% -- 313	33% -- 117	67% -- 626	67% -- 234	100% -- 939	100% -- 350				
	Number of acres of land within Specific Plan area subject to hawk mitigation requirement	Amount of hawk Mitigation Land that must be within Target Area											
	33% -- 313	33% -- 117											
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<p>4.5-6 The proposed project would convert approximately one acre of wetland to urban uses.</p>	<p>4.5-6 (a) Prior to approval of a tentative map for the area immediately west of Road 102 (see Figure 4.5-1, as revised), the project applicant shall prepare a wetland delineation and seek a verification from the U.S. Army Corps of Engineers to determine where jurisdictional wetlands are present in the project site.</p> <p>(b) If jurisdictional wetlands are verified, the project applicant shall provide for no net loss of wetland acreage through the federal permitting process. If the total acreage of the jurisdictional wetland is less than 1/3 of an acre, then the project applicant shall obtain a nationwide permit to fill the wetlands, and provide for a minimum 1:1 mitigation ratio. If the total area exceeds 1/3 of an acre then the project applicant shall obtain a individual permit through the U.S. Army Corps of Engineers.</p> <p>(c) If wetlands are delineated in project site that exceed 1/3 of an acre, then the project applicant shall mitigate the filled amount in a 2:1 ratio at an onsite or 3:1 ratio at an offsite location;</p> <p>OR</p> <p>(d) If adopted, the project applicant shall participate in the Yolo County Habitat Conservation Plan (HCP).</p>	<p>Prior to approval of Tentative Map for APN 042-010-46.</p>	<p>USACOE</p>	<p>Prepare delineation and secure USACOE verification.</p> <p>Secure appropriate federal permit.</p> <p>Identify mitigation area and method.</p> <p>OR</p> <p>Take appropriate actions as required by the adopted HCP or NCCP.</p>	<p>Developer</p>	
<p>4.5-7 The proposed project would require offsite infrastructure (wastewater and storm drainage), which would result in conversion of additional agricultural land and the loss of general wildlife habitat.</p>	<p>4.5-7 (a) If the construction of offsite roadway, sewer, water or drainage infrastructure occurs in undeveloped areas, the City shall ensure that surveys have been conducted that are appropriate to the habitats where the infrastructure will be located. Construction of offsite infrastructure shall not begin until such surveys have been completed, the appropriate agencies have been consulted, mitigation measures outlined and permits (e.g. 404, 1603) have been obtained, as necessary. Mitigation for these potential impacts could include preservation, onsite construction, or the purchase of mitigation credits through the HCP or an agency-approved mitigation bank or in lieu fee program, e.g., Wildlands Inc. This measure may be implemented through the proposed project, or the expansion of the City's infrastructure systems.</p>	<p>Prior to approval of Improvement Plans for backbone and offsite infrastructure.</p>	<p>PWD/CDD DFG/USFWS/ USACOE</p>	<p>Prepare and secure acceptance of biological surveys and results for all off-site infrastructure areas.</p>	<p>Applicant/First developer.</p>	

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	(b) Implement Mitigation Measures 4.5-1(a), 4.5-2, 4.5-3, 4.5-4 and 4.5-6.	See Mitigation Measures 4.5-1(a), 4.5-2, 4.5-3, 4.5-4 and 4.5-6.	See Mitigation Measures 4.5-1(a), 4.5-2, 4.5-3, 4.5-4 and 4.5-6.	See Mitigation Measures 4.5-1(a), 4.5-2, 4.5-3, 4.5-4 and 4.5-6.	See Mitigation Measures 4.5-1(a), 4.5-2, 4.5-3, 4.5-4 and 4.5-6.	
4.5-8 The proposed project may be inconsistent with General Plan goals and policies for the protection of biological resources.	4.5-8 Implement Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6 and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6 and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6 and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6 and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6 and 4.5-7.	
4.5-9 The proposed project, in combination with other cumulative development, would convert undeveloped land to urban uses, resulting in the loss of general wildlife habitat for resident and migratory species.	4.5-9 Implement Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6, and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6, and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6, and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6, and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6, and 4.5-7.	

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4.6 Traffic and Circulation						
<p>4.6.1 The proposed project would cause an increase in a.m. and p.m. peak hour traffic volumes at study intersections, resulting in unacceptable levels of service and warranting the installation of traffic signals.</p>	<p>4.6-1 (a) A traffic signal shall be installed at the E. Gum Avenue/Matmor Road intersection and each approach shall be widened to include one exclusive left-turn lane, one through lane, and one right-turn lane. These improvements were warranted by previously approved development and are included in the City of Woodland Major Projects Financing Plan (MPFP) as being funded by development fees. However, the proposed project could require implementation of the improvements prior to their programmed installation in the MPFP. Therefore, the project applicant shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2. If this intersection requires signalization and widening prior to the programmed installation of these improvements in the MPFP, then the project applicant shall be required to install the improvements and shall be reimbursed by development fees.</p>	<p>Prior to approval of each Tentative Map.</p>	<p>PWD</p>	<p>Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.</p>	<p>Developer</p>	
	<p>(b) A traffic signal shall be installed at the Pioneer Avenue/E. Gum Avenue intersection and each approach shall be widened to include an exclusive left-turn lane and a shared through/right-turn lane. These improvements were warranted by previously approved development and are included in the City of Woodland Major Projects Financing Plan (MPFP) as being funded by an assessment district. However, the proposed project could require implementation of the improvements prior to their programmed installation in the MPFP. Therefore, the project applicant shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2. If this intersection requires signalization and widening prior to the programmed installation of these improvements in the MPFP, then the project applicant shall be required to install the improvements and shall be reimbursed by the</p>	<p>Prior to approval of each Tentative map.</p>	<p>PWD</p>	<p>Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.</p>	<p>Developer</p>	

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	assessment district.					
	(c) The project applicant shall install geometric design features to prohibit left-turn movements at the Gibson Road/Road 101 intersection. These improvements shall be completed prior to the issuance of building permits.	Prior to issuance of building permits.	PWD/BD	Design, construct, and secure acceptance of identified improvement.	First Developer.	
	(d) A traffic signal shall be installed at the Gibson Road/Ogden Street intersection and the northbound and southbound approaches shall be widened to include an exclusive left-turn lane and a shared through/right-turn lane. These improvements were warranted by previously approved development and are included in the City of Woodland Major Projects Financing Plan (MPFP) as being funded by an assessment district. However, the proposed project could require implementation of the improvements prior to their programmed installation in the MPFP. Therefore, the project applicant shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2. If this intersection requires signalization and widening prior to the programmed installation of these improvements in the MPFP, then the project applicant shall be required to install the improvements and shall be reimbursed by the assessment district.	Prior to approval of each Tentative map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	
4.6-5 The proposed project would disrupt existing bikeway facilities and create inconsistencies with bicycle- and pedestrian-related policies of the City of Woodland General Plan and the City of Woodland Bikeway Master Plan.	4.6-5 (a) (i) The Specific Plan shall be modified to include the following: . Development Regulations 2.28, 2.38, and 2.47 shall be modified to specify the provision of other bicycle support facilities such as showers and lockers.	Prior to approval of Specific Plan.	CDD	Make appropriate revisions to the SLSP text.	Each developer.	
4.6-6 The proposed project, in conjunction with cumulative development, would increase cumulative a.m. and p.m. peak hour traffic volumes at study intersections, causing unacceptable levels of service and warranting the installation of traffic signals.	4.6-6 (a) Based on the Specific Plan-wide CIP and financing plan required by Mitigation Measure 4.6-8, each development shall contribute its fair-share cost to modify the traffic signal at the East Street/E. Main Street intersection and widen the eastbound approach to include an exclusive left-turn lane, two exclusive through lanes, and one exclusive right-turn lane. This improvement was previously identified in the East Street	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of	Developer	

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	Corridor Specific Plan, City of Woodland, May 19, 1998. The City of Woodland shall determine the method and timing of the contribution for this mitigation measure. To assist the City in its determination, the developer shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2.			improvement.		
	(b) Based on the Specific Plan-wide CIP and financing plan required by Mitigation Measure 4.6-8, each development shall contribute its fair share cost to modify the traffic signal at the Gibson Road/East Street intersection and widen the northbound and southbound approaches to include two exclusive left-turn lanes, one exclusive through lane, and one shared through/right-turn lane. These improvements were previously identified in the East Street Corridor Specific Plan, City of Woodland, May 19, 1998. The City of Woodland shall determine the method and timing of contribution for this mitigation measure. To assist the City in its determination, the developer shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2.	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	
	(c) Based on the Specific Plan-wide CIP and financing plan required by Mitigation Measure 4.6-8, each development shall contribute its fair share cost to modify the traffic signal at the Gibson Road/Matmor Road intersection and widen the northbound and southbound approaches to include one exclusive left-turn lane, one through lane, and one right-turn lane. The City of Woodland shall determine the method and timing of contribution for this mitigation measure. To assist the City in its determination, the developer shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2.	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	

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	<p>(d) Implement Mitigation Measure 4.6-1(c).</p> <p>(e) Based on the Specific Plan-wide CIP and financing plan required by Mitigation Measure 4.6-8, each development shall contribute its fair share cost to install a traffic signal at the Road 25A/East Street intersection and widen the northbound, southbound, and eastbound approaches to include an exclusive left-turn lane and a shared through/right-turn lane. The westbound approach shall be widened to include one exclusive left-turn lane, one through lane, and one right-turn lane. The City of Woodland shall determine the method and timing of contribution for this mitigation measure. To assist the City in its determination, the developer shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2.</p>	<p>See Mitigation Measure 4.6-1(c).</p> <p>Prior to approval of each Tentative Map.</p>	<p>See Mitigation Measure 4.6-1(c).</p> <p>PWD</p>	<p>See Mitigation Measure 4.6-1(c).</p> <p>Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.</p>	<p>See Mitigation Measure 4.6-1(c).</p> <p>Developer</p>	
	<p>(f) A traffic signal shall be installed at the Road 25A/SR 113 Southbound Ramps intersection. The City of Woodland shall determine the timing of this mitigation measure. To assist the City in its determination, the developer shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2.</p>	<p>Prior to approval of each Tentative Map.</p>	<p>PWD</p>	<p>Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.</p>	<p>Developer</p>	
	<p>(g) A traffic signal shall be installed at the Road 25A/SR 113 Northbound Ramps intersection. The City of Woodland shall determine the timing of this mitigation measure. To assist the City in its determination, the developer shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2.</p>	<p>Prior to approval of each Tentative Map.</p>	<p>PWD</p>	<p>Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.</p>	<p>Developer</p>	

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	(i) A traffic signal shall be installed at the Parkway Drive/Collector 2 intersection and the northbound and southbound approaches shall be constructed to include an exclusive left-turn lane and a shared through/right-turn lane. In addition, the eastbound and westbound approaches shall be constructed to include an exclusive left-turn lane, two exclusive through lanes, and an exclusive right-turn lane. The City of Woodland shall determine the timing of this mitigation measure. To assist the City in its determination, the developer shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City's LOS thresholds identified in General Plan Policy 3.A.2.	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	
	(j) The intersection of CR 25A/ CR 101 (north) shall be signalized and shall provide for an exclusive left-turn lane and a shared through/right-turn lane on all approaches. Signalization of this intersection may also require access control modification at the CR 25A/CR 101 (south) intersection due to its close proximity. This issue will be addressed as a part of subsequent traffic impact studies for new development in this area. 4.6-6(k) The intersection of Parkway Drive and CR 24C shall be identified as a potential signal location and the intersection with Pioneer should be shifted northward approximately 400 feet.	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	

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4.7 Air Quality							
4.7-3 Operational emissions resulting from project-related energy consumption and motor vehicle trip generation could exceed ROG, NO _x and CO standards.	4.7-3 The Specific Plans shall be revised to include the following residential design features to be incorporated in the project development regulations and required for all residential development: (a) Energy Star labeled appliances (e.g. water heaters) shall be installed to the greatest feasible extent. Solar, electric (efficiency rating of at least 0.92), or lower-NO _x (as defined by the AQMD) gas-fired water heaters are strongly encouraged in a least 50 percent of the units.	Prior to approval of the Specific Plan.	CDD	Make appropriate revisions to the SLSP text.	Applicant		
	(e) New home buyers shall be provided with a packet of information from the YSAQMD, including information about the mower exchange program, encouraging them to take advantage of opportunities for lowering air emission through their own actions and choices.	Prior to approval of the Specific Plan.	CDD	Make appropriate revisions to the SLSP text.	Applicant		
4.8 Noise							
4.8-7 The Regional Park east of the southeast corner of the project site could result in clearly audible noise levels at the proposed low-density residential uses.	4.8-7 (b) If the operation of the model airplanes is shown to exceed City standards at noise-sensitive land uses within the project site, additional noise mitigation measures shall be implemented as necessary and appropriate. Such measures could include limiting the allowable flight patterns, limiting operations to muffled airplanes, restricting the loudest engine types, and limiting hours of operation of the model aircraft operations.	Ongoing	CDD	Monitor noise levels at residential boundaries as needed. Identify additional operational controls.	Parks Dept/ Aeromodelers		
4.8-8 Noise-producing aspects of certain land uses developed within the project site could exceed the City of Woodland General Plan noise standards or expose future residents within the project site to substantial short-term increases in ambient noise levels.	4.8-8 (a) Active recreation areas of school playgrounds and neighborhood parks shall be located as far as possible from residential property lines and solid noise barriers shall be constructed at the interfaces of such playgrounds and residential areas. Noise barrier heights shall be sufficient to intercept line of sight from the play areas,(including elevated play structures) to the center of adjacent back yards at a height of 5 feet. In most cases, a barrier height of 6 feet would be sufficient. Noise barriers shall be constructed of solid materials such as masonry or precast concrete, rather than wood, or shall be earthen berms or a combination of berm and wall.	Prior to approval of school and/or park site plans or facilities design.	CDD for parks; School District for schools.	Verify that site and facilities plans include specified noise measures.	Parks Dept for parks; School District for schools.		

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4.9 Visual Resources						
No measures to be monitored.						
4.10 Cultural Resources						
4.10-1 The proposed project could damage or destroy unidentified prehistoric and historic cultural resources.	4.10-1 In addition to Specific Plan Policy 5.5.P., the following measures which shall be implemented during project construction: (a) If a Native American site is discovered, then the evaluation process shall include consultation with the appropriate Native American(s). (b) If human remains are discovered, California law requires that work must stop immediately and the County Coroner must be notified, according to Section 7050.5 of the California Health and Safety Code. If the remains are Native American, the coroner shall notify the Native American Heritage Commission, which in turn shall inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods which may include in-situ reinterment of the remains and any associated artifacts and capping the site or relocation and reinterment.	During site work or construction.	PWD/BD	Verify that these provisions are included in construction contracts.	Developer	
4.10-2 The proposed project could substantially alter a potentially significant historic resource and/or its context.	4.10-2 Prior to modification or removal of any potentially historic existing structures, the project applicant submit a report from a professional architectural historian assessing the historical significance of the structure/resource. If significant historic structures are identified, mitigation pursuant to Sections 15064.5 and 15126.4 of the CEQA Guidelines, as identified and applied in the architectural historian's recommendations, shall be followed.	Prior to removal of any structure.	CDD	Determine age of structures to be removed through review of USGS maps, assessor maps, and other documents. If potentially historic, a qualified architectural historian shall document historical significance. If structure is potentially historically significant, it shall be avoided and/or recorded, as recommended by the historian.	Developer	

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4.10-3 Construction of offsite infrastructure could damage or destroy undiscovered archeological and/or historic resources.	4.10-3 (a) Phase I archaeological surveys (archival research and visual surface inspections) shall be required for all offsite infrastructure, prior to final design. If potentially significant cultural resources are identified during the Phase I archaeological survey(s), mitigation pursuant to Section 21083.1 of the Public Resources Code and Sections 15064.5 and 15126.4 of the CEQA Guidelines and any other applicable regulations, as identified and applied in management recommendations made by a qualified expert, shall be followed. (b) In the event that cultural resources are uncovered during project construction (e.g., foundations, historic tools, refuse/trash piles, shell deposits, arrowheads, chip stone, objects that appear to be out of place are observed), implement Mitigation Measures 4.10-1 (a) and (b).	Prior to approval of Improvement Plans for offsite infrastructure. During site work and construction.	PWD/CDD PWD/BD	Undertake Phase 1 archeological surveys for all offsite infrastructure routing prior to approval of Improvement Plans. Implement mitigation plan, if needed consistent with measure and CEQA requirements. Verify that contractor's contract includes identified specifications.	Developer Developer	
4.10-5 Cumulative development in the City of Woodland, in conjunction with the development of the proposed project, could contribute incrementally to the regional loss of cultural resources in Yolo County.	4.10-5 Implement Mitigation Measures 4.10-1 (a) and (b), 4.10-2 and 4.10-3(a) and (b).	See Mitigation Measures 4.10-1 (a) and (b), 4.10-2 and 4.10-3(a) and (b).	See Mitigation Measures 4.10-1 (a) and (b), 4.10-2 and 4.10-3(a) and (b).	See Mitigation Measures 4.10-1 (a) and (b), 4.10-2 and 4.10-3(a) and (b).	See Mitigation Measures 4.10-1 (a) and (b), 4.10-2 and 4.10-3(a) and (b).	
4.11 Population, Employment and Housing						
4.11-2 The proposed project would increase demand for affordable housing.	4.11-2 (a) The City shall find that the Spring Lake Specific Plan is consistent with the Housing Element.	At the time of approval of SLSP.	CDD	Make appropriate findings of fact.	City Council	
4.11-5 The proposed project, in combination with future buildout in the City of Woodland, would increase the City's population.	4.11-5 (a) The City shall regulate growth in the Master Plan Remainder Area so that the City of Woodland population does not exceed 60,000 by the Year 2015. OR (b) Find that the proposed project is consistent with the General Plan. OR	Until 2015 OR Prior to approval of the SLSP. OR	CDD	For each new project, calculate projected City population. Residential projects that would cause the City's population to exceed 60,000 shall not be approved prior to 2015. OR Find that the project is consistent with the General Plan. OR	CDD OR City Council OR	

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	(c) Amend the General Plan to allow for growth beyond 60,000 by 2015.	Prior to approval of projects that would cause the City's population to exceed 60,000.		Amend the General Plan to allow for population growth of more than 60,000 before 2015.	City Council	
4.12 Public Health and Safety						
4.12-1 The proposed project could expose future occupants and construction workers to localized soil or groundwater contamination due to prior site uses.	4.12-1 (a) Prior to tentative map approval for each development within the project site, the applicant shall complete an Environmental Site Assessment (Phase 1) in accordance with professional standards to determine the potential for past or current uses within the project site to have resulted in soil or groundwater contamination at any location that will be developed under the proposed project, or for releases from offsite locations (e.g., the former City landfill) to have adversely affected groundwater under the project site. Results of the site assessment shall be provided to the City of Woodland Planning Department and Yolo County Environmental Health Department.	Prior to approval of each tentative Map.	PWD	Document that a Phase 1 Site Assessment has been completed.	Developer	
	(b) If contamination is suspected, the applicant shall proceed with additional investigation (Phase 2), including, but not limited to, soil and groundwater testing. A work plan for and results of the investigation shall be submitted to the City of Woodland Community Development Department and Yolo County Environmental Health Department for review and concurrence. The results of the study shall identify recommended measures to reduce potential risks, if any, to individuals and the environment that could occur during site development or future occupancy.	Prior to approval of each Tentative Map where Phase 1 study indicates that contamination could be present.	PWD	Document that a Phase 2 Site Assessment has been completed.	Developer	

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	<p>(c) If risk management measures are determined to be necessary, the applicant shall develop a plan for use prior to, during, and after site development that identifies requirements for soil management (e.g., excavation, re-use, or disposal), construction dewatering, and air monitoring to protect construction workers, current and future onsite occupants and visitors, and offsite populations. The plan shall also identify contingency measures in the event previously unidentified hazards are encountered during site development. Contract specifications shall reflect identified risk management measures.</p> <p>(d) The applicant shall obtain necessary agency approvals prior to implementing any identified measures in the risk management plan. The results of additional testing, monitoring, tank removal, soil or groundwater cleanup, or other equally effective risk management measures shall be submitted to the regulatory agency/agencies with jurisdiction over the particular risk management activity prior to, during, or after development, as appropriate for the type of activity. Agencies that could require notification would include, but would not be limited to, Woodland Fire Department, Yolo County Environmental Health Department, Yolo-Solano Air Pollution Control District, Central Valley Regional Water Quality Control Board, or California Department of Toxic Substances Control. All activities shall comply with applicable federal, State, and local laws and regulations pertaining to hazardous materials management.</p>	<p>After completion of a Phase 2 Site Assessment, and prior to approval of Tentative Map.</p> <p>Prior to approval of Tentative Map for projects requiring a risk management plan.</p>	<p>PWD</p> <p>PWD</p>	<p>The applicant shall prepare and submit a risk management plan consistent with the terms of the measure, accepted engineering practice, and best available technology.</p> <p>Document that agency approvals have been obtained.</p>	<p>Developer</p> <p>Developer</p>	
<p>4.12-5 Detention basins and other storm drainage system water features could increase mosquito and other vector populations.</p>	<p>4.12-5 (a) Prior to final design of storm drainage system features that convey or store water, the City shall ensure compliance with applicable vector control standards as adopted by the Sacramento-Yolo Mosquito and Vector Control District. Vector control measures shall include, but would not be limited to:</p> <ul style="list-style-type: none"> . Adequate drainage shall be incorporated to drain minor flows and prevent ponding; . Detention/retention facilities shall be designed to minimize mosquito production and shall be capable of 	<p>Prior to approval of Improvement Plans for backbone infrastructure and subsequent infrastructure for each Tentative Map.</p>	<p>SYMVCD</p>	<p>Documentation that storm drainage system incorporates vector control standards.</p>	<p>Applicant/ Developer</p>	

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	<p>being completely drained;</p> <p>. Adequate access and clearance for motorized vector and weed control equipment shall be provided; and</p> <p>. Project design shall incorporate features to minimize the amount of surface runoff carrying nutrients into slow-moving channels or standing water.</p> <p>(b) During project operation, the City shall coordinate with the Sacramento-Yolo Mosquito and Vector Control District to ensure onsite open drainages, channels, and detention/retention facilities are monitored and managed to control mosquitoes and other vectors. If the District determines additional controls are necessary, the City shall ensure implementation of the controls.</p>					
4.12-6 If the private airstrip remains operational, development of the proposed project could expose people and property to aircraft hazards.	<p>4.12-6 (a) As long as the airstrip remains operational, the project applicant shall ensure that the placement and height of structures east of the airstrip runway achieve the 20:1 approach surface criterion. This may be accomplished by limiting the height of structures and selection of appropriately sized landscape trees, or providing adequate distance separation where limiting the height is not practical or feasible. At no time shall the distance between the east end of the runway and the nearest project feature be less than 200 feet.</p> <p>(b) Prior to occupancy of any structure where height or siting design standards have been imposed to meet the 20:1 approach surface criterion, the applicant shall provide proper notification to the Caltrans Division of Aeronautics and/or Federal Aviation Administration, as appropriate. The notification shall provide required details of proposed development in accordance with agency regulations (FAR Part 77).</p> <p>(c) If warranted by safety and/or nuisance concerns, the City shall require closure of the airstrip by revocation of the use permit, or amortization/abatement of the use as non-conforming.</p>	<p>Prior to approval of Tentative Map for parcel 042-010-46.</p> <p>Prior to final inspection.</p> <p>Prior to final inspection.</p>	<p>CDD</p> <p>BD</p> <p>BD</p>	<p>Document that the placement and height of proposed structures are designed per the mitigation measure.</p> <p>Document that modification was provided.</p> <p>Document that modification was provided.</p>	<p>Developer</p> <p>Developer</p> <p>Developer</p>	

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4.12-7 The proposed project, in combination with development that could occur with General Plan buildout, would increase the number of people who could be exposed to potential hazards associated with hazardous materials (including agricultural operations), vectors (primarily mosquitoes), and aircraft operations.	4.12-7 (a) Implement Mitigation Measure 4.12-1(a) through 4.12-1(d) (Contaminated Sites). (b) Implement 4.12-5(a) through 4.12-5(b) (Mosquitoes and Vectors). (c) Implement 4.12-6(a) through 4.12-6(d) (Private Airstrip Operations).	See Mitigation Measures 4.12-1(a) through 4.12-1(d); 4.12-5(a) through 4.12-5(b); and 4.12-6(a) through 4.12-6(d).	See Mitigation Measures 4.12-1(a) through 4.12-1(d); 4.12-5(a) through 4.12-5(b); and 4.12-6(a) through 4.12-6(d).	See Mitigation Measures 4.12-1(a) through 4.12-1(d); 4.12-5(a) through 4.12-5(b); and 4.12-6(a) through 4.12-6(d).	See Mitigation Measures 4.12-1(a) through 4.12-1(d); 4.12-5(a) through 4.12-5(b); and 4.12-6(a) through 4.12-6(d).	
4.13 Public Services and Facilities						
4.13-1 The proposed project would increase demand for fire protection services.	4.13-1 (b) The Fire Department shall monitor growth in SLSP via their standard review of all building permits in the City. Should the 4-minute threshold appear likely to be exceeded earlier than the planned 2007 occupancy date for the fire station would address, the station shall be brought online sooner, or growth in the plan area shall be otherwise controlled or stopped in order to avoid service or safety impacts. (e) The City's existing Major Projects Financing Plan shall be amended and fee schedule revised to incorporate construction of the new fire station.	Ongoing Prior to approval of first Tentative Map.	Fire Dept/ CDD/PWD Fire Dept/ PWD	Regular review and comments on all proposed new developments in SLSP. Present appropriate MPFP amendment to City Council for action.	Fire Dept.	
4.13-3 The proposed project would have adequate fire flow to service the project site.	4.13-3 The water distribution system installed for the proposed project shall meet the requirements of the City of Woodland fire hydrants and mains installed to meet current fire protection standards and the most current City design standards.	Prior to approval of Improvement Plans for backbone infrastructure.	PWD	Document that the water distribution system is adequate per mitigation measures.	Applicant	
4.13-4 The proposed project may be inconsistent with the City of Woodland General Plan policies related to fire protection.	4.13-4 (a) Implement Mitigation Measure 4.13-1.	See Mitigation Measure 4.13-1.	See Mitigation Measure 4.13-1.	See Mitigation Measure 4.13-1.	See Mitigation Measure 4.13-1.	
4.13-5 The proposed project, in conjunction with future development in the City of Woodland, would create demand for additional fire protection services.	4.13-5 Implement Mitigation Measure 4.13-1.	See Mitigation Measure 4.13-1.	See Mitigation Measure 4.13-1.	See Mitigation Measure 4.13-1.	See Mitigation Measure 4.13-1.	

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4.13-7 The proposed project may be inconsistent with the City of Woodland General Plan policies related to police protection.	4.13-7 (c) Find that the proposed project is consistent with General Plan policy 4.H.1.	At the time of approval of the Specific Plan.	CDD	Make appropriate findings of fact.	City Council.	
4.13-9 The proposed project would increase the demand for wastewater treatment.	4.13-9 Prior to approval of each tentative map, the applicant shall demonstrate that WWTP treatment capacity is adequate to serve the flows generated by new development covered by the tentative map.	Prior to approval of each Tentative Map.	PWD	Document that the WWTP treatment capacity is adequate. If inadequate capacity will be available when square footage or units come online, approval of improvement plans for those projects shall be withheld until a satisfactory solution can be determined.	Developer	
4.13-13 The proposed project would increase demand for domestic water.	4.13-13 (a) The City's existing Major Projects Financing Plan shall be amended and fee schedule revised to include the development of wells to serve project development.	Prior to approval of each Tentative map.	PWD	Document that the MPFP has been amended and the fee schedule revised. SLSP Public Facilities Financing Plan and CIP shall be finalized and accepted by the City.	Applicant	
4.13-18 The proposed project would generate construction debris.	4.13-18 (a) RECOMMENDATION: At the beginning of each job, the construction contractor shall set up bins or other means of containment to hold separated scraps of recyclable material (i.e., cardboard, lumber, etc.). The contractor shall identify processors in the area that are interested in the materials. The paper, cardboard, and metal packaging that the building materials and major appliances come in shall also be separated and stored for future recycling. (b) RECOMMENDATION: The contractor shall work with the City of Woodland Recycling Coordinator to establish construction recycling measures to reduce the amount of construction waste disposed of at the landfill.	During construction.	PWD/BD	Requirements of mitigation measure shall be reflected in construction contracts. The Recycling Coordinator shall verify that means of containment to hold separated scraps of recyclable material have been established and are in use.	Developer	
4.13-22 Installation of the offsite sewer pipeline could intercept the high-pressure natural gas line.	4.13-22 Prior to the installation of offsite wastewater infrastructure, all potential conflict locations with the existing PG&E high-pressure natural gas line shall be potholed and verified.	Prior to approval of Improvement Plans.	PWD	Document that potential conflict locations are potholed and verified.	Developer	

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4.14 Recreational, Educational and Community Services						
4.14-2 The proposed project may be inconsistent with the City of Woodland General Plan and Parks Master Plan policies.	4.14-2 Find that the proposed project is consistent with the General Plan.	At the time of approval of Specific Plan.	CDD	Make appropriate findings of fact.	City Council	
4.14-8 The proposed project would increase demand for the City of Woodland Library facilities.	4.14-8 (b) The City's existing Major Projects Financing Plan shall be amended and fee schedule revised to include lease or construction of +/-5,700 square feet of additional space for the Woodland Library.	Prior to approval of the first Tentative map.	PWD	Document that the MPFP has been amended and the fee schedule revised. SLSP Public Facilities Financing Plan and CIP shall be finalized and accepted by the City. Verify that fees have been paid.	Developer	

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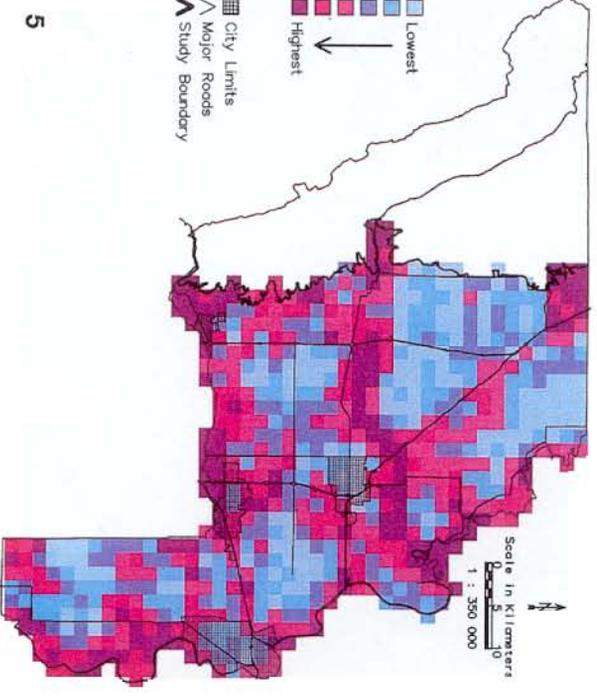
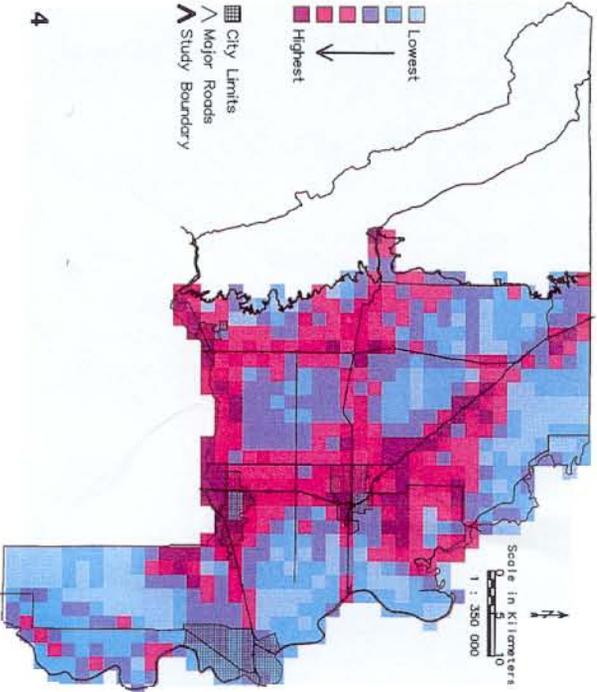
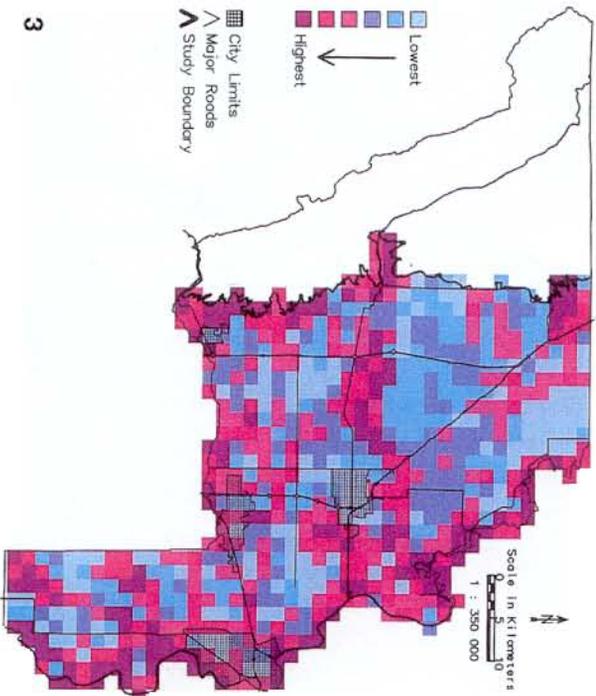
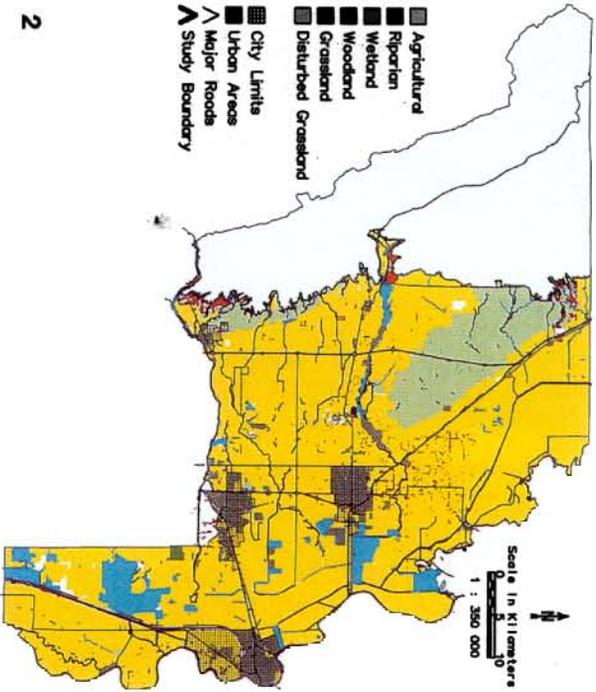
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APPENDIX B

SPECIFIC PLAN DESIGN STANDARDS

Scope of Work

This Appendix provides an initial scope of work for the preparation of the future Spring Lake Specific Plan Design Standards.

Prior to acceptance of the first tentative map or prior to issuance of a building permit for any development, separate and distinct Specific Plan Design Standards for development within the Plan area shall be prepared to implement the vision described in this Plan. These standards shall describe in more detail architectural methods for achieving the desired community form and aesthetics. These standards shall replace this scope of work in this Appendix. As described in Section 9.0 (Administration), all projects (residential subdivisions and non-residential projects) in the SLSP will be required to go through design review by staff and/or the Planning Commission

Per the direction of the Planning Commission at their May 31, 2001 study session, these standards are to be written as an overall set of "target" design standards for the entire SLSP area. Should an individual subdivision design differ in some respects, but be substantially consistent and have sufficient design merit and quality, the standards shall allow for minor deviation under such circumstances. These determinations would be made at the discretion of the Planning Commission.

Key elements to be addressed in the standards include the design of:

- Spring Lake Center -- including common areas and a pedestrian promenade, architectural requirements, shading, materials, orientation of features, colors, plantings, lighting, signage, parking, fencing, site furnishings, etc.
- Neighborhood Focal Points -- including school design, guidelines for the interface between the park and school, park design, architectural requirements of the neighborhood commercial development, shading, materials, orientation of features, colors, plantings, lighting, signage, parking, fencing, site furnishings, etc.
- Greenbelts, Pathways, and Trails -- designs for the off-street pedestrian/bicycle loop system, greenbelts trails within subdivisions, pedestrian pass-throughs at ends of cul-de-sacs, the Farmers Central channel, etc., as well as colors, plantings, lighting, signage, parking, fencing, site furnishings, etc. within these areas.
- Community Gateways -- standards and design concepts for the intersections of Gibson Road/Pioneer Avenue, CR 25A/CR 102, and CR 25A/SR 113 which have been identified as community "gateways". In addition, special landscaping to shield the County facilities at Gibson Road/CR 102 shall also be developed.
- Residential Facades -- guidelines and designs for implementation of neo-traditional design principles in residential subdivisions, including treatment (and definition of minimum area) for porches, courtyards, and stoops.

The following standards regarding residential facades were moved by the Planning Commission from the Development Regulations of the Specific Plan to become elements of the future SLSP Design Standards. The Planning Commission indicated that these particular standards are "targets" for all projects. Other elements of a project's overall design will factor into the determination of consistency with these elements.

- a. Garages shall be subordinate to the main living area. *(TOC EIR MM 4.9-1)*
- b. No more than 50 percent of the front elevation may be garage.
- c. The garage should generally be recessed from the rest of the front facade. Flush garages may be used in a limited mix (e.g. no more than 40 to 50 percent), provided a heavy porch or architectural features is used.
- d. The front door must face the street, court, or greenbelt that provides primary access.
- e. The requirement for variation in lot widths may be adequately met by lots varying from 55 feet in width to 65 feet in width, in the R-5 density.
- f. A true variety of housing types and sizes shall be provided. Repetition of facades within builder tracts (subdivisions) shall be avoided. Abrupt changes in facades between builders shall be avoided.
- g. In order to achieve architectural diversity within residential neighborhoods, builders shall offer the following minimum range of different floor plans and building elevations:

<u># of Units</u>	<u>Floor Plans</u>	<u>Elevations</u>
< 25 units	2 plans	6 elevations (3 per plan)
25 to 50 units	3 plans	9 elevations (3 per plan)
51 to 75 units	3 plans	12 elevations (4 per plan)
76 to 120 units	4 plans	16 elevations (4 per plan)
> 120 units	5 plans	20 elevations (5 per plan)

Each elevation for a particular floor plan shall be distinctive, with a unique roof design, architectural detailing, and application of exterior materials. Single story and two-story plans shall be varied.

- h. Except for bungalow courts, the same (or substantially similar) elevation may appear no more than twice on one side of a block, or three times on either side of facing blocks, and may not be opposite or kitty-corner from the same elevation on the opposite side of the block. In addition, no more than ten percent of the homes can share the same elevation within a development.
- i. A minimum of 50 percent of all detached units shall have useable front

porches (minimum 6-feet wide by 8-feet deep). The remaining 50 percent shall have other prominent useable architectural features such as courtyards, balconies, and/or porticoes.

- j. Residents define their immediate neighborhood as the units on either side of the street and block on which they reside. Therefore: 1) units on opposing sides of a street shall be compatible in terms of design and color (individual custom-design homes are exempt from this); and 2) local streets should be located so as to place similar densities across the street from one another wherever possible.
 - k. Development within the R-3 density shall be exempt from items "a" through "d" above.
- Landscaping for Drainage Features -- including plantings, fencing, and design for both detention/retention facilities at Farmers Central Road/CR 102, and the Farmers central channel.
 - Roadway Landscaping -- including medians, planter strips, and other landscaping ("parkways").
 - Overpass Features -- standards and design concepts for overpass features, particularly the Parkway Drive overcrossing of SR 113, including landscaping, decorative concrete casting, decorative security fencing, historic lighting, etc.
 - Common Design Objectives -- identification of, and guidelines for achieving, common design objectives such as identity and orientation, pedestrian scale, enhancement of public safety, climate control, screening and visual enhancement of buildings, buffering between certain land uses (e.g. interface between multi-family and single-family uses), visual linkages and connections, ease of maintenance, water conservation, etc.
 - Plant Palettes -- including street trees, accent trees, landmark trees, shrubs and grasses, ground cover, etc.
 - Street Lights -- standards and specifications for street lights throughout the Plan area including along streets and alleys, and in commercial areas, parks, greenbelts, Farmers Central channel, and elsewhere as appropriate.
 - Noise Walls -- specifications for noise walls along CR 102 and SR 113.
 - Second Units -- guidelines for parking, setbacks, height, maximum size, and other controls for by-right second units.
 - Duplexes -- guidelines for design; orientation of front doors and garages to street.
 - Tree Canopy Requirement -- Landscaping of street medians and streetside

landscape strips shall be consistent with design standards to be developed for the Specific Plan area. These standards shall establish a "tree canopy" requirement and shall identify a list of street trees for use on all roadways within the Plan area, and standards for spacing of trees to achieve maximum community benefit as early as possible. The intent is that majestic street tree species that create large canopies at maturity will be required in all medians and streetside landscape strips. The largest width of uninterrupted paving within the proposed street cross-sections is 40-feet on collectors. Assuming a typical tree dripline of 30 to 35 feet at maturity, it will be possible to create a minimum 75 percent canopy over these streets. Local streets will achieve close to 100 percent because they have the 34/35-foot pavement sections. Arterials should also achieve close to 100 percent because they have 30-foot paved sections on either side of required medians, within which canopy trees will also be placed. Over time, all streetside sidewalks and bicycle pathways will be shaded as a result of this requirement.

- Park Design -- specific design criteria for the development of park sites shall be developed as a part of the Specific Plan Design Standards. Pursuant to Policy 5.A.11 of the Parks Master Plan (page 89), the following factors shall be considered:
 - safety
 - security
 - maintenance
 - accessibility
 - landscaping complimentary to surrounding environment
 - travel distance of users
 - passive vs. active use areas
 - restroom facilities
 - citizen input
 - adequacy of off-street parking
 - flexibility for programming activities
- Graphics -- design vignettes, conceptual streetscapes and other drawings, desirable plotting studies, illustrative lot layout prototypes, "good/bad" photograph comparisons, and other graphics will be included in the design standards.