

**CITY OF WOODLAND
300 FIRST STREET
WOODLAND, CALIFORNIA**

**CITY COUNCIL
CLOSED SESSION AGENDA**

JANUARY 18, 2011

5:00 P.M.

- A. CALL TO ORDER
- B. CLOSED SESSION
 - B.1 Conference with Real Property Negotiators, Pursuant to Section 54956.8
Property: APN 041 070 06
Agency Negotiator: City Manager and City Attorney
Negotiating Parties: Mark Deven, Andrew Morris and Forrest Family Trust
Under Negotiation: Price and Terms of Payment

**JOINT REGULAR CITY COUNCIL /
WOODLAND FINANCE AUTHORITY**

6:00 P.M.

- A. CALL TO ORDER
- B. ROLL CALL
- C. POSTING OF THE COLORS AND PLEDGE OF ALLEGIANCE
LED BY GS TROOP #1375
- D. COMMUNICATIONS-PUBLIC COMMENT (6:05)



**All times are
approximate**



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

E. COMMUNICATIONS–COUNCIL/STAFF STATEMENTS AND REQUESTS (6:08)

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

F. MINUTES (6:13)

[F.1 Adopt the Minutes of the Joint Regular City Council/Redevelopment Agency Board Meeting of September 7, 2010 and the Regular City Council Meeting of September 21, 2010](#)

[G. COMMUNICATIONS – WRITTEN \(6:15\)](#)

[G.1 Notice from Alcoholic Beverage Control of an Off-Sale General license for Nugget Market Inc., Food 4 Less located at 451 Pioneer Avenue, Woodland, CA 95776](#)

[G.2 Notice from Alcoholic Beverage Control of an On-Sale Beer and Wine license for Nugget Market Inc., Café Court at Nugget Market located at 157 Main Street, Woodland, CA 95695](#)

[G.3 Notice from Alcoholic Beverage Control of an On-Sale General Eating license for Red Robin Burger & Spirits Emporiums located at 2031 Bronze Star Drive, Woodland, CA 95776](#)

[G.4 Notice from Alcoholic Beverage Control of an Off-Sale General license for Rabbit Fueling Inc., Valero located at 300 West Street, Woodland, CA 95695](#)

H. COMMUNICATIONS – COMMITTEE REPORTS (6:17)

[H.1. Receive the Minutes of the Library Board of Trustees for November 18, 2010](#)



H.2 Receive the Minutes of the Woodland-Davis Clean Water Agency board of Directors Regular Meetings of October 28, 2010 and November 5, 2010

I. CONSENT CALENDAR (6:20)

1. Receive the Monthly Status Report from Public Works Department
2. Receive the Monthly Status Report from the Fire Department
3. Receive and Review the 2009-2010 Community Development Block Grant Consolidated Annual Performance and Evaluation Report
4. Adopt Ordinance Approving the Development Agreements between the City of Woodland and Cal West Investors, LLC and between City of Woodland and Cal West Seeds

J. PUBLIC HEARING (6:23)

5. Hold Public Hearing, Receive Public Comments; Consider Planning Commission's Recommendation and Adopt Resolution Approving the CEQA EIR Addendum; Adopt Resolution Amending the General Plan Deep Flooding Policy (5 minutes)
6. Hold Public Hearing on the New Woodland Partners Appeal and Approve Resolution to Uphold the Planning Commission's Action to Deny the New Woodland Partners General Plan Amendment Petition (10 minutes)
7. Hold Public Hearing on Chase Bank Building Design Appeal; Approve Resolution to Uphold the Planning Commission's Action to Approve the Chase Bank Design (15 minutes)
8. Hold Public Hearing on Pacific Neon Company Appeal; Approve Resolution to Uphold the Planning Commission's Action to Deny Appeal (10 minutes)

K. REPORTS OF THE CITY MANAGER (7:03)

9. Approve the Selection of the 2011 Community Service Award Nominees; Determine which Council Members will Present Awards to Selected Nominees (5 minutes)



10. Adopt Resolution Authorizing the Woodland-Davis Clean Water Agency to Proceed with Final Engineering of the Water Project Intake Facility (5 minutes)

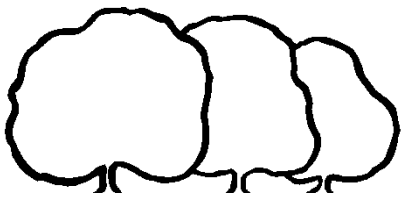
L. ADJOURN (7:13)

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority Session of the City Council of the City of Woodland scheduled for Tuesday, January 18, 2011 was posted on January 14, 2011 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

Ana B. Gonzalez, City Clerk

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

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



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: January 18, 2010

SUBJECT: Council Minutes

Report in Brief

Attached are the minutes of the following meetings:

September 7, 2010 - Joint Regular City Council/Redevelopment Agency Board Meeting
September 21, 2010 - Regular City Council Meeting

Recommendation for Action

Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Redevelopment Agency Board Meeting and Special Meeting as indicated.

Prepared by: Ana Gonzalez
City Clerk

Mark G. Deven
City Manager

Attachments: Minutes

MINUTES

CLOSED SESSION

SEPTEMBER 7, 2010

5:00 P.M.

CLOSED SESSION

At 5:01 p.m. Council met in Closed Session to discuss a Public Employee Appointment, pursuant to Section 54957 for the position of Chief of Police. Present at this session were Mayor Pimentel, Vice Mayor Davies, Council Members Dote, Marble (arrived at 5:05) and Monroe (arrived at 5:03), City Manager Deven, and City Attorney Morris.

Council also held a conference with Labor Negotiators, pursuant to Section 54957.6. The Agency Designated Representatives were William Avery, Amy Buck and Christine Engel. The Employee Organizations were the Woodland Mid-Management Association; the Woodland City Employees' Association; and the Woodland Professional Firefighters' Association. Present at this session were Mayor Pimentel, Vice Mayor Davies, Council Members Dote, Marble and Monroe, City Manager Deven, City Attorney Morris, Human Resources Analyst Engel.

JOINT CITY COUNCIL / REDEVELOPMENT AGENCY BOARD REGULAR SESSION

6:00 P.M.

CALL TO ORDER

At 6:12 p.m. Mayor Pimentel called the Joint Regular Session of the City Council and the Woodland Redevelopment Agency Board to order.

CLOSED SESSION ANNOUNCEMENT

Mayor Pimentel announced that Council had met in closed session regarding Public Employee Appointment for the position of Police Chief and to discuss labor negotiations. Staff was given direction.



ROLL CALL

COUNCIL MEMBERS PRESENT: Marlin Davies, Martie Dote, William Marble, Jeff Monroe, Artemio Pimentel

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Mark Deven, Andrew Morris, Sue Vannucci, Tod Reddish, Greg Meyer, Dan Bellini, Heather Muller, Michael Karoly, George Bierwirth, Cindy Norris, Paul Siegel, Kim McKinney, Cynthia Shallit, Elle Murphy

PLEDGE OF ALLEGIANCE

Mayor Pimentel invited all in attendance to join in the Pledge of Allegiance led by Dr. Jorge Ayala.

COMMUNICATIONS-PUBLIC COMMENT

Bernadette Murray said she sent an e-mail letter to the Council and indicated there is a Resolution for Proposition 22 on the Agenda and thanked the Council. Proposition 19 on the legalization of marijuana says that it is a safety issue and she disagrees. The taxation would far out way any other issues. She wants the delegates to the League of California Cities Conference to not support this Resolution.

COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

Council Member Dote attended Infrastructure Committee meeting and received update on water meters and consolidation with the City of Davis for surface water.

City Manager Deven reported that during the Month of August a new Library Services Director was appointed, Heather Muller.

MINUTES

On a motion by Council Member Monroe, seconded by Council Member Dote, and carried unanimously, Council approved the minutes of the regular City Council meetings of June 5, 2009, June 23, 2009, and September 1, 2009, the joint regular City Council and Redevelopment Agency Board meetings of June 16 and July 7, 2009, the joint



Special Closed Session of the Council and Redevelopment Agency Board of June 9, 2009, and the joint session of the City Councils of the Cities of Davis and Woodland of July 28, 2009.

COMMUNICATIONS – WRITTEN

Council received a notice from Pacific Gas and Electric Company regarding a rate change.

COMMUNICATIONS - COMMITTEE REPORTS

Council received the minutes of the Library Board of Trustees regular and closed session of July 7, 2010 and the regular session of July 22, 2010.

Council received the minutes of the Commission on Aging meeting of April 26, 2010, May 26, 2010 and June 30, 2010.

Council received the minutes of the Parks and Recreation Commission meetings of April 26, 2010, May 24, 2010, June 28, 2010 and joint Commission meeting with Commission on Aging of April 26, 2010.

PRESENTATIONS

On a motion by Council Member Monroe, seconded by Council Member Marble and carried unanimously, Council approved the following Proclamations as presented:

PROCLAMATION – INTERNATIONAL LITERACY DAY

Council proclaimed September 8, 2010 as International Literacy Day. Council Member Dote presented the Proclamation.

PROCLAMATION - PROSTATE CANCER AWARENESS MONTH

Council proclaimed September 2010 as Prostate Cancer Awareness Month. Vice Mayor Davies presented the Proclamation.

PROCLAMATION – MEXICAN INDEPENDENCE DAY BICENTENNIAL WEEK



Council proclaimed September 13-19, 2010 as Mexican Independence Day Bicentennial Week. Mayor Pimentel and Council Member Marble presented the Proclamation.

CONSENT CALENDAR

On a motion by Council Member Dote, seconded by Council Member Marble and carried unanimously, Council approved the following Consent Calendar items as presented:

MONTHLY STATUS REPORT – FIRE DEPARTMENT

Council received the Monthly Status Report from the Fire Department.

MONTHLY STATUS REPORT – COMMUNITY DEVELOPMENT

Council received the Monthly Status Report from Community Development.

CAPITAL BUDGET EXECUTION REPORT

Council received the Capital Projects Execution Report from Community Development.

TREASURER'S INVESTMENT REPORT

Council received the Quarterly Investment Report for April 2010, May 2010 and June, 2010.

PROJECTS 07-47, WELL 22 AND 08-32, WELL 15 - WATER WELL CONSTRUCTION CONTRACT

Council accepted as complete the Contract with Road Runner Drilling and Pump Company, Inc., for their work on replacement Water Wells 15 and 22, Phase I; authorized the City Clerk to file a Notice of Completion.

RESOLUTION 5134 – COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN



Council adopted Resolution 5134, a “Resolution of the City Council of the City of Woodland to Amend the Substantial Amendment of the PY 2008 Community Development Block Grant (CDBG) Action Plan” which would reprogram \$3,017 from the Vocational Assistance Program to the Yolo Wayfarer Center’s Meals Program; authorized the City Manager to execute any Agreements, Contracts or other documents with appropriate entities to reprogram the CDBG-R funds; authorized the Finance Officer to make the budget allocations as specified.

ELECTRICAL/ELECTRONICS/INSTRUMENTATION TECHNICIAN JOB DESCRIPTION

Council approved the revisions in the job description for the Electrical/Electronics/Instrumentation Technician job classification as described.

LEASE AGREEMENT - WOODLAND UNITED WAY

Council Member Monroe asked if this building could be sold as surplus property. City Manager Deven said the United Way is an organization that is a non-profit and use the property to help other non-profit organizations. It is a special circumstance. Council authorized the City Manager to sign a renew of a five year Lease Agreement between the City and the Woodland United Way for the City building located at 1017 Main Street.

PROCLAMATION – FAMILY DAY

Council proclaimed September 27, 2010 as “Family Day – A Day to Eat Dinner with Your Children”.

RESOLUTION 5135 - CONFLICT OF INTEREST CODE

Council adopted Resolution 5135, a “Resolution of the City Council of the City of Woodland Amending Conflict of Interest Code for Designated Positions and Incorporating by Reference the Fair Political Practices Commission Standard Model of Conflict of Interest Code”.

PURCHASE OF COMMUNICATIONS HELMETS AND HEADSETS FOR POLICE DEPARTMENT



Council approved an amendment to the Fiscal Year 2010-11 General Fund budget, allocated \$52,231; and authorized the purchase of forty-two MICH style integrated communications helmets and 42 tactical communication headsets, to be reimbursed by Homeland Security funds.

REPORTS OF THE CITY MANAGER

FALL COUNCIL AND STAFF WORKSHOP DATE

City Manager Deven indicated that Staff would like to hold a Council Workshop to discuss various issues before the Council. On a motion by Council Member Monroe, seconded by Council Member Dote and carried unanimously, Council scheduled a Study Session for 6:00 P.M. Tuesday, October 12, 2010 to discuss fiscal issues, organizational initiatives and service delivery levels in association with the Fiscal Year 2010-2011 General Fund Budget and updated Ten Year Financial Plan.

RESOLUTION 5136 - EMERGENCY OPERATIONS PLAN REVISION

Fire Chief Reddish said this is the revised Emergency Operations Plan and is greatly streamlined from the previous plan. The Plan establishes an emergency management organization and provided for standardized operations via SEMS and NIMS. The systems were adopted by both the State and Federal Government. There is no impact to the General Fund.

On a motion by Council Member Marble, seconded by Council Member Monroe and carried unanimously, Council adopted Resolution 5136, "A Resolution of the Woodland City Council Approving the City of Woodland's Emergency Operations Plan"; authorized the Mayor to sign the Letter of Promulgating stating the Council's support for the Plan.

GRAND JURY REPORT

City Attorney Morris said the Grand Jury looked at the fee for service program and has rendered a report. Some of the issues were not correct or factual. The City Council has the opportunity to issue a response and which would be adopted and those items that would not be adopted.



Council Member Monroe asked if the findings were correct and City Attorney Morris said he does stand by those findings. One of the findings was that the City cannot charge more than the cost to administer the program. We actually charge less.

On a motion by Council Member Marble, seconded by Council Member Monroe, and carried unanimously, Council approved the City's official response to the Grand Jury Report; authorized the Mayor to sign the letter of response on behalf of the City.

RESOLUTION 5137 - PROPOSITION 22, THE LOCAL TAXPAYER, PUBLIC SAFETY AND TRANSPORTATION PROTECTION ACT OF 2010

City Manager Deven said the State has not taken any substantive action on their budget and will continue to raid the local governments. Last year they borrowed \$1.3 million of our property taxes. We did obtain a loan and the State will reimburse the City. They have taken Redevelopment Funds and will not repay those funds.

Council Member Marble said this initiative continues to move forward and has been adopted and sponsored by many organizations State-wide. He urged citizens to report this.

Council Member Dote said some of the organizations have opted help and others are questionable. CSAC has taken no position. We are risking the State take of other agencies to support this Initiative. She said the State will still not make responsible decisions regarding the budget. Mayor Pimentel said this will stop the raiding of local funds.

On a motion by Vice Mayor Davies, seconded by Council Member Monroe, and carried unanimously, Council adopted Resolution 5137, "A Resolution in Support of Proposition 22, the Local Taxpayer, Public Safety, and Transportation Protection Act of 2010".

2010-2011 ANIMAL SERVICES AGREEMENT WITH COUNTY OF YOLO

Council Member Monroe recused himself from this item as he is an employee of the Sheriff's Department and left the Chambers.

Mayor Pimentel said this was an area we had thought we could reduce the costs and is there another way this could be funded. Chief Bellini indicated they



had checked with other entities and were not interested due to the numbers of animals the City has a need to address.

Vice Mayor Davies said one of the issues that came up was that we need to be more proactive in spaying and neutering, shots, etc. The real issue is the over-breeding of pets. These issues go hand in hand with the enforcement issues. We need to look at proactive programs.

On a motion by Vice Mayor Davies., seconded by Council Member Marble, and carried by the Members present, Council approved the Fiscal Year 2010-11 Agreement with the County of Yolo to provide Animal Control Services in the amount of \$439,555.

BOARD AND COMMISSION APPOINTMENTS

On a motion by Vice Mayor Davies, seconded by Council Member Dote, and carried unanimously, Council appointed David Geer to the Traffic Safety Commission.

On a motion by Council Member Marble, seconded by Council Member Monroe and carried unanimously, Council appointed B. J. Ford to the Historical Preservation Commission and Benjamin Garman to the Commission on Aging.

Council opted to hold on the appointment to the Personnel Board as all of the materials were not available for review. The item will return to the September 21, 2010 meeting.

JOINT CITY COUNCIL/REDEVELOPMENT AGENCY REPORT

AGENCY RESOLUTIONS 10-04 THROUGH 10-07/ CITY RESOLUTION 5138 PURCHASE AND SALE AGREEMENTS FOR WOODLAND COURTHOUSE PROJECT

On a motion by Council/Board Member Davies, seconded by Council/ Board Member Dote, and carried unanimously, the Council/Board adopted the following Resolutions and authorized the Purchase and Sale Agreement:

- Agency Resolution 10-04 - Resolution of the Redevelopment Agency of the city of Woodland Approving and Authorizing the Purchase of Land Located Within the Woodland Redevelopment Project Area Pursuant to a Vacant Land Purchase



Agreement and Joint Escrow Instructions
(Gillette; 1000 Main Street)

Agency Resolution 10-05 - Resolution of the Redevelopment Agency of the city of Woodland Approving and Authorizing the Purchase of Land Located Within the Woodland Redevelopment Project Area Pursuant to a Commercial Property Purchase Agreement and Joint Escrow Instructions (Garner Trust; 1021 Lincoln Avenue)

Agency Resolution 10-06 - Resolution of the Redevelopment Agency of the city of Woodland Approving and Authorizing the Purchase of Land Located Within the Woodland Redevelopment Project

Area Pursuant to a Vacant Land Purchase Agreement and Joint Escrow Instructions
(Fields – 1011 Lincoln Avenue)

Agency Resolution 10-07 - Resolution of the Redevelopment Agency of the city of Woodland Approving and Authorizing the Purchase of Land Located Within the Woodland Redevelopment Project Area Pursuant to a Vacant Land Purchase Agreement and Joint Escrow Instructions (City Property; 445 Fifth Street)

Council Resolution 5138 - Resolution of the City Council of the City of Woodland Approving and Authorizing the Execution of a Purchase and Sale Agreement Between the Redevelopment Agency of the City of Woodland and the City (445 Fifth Street, Woodland, CA)

ORDINANCE

ORDINANCE - APPROVE AMENDMENTS TO BUILDING UNIT ALLOCATION CODE LANGUAGE



Principle Planner Norris said the Ordinance is recommending two to allow an early release of the third and final BUA. This would move the release right after the second release. Also recommending maximum allocation at 2579 units to and would amend the zoning. Economic conditions have changed significantly since 2002 when this ordinance was put in place.

Council Member Dote understands the need for the total number of units was calculated based on needs and there was a concern about over running to general plan and the growth cap. She asked if there will be a mechanism to monitor that. Can we put amendment to remain in our cap. Planner Norris said the zoning change would be coming before the Council with an analyst.

Mayor Pimentel said we will not have a housing boom but to protect the integrity to the plan and growing no more than 2.7% and how is that calculated, by homes, by people. Maybe in a few years we will need to put the growth under the ordinance. City Attorney Morris suggested we bring the second section back at the next meeting. There is no immediate need and Art does not want it to conflict with the General Plan. Andy said the restrictions of the plans could be put into the

This item will return at the next meeting.

ADJOURN

At 6:58 p.m. Mayor Pimentel adjourned the joint regular City Council/Redevelopment Agency Board meeting.

Respectfully Submitted,

Susan L. Vannucci, Director of
Administrative Services

Adopted by Council:

MINUTES

CLOSED SESSION

SEPTEMBER 21, 2010

5:00 P.M.

CLOSED SESSION

At 5:03 p.m. Council held a Special Closed Session to confer with Real Property Negotiators pursuant to Section 54956.8 for the properties identified by Assessor's Parcel Numbers 042-03-012 and 027-36-010 and the property located at 42929 County Road 24. The Agency Negotiator was the City Manager and the negotiating parties, Mark Deven and OPDE US Corporation. Under negotiation were price and terms of payment. Present at this session were Mayor Pimentel, Vice Mayor Davies, Council Members Dote (arrived at 5:07), Marble and Monroe, City Manager Deven, City Attorney Morris, and Economic Development Manager Ross.

Council also held a conference with Labor Negotiators, pursuant to Section 54957.6. The Agency Designated Representatives were William Avery, Amy Buck and Christine Engel. The Employee Organizations were the Woodland Mid-Management Association; the Woodland City Employees' Association; and the Woodland Professional Firefighters' Association. Present at this session were Mayor Pimentel, Vice Mayor Davies, Council Members Dote, Marble and Monroe, City Manager Deven, City Attorney Morris, Human Resources Manager Buck Human Resources Analyst Engel.

REGULAR SESSION

6:00 P.M.

CALL TO ORDER

At 6:07 p.m. Mayor Pimentel called the Joint Regular Session of the City Council and the Woodland Redevelopment Agency Board to order.

CLOSED SESSION ANNOUNCEMENT

Mayor Pimentel announced that Council had met in closed session regarding real property negotiations and to discuss labor negotiations. Staff was given direction.



ROLL CALL

COUNCIL MEMBERS PRESENT: Marlin Davies, Martie Dote, William Marble, Jeff Monroe, Artemio Pimentel

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Mark Deven, Andrew Morris, Sue Vannucci, Greg Meyer, Dan Bellini, Heather Muller, Kim McKinney, Lynn Johnson, Paul Siegel, Tod Reddish, Wendy Ross

PLEDGE OF ALLEGIANCE

Mayor Pimentel invited all in attendance to join in the Pledge of Allegiance led by City Attorney Andrew Morris.

COMMUNICATIONS-PUBLIC COMMENT

Christine Shewmaker, representing the League of Women Voters advised Council of an upcoming event they are sponsoring to be held on October 6, 2010 from 7:00 to 9:00 p.m. on "Climate Change and Water". Various experts in the field will be speaking.

Bette Racki asked about that the closure of the Brooks Pool during the winter for the water aerobics program. Citizens pay for the pool usage with taxes and fees. They want the funds from the additional sales tax measure to be used for the pool so the water aerobics participants can have their program. City Manager Deven said when the Council cut the necessary fund to balance the budget, one of the things omitted was adding back part-time staff required to supervise these programs. He and staff are working on this and advised Council it will take a couple of weeks to find the funds for this program.

Donna Horgan has been doing water aerobics and feels that this is a good way to exercise for those who need low impact methods. The program brought in \$115,000 and it went into the General Fund.

Vice Mayor Davies asked that the Lifeguard continue for those weeks until the funding is found. City Manager Deven said the closure was to take affect on October 1st and the funding should be cleared by that date.



COMMUNICATIONS—COUNCIL/STAFF STATEMENTS AND REQUESTS

Council Member Marble attended the League of California Cities Annual Conference as a delegate and one of the primary topics was transparency in government in light of the City of Bell scandal. Pension reform and stimulus fund usage and accounting were other issues discussed. A Resolution was passed relating to unfunded State mandates as was a Resolution on texting while driving. A great deal of discussion was held on Assembly Bill 32 and Senate Bill 375 but the delegation deferred those items.

He requested coordination of a presentation by Dr. Eric Mische, General Manager of the Woodland/Davis Clean Water Agency. The Water Resources Agency Board discussed a five county Memorandum of Understanding involving water to allow us to develop a Inter-Regional Water Management Plan.

Mayor Pimentel congratulated Council Member Marbel on his election to the League of California Cities Board of Directors.

MINUTES

On a motion by Council Member Marble, seconded by Council Member Dote and carried unanimously, Council approved the minutes of the September 1, 2009 and September 15, 2009 regular sessions; the October 6, 2009 joint Council, Redevelopment Agency Board, Woodland Finance Authority Board regular session; the October 20, 2009 regular session; and the October 27, 2009 special closed session of the Council.

COMMUNICATIONS – WRITTEN

Council received notice from Pacific Gas and Electric Company regarding a change in rates. Council Member Dote said P. G. & E. is charging users for a rate study they conducted.

COMMUNICATIONS - COMMITTEE REPORTS

Council received the minutes of the Yolo Emergency Communications Agency meetings of May 5, June 2 and July 15, 2010.

Council received the minutes of the Davis Woodland Surface Water Project Joint Powers Authority meeting of June 17, 2010.



CONSENT CALENDAR

On a motion by Council Member Monroe, seconded by Council Member Marble and carried unanimously, Council approved the following Consent Calendar item as presented:

MONTHLY STATUS REPORT – PUBLIC WORKS

Council received the Monthly Status Report from Public Works.

REPORTS OF THE CITY MANAGER

MEASURE E SPENDING PLAN

Finance Officer McKinney said the Measure E adopted spending plan allocated originally allocated \$67 million to various areas as approved by the voters in the advisory measures. Those divisions were reallocated when it was determined that the sales tax revenues would not be as expected. There are significant reductions in the anticipated revenues. The City assumes some moderate growth but the projections on sales tax is not anticipated to increase. The new projected revenue for the life of the tax is anticipated to be at \$48 million.

The advisory measures were approved allotting a minimum of \$30.2 million or 45% for road rehabilitation; funding for Community and Senior Center Phase II, Sports Park and renovation and improvements of parks, recreation facilities and pools; and funding for expansions of the Library, City Hall and the Opera House.

Factors considered and recommendations for the reallocation of the anticipated funds included:

Road Maintenance - no changes to the \$30.2 million guaranteed to road projects, thus 63% of total Measure E revenues;

Community Senior Center Phase II/Sports Park Phase I - no changes to the previous allocation to these projects. These projects were funded by issuance of external debt;

Opera House - recommended to be \$2.37 million, down from the \$2.8 million approved by Council in May 2008;



Rehabilitation for Parks/Facilities/ Pools - reduced to \$3.75 million, a decrease of \$4.4 million from the 2008 allocation. Staff is recommending that the allocation to these projects be increased to \$5.9 million, with the difference coming from the Civic Center Expansion project;

Library Renovation - Completed in 2007-08 and 2008-09. The revised allocation to that project would have resulted in an allocation of \$222,000. Since the expenditures were already completed, the allocation was increased to reflect those amounts; the additional revenue was reallocated by reducing the Civic Center Expansion Project.

Sports Park other – was intended to pay for further expansion of the Community Sports Park. It is recommended that the allocation of ~\$2.47 million be applied to the Library Expansion Project;

Library Expansion - the revised assumption would have been reduced to \$1.7 million, \$2 million less than the 2008 update and other funding sources are not available. Staff is recommending that the allocation be increased by \$2.47 million for a total allocation of \$3.8 million.

Civic Center Expansion - originally intended to be funded through a combination of Major Projects Financing Plan and Measure E funds. The project was removed from funding in 2008. Staff is recommending that the allocation for this project, with the exception of the money already spent, be allocated instead to park facility rehabilitation projects.

Council is asked to consider two options: (1) review and approve the updated Measure E Spending Plan, which reduces estimated revenues down to \$48 million and alters the allocation of these resources among the various projects; or (2) review and approve the updated Measure E Spending Plan, which reduces estimated revenues down to \$48 million and does not change the methodology for allocation of these resources among the various projects.

Council Member Monroe asked if there is a fund to replace the fields at the sports parks as they age and City Manager Deven said there is not. Staff has recommended that these funds go to the Library expansion project. Council Member Monroe asked if the Library is expanded, what will be the maintenance and staff costs to manage that facility. City Manager Deven said until a strategy to fund that expansion is in place, the Library Project will not be funded and scheduled in the ten year Capital Improvement Project will not move forward.



Council Member Marble said it appears the completion of the Community and Senior Center and the Sports Park will be pushed out until 2015 and will be covered by Measure E funds at that time. Finance Officer McKinney agreed.

Vice Mayor Davies proposed that a contract was made with the community on roads, parks, the Library and the Opera House. Staff has done what they can do to determine actual available revenues and the City needs to slow down the expenditures in the Capital Improvement Program. We should set the fund aside to cover these programs and keep the money in abeyance for flexibility purposes.

Council Member Dote asked if there has been any feedback from the Opera House Board. City Manager Deven said the Board is looking at the proposed funds to see if they can maintain the project within the proposed funding allocation. The Opera House Board has put the project out to bid to determine if they have sufficient funds.

Council Member Marble asked if the Measure E report could come to Council for revision more often than the two year cycle presently in place. City Manager Deven said it could come more often and is already seen in the annual Capital Improvement Program reports. Council Member Marble said our projected revenues have gone from \$68 million to \$48 million. Should the economy continue to slide and we drop below \$48 million how will the City address that. City Manager Deven said at this time there is no plan in place. We need to keep our contract with the community but would need further internal discussion with staff should the revenues continue to decline. Council Member Marble would like to be flexible if the economy does continue to slide. We should have this back on the table in an effort to respond to that possibility and need to leave ourselves room to disengage the projects identified should that happen. We need to have the ability to shrink further if the need arises. City Manager Deven feels there is room to adjust if as needed because we have pushed many projects to the back end of the ten year plan so that we have money available before we spend it.

Mayor Pimentel said that when the City first proposed phases of construction on the Sports Park, Phase I was not completed because as one field that was left undone. Finance Officer McKinney said when we went out to bid the costs for the fields came in higher and the City could not finish the sixth field. Mayor Pimentel said we are reducing all of the other areas, but are proposing funding the expansion of the Library at 100% as an additional project, but are not completing the original Phase I of the Sports Park. We have no way of maintaining or replacing those fields which get a large amount of use. He also has issues with the Opera House but cannot change the allocation at this time.



Council Member Dote said these projects will need to go out to bid at some point and we need to have funds in place before we proceed. Council Member Monroe agreed and would like a fund to keep in place for upkeep of what we have at the Community and Senior Center. Vice Mayor Davies said if we use the funds for roads, we cannot maintain other facilities.

Council Member Dote said un-programmed reserve is a good idea. Finance Office McKinney said the road projects are programmed for the end of the Capital Improvement Program in 2016.

Council Member Monroe said there are many sources of funds for road projects, but not for the other projects. Council Member Marble would like staff to look at this further and return with a proposal for reserve funds using some of the anticipated income from Measure E.

Mayor Pimentel asked City Manager Deven to look at options. City Manager Deven said it appears that Council would like a \$2 million reserve. He will work with staff and return with an established reserve with a source. Mayor Pimentel is not comfortable with the expansion of the Library when other areas are being cut. Council Member Monroe agreed that we should not be expanding the Library without identified funds to maintain and staff the increased facility.

Bobby Harris congratulated Council for recommending the re-evaluation of the Measure E spending plan.

Ineke Dewit thanked the Council for consideration of keeping the Brooks Pool open. She asked why Measure E does not have funds identified to keep the pool open. She wants to use that money for that. Mayor Pimentel said there is some money for the Brooks Pool and there is a proposal of \$5.8 for the parks some of which is for the pool. City Manager Deven will provide a timeline for the funding of the Brooks Pool and when that funding will be in place.

PERSONNEL BOARD

On a motion by Council Member Dote, seconded by Council Member Monroe and carried unanimously, Council appointed Richard DeLiberty to the Personnel Board, effective immediately.



RESOLUTION 5139 - NEGOTIATION AGREEMENT WITH OPDE GROUP

Redevelopment Manager Ross said there have been discussions for a month or so regarding placement of a solar array on City property. It is important to move ahead with an Agreement now because there will be a change to the process beginning on October 1. The parcels under consideration are the Woodland Regional Park on County Road 102, Road 25 and Road 25A, the old Wastewater Treatment Plant on the Northwest corner of East Beamer Street and County Road 102, the recently retired Wastewater Treatment Plant ponds North of the current Wastewater Treatment Plant and a portion of the site leased to Pacific Coast Producers East of the Wastewater Treatment Plant/Gateway Shopping Center. The timeline is very important. The organization is prepared to move forward immediately. We need to do our due diligence to determine the sites best suited. She listed the opportunities and said there will be no cost to the City and the company has offered a deposit.

Council Member Marble said we are not endorsing the land but only entering into an Agreement. Manager Ross said we are only interested in pursuing the opportunity.

Vice Mayor Davies asked about the background, strength and stability of this company. We need to do our due diligence.

Bob Schneider is a Senior Policy Advisor from Tuleyome. Their Mission is to protect wild heritage, work on conservation, land stewardship, and do outreach. They strongly support solar capabilities but are concerned about the Woodland Regional Park site and wish it to be removed from the consideration.

Mary Ann Showers is Botanist from Davis and does not want the Woodland Regional Park to be used for the solar panels. There are plants in the Park that are endangered such as the Bird's Beak and the closeness of the property to Willow Slough will affect the Swainson's Hawk population should panels be installed.

Glen Housted, Board Member of Tuleyome, said they and have brought in \$75,000 of Federal funds. The City has promised to protect this site. This is a critical piece of land to the national heritage. There are endangered and rare species at this site.

Ellen Dean, Ph. D. from the University of California does plant identification for the entire State. She did a report for the City for free last year and distributed copies for the Council.



Vice Mayor Davies has not looked at the Regional Park to see if we could protect the property but also accommodate the solar panels. The parcel North of the City at Kentucky, Beamer and County Road 102 is part of our industrial area,

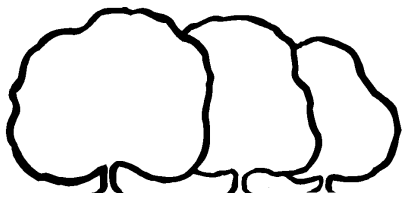
On a motion by Vice Mayor Davies, seconded by Council Member Marble and carried unanimously, Council adopted Resolution 5139, a “Resolution Authorizing the City Manager to Enter into an Exclusive Negotiating Agreement Associated with a Lease of Identified City Owned Parcels for a Photovoltaic Facility”, with OPDE US Corporation (Developer), a photovoltaic facility developer and proceed with the initial steps in developing one or more solar power plants on identified City owned parcels and further, give the City Manager the authority to extend the term of the ENA consistent with the terms of the Agreement. The motion included removal of the parcel on Kentucky, E. Beamer, and County Road 102.

ADJOURN

At 7:24 p.m., Mayor Pimentel adjourned the regular meeting of the Council.

Sue Vannucci, Director of Administrative Services

Adopted by Council:



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: January 18, 2011

SUBJECT: Council Communications

Report in Brief

Attached is a communication received since the last meeting that Council should be made aware of:

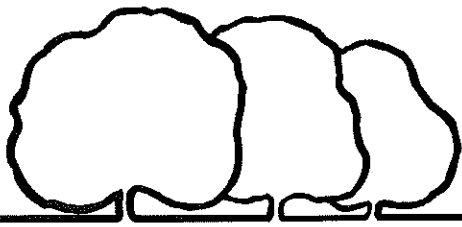
1. Notice from Alcoholic Beverage Control of an Off-Sale General license for Nugget Market Inc., Food 4 Less located at 451 Pioneer Avenue, Woodland, CA 95776.
2. Notice from Alcoholic Beverage Control of an On-Sale Beer and Wine license for Nugget Market Inc., Café Court at Nugget Market located at 157 Main Street, Woodland, CA 95695
3. Notice from Alcoholic Beverage Control of an On-Sale General Eating license for Red Robin Burger & Spirits Emporiums located at 2031 Bronze Star Drive, Woodland, CA 95776
4. Notice from Alcoholic Beverage Control of an Off-Sale General license for Rabbit Fueling Inc., Valero located at 300 West Street, Woodland, CA 95695

This item is for your information only.

Prepared by: Ana Gonzalez
City Clerk

Mark G. Deven
City Manager

Attachments: Notices



City of Woodland

ALCOHOLIC BEVERAGE CONTROL CHECKLIST

Name of Business Nugget Market, Inc.

Type of License Off-Sale General File No. 324361

Physical Location 451 Pioneer Ave., Woodland 95776

Mailing Address: ☐ Same/Other 160 Court St., Woodland 95695

Transferor Name _____ New Owner/Manager _____

Received by City Clerk 11/29/10 Date Sent to Police Dept. _____

Application Reviewed by **Police Department** Mini Garcia Higgins
Contact Name

Recommend Approval: ☒ Recommend Denial: ☐ Comments on Attached Sheet(s): ☒

Comments Included Here ☐ _____

Application Reviewed by **Community Development** _____

Recommend Approval: ☐ Recommend Denial: ☐ Comments on Attached Sheet(s): ☐

Comments Included Here ☐ _____

Upcoming Council Meeting Dates and Deadlines for Submission:

Submission Date _____ for inclusion at 1.18.11 Council Meeting

Submission Date _____ for inclusion at _____ Council Meeting

Submission Date _____ for inclusion at _____ Council Meeting

Returned to City Clerk on _____ Council Action Taken _____

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)

ABC 211 (6/99)

TO: Department of Alcoholic Beverage Control
 3321 POWER INN RD
 SUITE 230
 SACRAMENTO, CA 95826
 (916) 227-2002

File Number: 324361
 Receipt Number: 2030013
 Geographical Code: 5703
 Copies Mailed Date: November 22, 2010
 Issued Date:

DISTRICT SERVING LOCATION: SACRAMENTO

First Owner: NUGGET MARKET INC
 Name of Business: FOOD 4 LESS
 Location of Business: 451 PIONEER AVE
 WOODLAND, CA 95776

County: YOLOIs Premise inside city limits? Yes Census Tract 0112.05

Mailing Address: 168 COURT ST
 (If different from premises address) WOODLAND, CA 95695

Type of license(s): 21Transferor's license/name: Dropping Partner: Yes No X

License Type	Transaction Type	Fee Type	Master	Dup	Date	Fee
21 - Off-Sale General	STOCK TRANSFER MULTIPLE	NA	Y	0	11/19/10	\$100.00
Total						\$100.00

Have you ever been convicted of a felony? No

Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the Department pertaining to the Act? No

Explain any "Yes" answer to the above questions on an attachment which shall be deemed part of this application.

Applicant agrees (a) that any manager employed in an on-sale licensed premises will have all the qualifications of a licensee, and (b) that he will not violate or cause or permit to be violated any of the provisions of the Alcoholic Beverage Control Act.

STATE OF CALIFORNIA County of YOLODate: November 19, 2010

Under penalty of perjury, each person whose signature appears below, certifies and says: (1) He is an applicant, or one of the applicants, or an executive officer of the applicant corporation, named in the foregoing application, duly authorized to make this application on its behalf; (2) that he has read the foregoing and knows the contents thereof and that each of the above statements therein made are true; (3) that no person other than the applicant or applicants has any direct or indirect interest in the applicant or applicant's business to be conducted under the license(s) for which this application is made; (4) that the transfer application or proposed transfer is not made to satisfy the payment of a loan or to fulfill an agreement entered into more than ninety (90) days preceding the day on which the transfer application is filed with the Department or to gain or establish a preference to or for any creditor or transferor or to defraud or injure any creditor of transferor; (5) that the transfer application may be withdrawn by either the applicant or the licensee with no resulting liability to the Department.

Applicant Name(s)

Applicant Signature(s)

NUGGET MARKET INCSee 211 Signature Page

RECEIVED
 NOV 29 2010
 CITY CLERK'S OFFICE



DAN BELLINI
CHIEF OF POLICE

City of Woodland
POLICE DEPARTMENT

Date: November 30, 2010

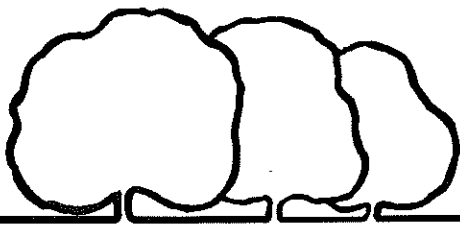
To: Community Development
Debbie Flemmer

From: Community Service Officer
Mini Garcia Higgins *11/30/10*

Re: Nugget Market Inc. file # 324361
Food 4 Less

The Woodland Police Department does not have any concerns with this change. Prior conditions will transfer.





City of Woodland

ALCOHOLIC BEVERAGE CONTROL CHECKLIST

Name of Business Nugget Market, Inc.

Type of License On-Sale Beer & Wine - STOCK TRANSFER File No. 386550

Physical Location 157 Main St. A, Woodland 95695

Mailing Address: ☐ Same/Other 168 Court St., Woodland 95695

Transferor Name _____ New Owner/Manager _____

Received by City Clerk 11/29/10 Date Sent to Police Dept. _____

Application Reviewed by **Police Department** Mini Garcia Higgins
Contact Name

Recommend Approval: ☒ Recommend Denial: ☐ Comments on Attached Sheet(s): ☒

Comments Included Here ☐ _____

Application Reviewed by **Community Development** Linda Dehner
Contact Name

Recommend Approval: ☒ Recommend Denial: ☐ Comments on Attached Sheet(s): ☐

Comments Included Here ☐ _____

Upcoming Council Meeting Dates and Deadlines for Submission:

Submission Date _____ for inclusion at 1.18.11 Council Meeting

Submission Date _____ for inclusion at _____ Council Meeting

Submission Date _____ for inclusion at _____ Council Meeting

Returned to City Clerk on _____ Council Action Taken _____

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)

ABC 211 (6/99)

TO: Department of Alcoholic Beverage Control
3321 POWER INN RD
SUITE 230
SACRAMENTO, CA 95826
(916) 227-2002

File Number: **386550**
Receipt Number: **2030013**
Geographical Code: **5703**
Copies Mailed Date: **November 23, 2010**
Issued Date:

DISTRICT SERVING LOCATION: **SACRAMENTO**

First Owner: **NUGGET MARKET INC**
Name of Business: **CAFE COURT AT NUGGET MARKET**

Location of Business: **157 MAIN ST A**
WOODLAND, CA 95695

County: **YOLO**Is Premise inside city limits? **Yes** Census Tract **0109.02**

Mailing Address: **168 COURT ST**
(If different from **WOODLAND, CA 95695**
premises address)

Type of license(s): **41**Transferor's license/name: Dropping Partner: Yes ☐ No ☒

License Type	Transaction Type	Fee Type	Master	Dup	Date	Fee
41 - On-Sale Beer And Wine	STOCK TRANSFER	NA	Y	0	11/19/10	\$150.00
Total						\$150.00

Have you ever been convicted of a felony? **No**

Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the
Department pertaining to the Act? **No**

Explain any "Yes" answer to the above questions on an attachment which shall be deemed part of this application.

Applicant agrees (a) that any manager employed in an on-sale licensed premises will have all the qualifications of a licensee, and (b) that he will not violate or cause or permit to be violated any of the provisions of the Alcoholic Beverage Control Act.

STATE OF CALIFORNIA County of YOLO

Date: November 19, 2010

Under penalty of perjury, each person whose signature appears below, certifies and says: (1) He is an applicant, or one of the applicants, or an executive officer of the applicant corporation, named in the foregoing application, duly authorized to make this application on its behalf; (2) that he has read the foregoing and knows the contents thereof and that each of the above statements therein made are true; (3) that no person other than the applicant or applicants has any direct or indirect interest in the applicant or applicant's business to be conducted under the license(s) for which this application is made; (4) that the transfer application or proposed transfer is not made to satisfy the payment of a loan or to fulfill an agreement entered into more than ninety (90) days preceding the day on which the transfer application is filed with the Department or to gain or establish a preference to or for any creditor or transferor or to defraud or injure any creditor of transferor; (5) that the transfer application may be withdrawn by either the applicant or the licensee with no resulting liability to the Department.

Applicant Name(s)

Applicant Signature(s)

NUGGET MARKET INC

See 211 Signature Page

RECEIVED
NOV 29 2010
CITY CLERK'S OFFICE



City of Woodland

POLICE DEPARTMENT

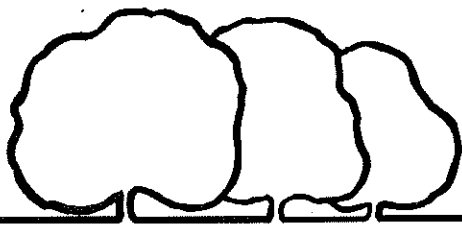
Date: November 30, 2010

To: Community Development
Debbie Flemmer

From: Community Service Officer
Mini Garcia Higgins

Re: Nugget Market Inc.
Café Court at Nugget Market *File # 350550*

The Woodland Police Department does not have any concerns with this change. Prior conditions will transfer.



City of Woodland

ALCOHOLIC BEVERAGE CONTROL CHECKLIST

Name of Business Red Robin Burger & Spirits Emporium

Type of License On-Sale Gen. Eating - Inter-Co Transfer File No. _____
Annual Fee _____

Physical Location 2031 Bronze Star Dr., Woodland 95776

Mailing Address: ☐ Same/Other 6312 S. Fiddlers Green Cr. #200N
Greenwood Village, CO 80111-4916

Transferor Name Red Robin Burger & Spirits Emporium New Owner/Manager _____

Received by City Clerk 11/29/10 Date Sent to Police Dept. _____

Application Reviewed by **Police Department** Nini Garcia Higgins
Contact Name

Recommend Approval: ☒ Recommend Denial: ☐ Comments on Attached Sheet(s): ☒

Comments Included Here ☐ _____

Application Reviewed by **Community Development** Paul Scharr
Contact Name

Recommend Approval: ☒ Recommend Denial: ☐ Comments on Attached Sheet(s): ☐

Comments Included Here ☐ _____

Upcoming Council Meeting Dates and Deadlines for Submission:

Submission Date _____ for inclusion at 1.18.11 Council Meeting

Submission Date _____ for inclusion at _____ Council Meeting

Submission Date _____ for inclusion at _____ Council Meeting

Returned to City Clerk on _____ Council Action Taken _____

Department of Alcoholic Beverage Control
APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)
ABC 211 (6/99)

State of California

TO: Department of Alcoholic Beverage Control
3321 POWER INN RD
SUITE 230
SACRAMENTO, CA 95826
(916) 227-2002

File Number: 504639
Receipt Number: 2029629
Geographical Code: 5703
Copies Mailed Date: November 17, 2010
Issued Date:

DISTRICT SERVING LOCATION: SACRAMENTO

First Owner: **RED ROBIN BURGER & SPIRITS EMPORIUMS**
Name of Business: **RED ROBIN BURGER & SPIRITS EMPORIUMS**
Location of Business: **2031 BRONZE STAR DR
WOODLAND, CA 95776**

County: **YOLO**

Is Premise inside city limits? **Yes** Census Tract **0012.06**

Mailing Address: **6312 S FIDDLERS GREEN CIRCLE
(If different from #200N
premises address) GREENWOOD VILLAGE, CO 80111-4916**

Type of license(s): **47**

Transferor's license/name: **275601 / RED ROBIN BURGER &
SPIRITS EMPORIUMS**

Dropping Partner: Yes ☐ No ☒

License Type	Transaction Type	Fee Type	Master	Dup	Date	Fee
47 - On-Sale General Eating	INTER-COUNTY TRANSFER	NA	Y	0	11/17/10	\$5,000.00
47 - On-Sale General Eating	ANNUAL FEE	P40	Y	0	11/17/10	\$876.00
Total						\$5,876.00

Have you ever been convicted of a felony? **No**

Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the Department pertaining to the Act? **No**

Explain any "Yes" answer to the above questions on an attachment which shall be deemed part of this application.

Applicant agrees (a) that any manager employed in an on-sale licensed premises will have all the qualifications of a licensee, and (b) that he will not violate or cause or permit to be violated any of the provisions of the Alcoholic Beverage Control Act.

STATE OF CALIFORNIA County of **YOLO**

Date: **October 4, 2010**

Under penalty of perjury, each person whose signature appears below, certifies and says: (1) He is an applicant, or one of the applicants, or an executive officer of the applicant corporation, named in the foregoing application, duly authorized to make this application on its behalf; (2) that he has read the foregoing and knows the contents thereof and that each of the above statements therein made are true; (3) that no person other than the applicant or applicants has any direct or indirect interest in the applicant or applicant's business to be conducted under the license(s) for which this application is made; (4) that the transfer application or proposed transfer is not made to satisfy the payment of a loan or to fulfill an agreement entered into more than ninety (90) days preceding the day on which the transfer application is filed with the Department or to gain or establish a preference to or for any creditor or transferor or to defraud or injure any creditor of transferor; (5) that the transfer application may be withdrawn by either the applicant or the licensee with no resulting liability to the Department.

Applicant Name(s)

Applicant Signature(s)

RED ROBIN BURGER & SPIRITS EMPORIUMS

See 211 Signature Page

RECEIVED

NOV 29

CITY CLERK'S OFFICE

"Proud To Serve"



DAN BELLINI
CHIEF OF POLICE

City of Woodland
POLICE DEPARTMENT

Date: November 30, 2010

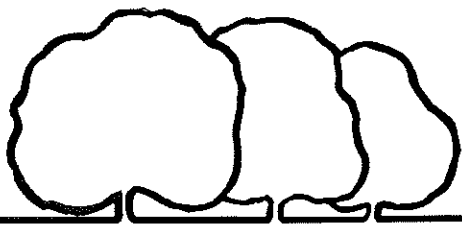
To: Community Development
Debbie Flemmer

From: Community Service Officer
Mini Garcia Higgins *M. Higgins*

Re: Red Robin Burger and Spirits File # 504639

The Woodland Police Department does not have any concerns with this change. Prior conditions will transfer.





City of Woodland

ALCOHOLIC BEVERAGE CONTROL CHECKLIST

Name of Business Rabbit Fueling Inc. - VALERO

Type of License Off-Sale General File No. 504363

Physical Location 300 West St., Woodland 95695

Mailing Address: ☐ Same/Other 1624 Vandenberg Cr., Suisun City 94585

Transferor Name _____ New Owner/Manager _____

Received by City Clerk 12/2/10 Date Sent to Police Dept. 12/2/10

Application Reviewed by **Police Department** Mini Foxworth Higgins & Captain Bierwirth
Contact Name

Recommend Approval: ☐ Recommend Denial: ☒ Comments on Attached Sheet(s): ☐

Comments Included Here ☒ Please see attached documents

Application Reviewed by **Community Development** [Signature]
Contact Name

Recommend Approval: ☒ Recommend Denial: ☐ Comments on Attached Sheet(s): ☐

Comments Included Here ☐ _____

Upcoming Council Meeting Dates and Deadlines for Submission:

Submission Date _____ for inclusion at _____ Council Meeting

Submission Date _____ for inclusion at _____ Council Meeting

Submission Date _____ for inclusion at _____ Council Meeting

Returned to City Clerk on _____ Council Action Taken _____

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)

ABC 211 (6/99)

TO: Department of Alcoholic Beverage Control
3321 POWER INN RD
SUITE 230
SACRAMENTO, CA 95826
(916) 227-2002

File Number: **504363**
Receipt Number: **2031002**
Geographical Code: **5703**
Copies Mailed Date: **November 30, 2010**
Issued Date:

DISTRICT SERVING LOCATION: SACRAMENTO

First Owner: **RABBIT FUELING INC**
Name of Business: **VALERO**
Location of Business: **300 WEST ST**
WOODLAND, CA 95695-3144

County: **YOLO**Is Premise inside city limits? **Yes** Census Tract **0109.02**

Mailing Address: **1624 VANDENBERG CIR**
(If different from
premises address) **SUISUN CITY, CA 94585**

Type of license(s): **21**

Transferor's license/name: Dropping Partner: Yes___ No___

<u>License Type</u>	<u>Transaction Type</u>	<u>Fee Type</u>	<u>Master</u>	<u>Dup</u>	<u>Date</u>	<u>Fee</u>
21 - Off-Sale General	ANNUAL FEE	NA	Y	0	11/30/10	\$582.00
Total						\$582.00

Have you ever been convicted of a felony? **No**

Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the
Department pertaining to the Act? **No**

Explain any "Yes" answer to the above questions on an attachment which shall be deemed part of this application.

Applicant agrees (a) that any manager employed in an on-sale licensed premises will have all the qualifications of a licensee, and (b) that he will not violate or cause or permit to be violated any of the provisions of the Alcoholic Beverage Control Act.

STATE OF CALIFORNIA County of **YOLO**Date: **September 30, 2010**

Under penalty of perjury, each person whose signature appears below, certifies and says: (1) He is an applicant, or one of the applicants, or an executive officer of the applicant corporation, named in the foregoing application, duly authorized to make this application on its behalf; (2) that he has read the foregoing and knows the contents thereof and that each of the above statements therein made are true; (3) that no person other than the applicant or applicants has any direct or indirect interest in the applicant or applicant's business to be conducted under the license(s) for which this application is made; (4) that the transfer application or proposed transfer is not made to satisfy the payment of a loan or to fulfill an agreement entered into more than ninety (90) days preceding the day on which the transfer application is filed with the Department or to gain or establish a preference to or for any creditor or transferor or to defraud or injure any creditor of transferor; (5) that the transfer application may be withdrawn by either the applicant or the licensee with no resulting liability to the Department.

Applicant Name(s)

Applicant Signature(s)

RABBIT FUELING INC**RECEIVED****DEC 02 2010****CITY MANAGER'S OFFICE**



DAN BELLINI
CHIEF OF POLICE

City of Woodland **POLICE DEPARTMENT**

December 8, 2010

Alcohol Beverage Control
Investigator Manjeet McCarthy
3321 Power Inn Road Suite 230
Sacramento, CA 95826

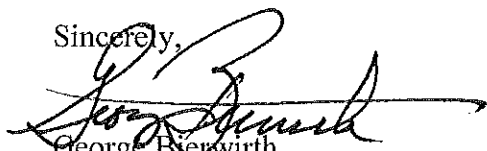
RE: File 504363
Rabbit Fueling Inc
Valero
300 West Street
Woodland, CA 95695

On July 6th 2010 a Public Convenience or Necessity (P C or N) was approved on this business. Through the process of the Conditional Use Permit issued in 2002 this businesses has previously been approved for the sales of Alcohol. Through this, the license type which was recommended was Type 20, which allows for the sale of beer and wine only.

The Woodland Police Department recognizes the applicants need to compete with other businesses with in the immediate area, however through the Conditional Use Permit (CUP) process and the approval of the Public Convenience or Necessity, Rabbit Fueling is only allowed a type 20. We are not in favor of a Type 21 license due to the over concentration of alcohol license in the vicinity.

Should you have any questions, please contact Mini Garcia Higgins at 530-661-7854 or mini.higgins@cityofwoodland.org

Sincerely,



George Bierwirth
Police Captain



APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)

ABC 211 (6/99)

TO: Department of Alcoholic Beverage Control
3321 POWER INN RD
SUITE 230
SACRAMENTO, CA 95826
(916) 227-2002

File Number: **504363**
Receipt Number: **2031002**
Geographical Code: **5703**
Copies Mailed Date: **November 30, 2010**
Issued Date:

DISTRICT SERVING LOCATION: **SACRAMENTO**

First Owner: **RABBIT FUELING INC**
Name of Business: **VALERO**
Location of Business: **300 WEST ST**
WOODLAND, CA 95695-3144

County: **YOLO**Is Premise inside city limits? **Yes** Census Tract **0109.02**

Mailing Address: **1624 VANDENBERG CIR**
(If different from **SUISUN CITY, CA 94585**
premises address)

Type of license(s): **21**Transferor's license/name: Dropping Partner: Yes ☐ No ☐

<u>License Type</u>	<u>Transaction Type</u>	<u>Fee Type</u>	<u>Master</u>	<u>Dup</u>	<u>Date</u>	<u>Fee</u>
21 - Off-Sale General	ANNUAL FEE	NA	Y	0	11/30/10	\$582.00
Total						\$582.00

Have you ever been convicted of a felony? **No**

Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the
Department pertaining to the Act? **No**

Explain any "Yes" answer to the above questions on an attachment which shall be deemed part of this application.

Applicant agrees (a) that any manager employed in an on-sale licensed premises will have all the qualifications of
a licensee, and (b) that he will not violate or cause or permit to be violated any of the provisions of the Alcoholic
Beverage Control Act.

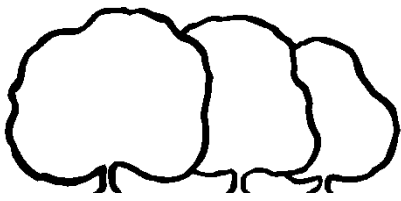
STATE OF CALIFORNIA County of **YOLO**Date: **September 30, 2010**

Under penalty of perjury, each person whose signature appears below, certifies and says: (1) He is an applicant, or one of the applicants, or an executive officer
of the applicant corporation, named in the foregoing application, duly authorized to make this application on its behalf; (2) that he has read the foregoing and
knows the contents thereof and that each of the above statements therein made are true; (3) that no person other than the applicant or applicants has any direct
or indirect interest in the applicant or applicant's business to be conducted under the license(s) for which this application is made; (4) that the transfer
application or proposed transfer is not made to satisfy the payment of a loan or to fulfill an agreement entered into more than ninety (90) days preceding the day
on which the transfer application is filed with the Department or to gain or establish a preference to or for any creditor or transferor or to defraud or injure any
creditor of transferor; (5) that the transfer application may be withdrawn by either the applicant or the licensee with no resulting liability to the Department.

Applicant Name(s)

Applicant Signature(s)

RABBIT FUELING INC



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: January 18, 2011

SUBJECT: Library Board of Trustees minutes for the November 18, 2010, regular meeting

Report in Brief

Staff recommends that the City Council receive the Library Board meeting minutes for the November 18, 2010, regular meeting.

Recommendation for Action

No action required.

Prepared by: Heather Muller
Library Services Director

Reviewed by: Woodland Library Board of
Trustees

Mark G. Deven
City Manager

**WOODLAND PUBLIC LIBRARY
BOARD OF TRUSTEES
Minutes, November 18, 2010**

Present: Alain Traig, Tom Pavao, Kay Hodges

Staff: Heather Muller

The Library Board of Trustees meeting was called to order at 4:10 p.m.

- I. Welcome Visitors
Alain welcomed Diane Adams and Bobby Harris.
- II. Public Comment
There was no public comment.
- III. Review of Agenda
The agenda was approved.
- IV. Approval of Minutes
Upon motion made by Tom and seconded by Kay, the minutes of the September 16, October 7, October 8 and October 21, 2010 meetings were approved.
- V. Communications
Heather shared with the Board a book from the Benicia library that contains a bookplate acknowledging the contribution of funds toward the purchase of books that resulted from the passage of various revenue measures. There was discussion of doing something similar as a thank you to the voters who approved the passage of Measures S and V. Heather will research this matter further.
- VI Old Business
 - A. Front Door Update
The installation of the new front door will occur in the near future.
 - B. Staff Hiring/Promotion updates
The Librarian III position was posted and Patty Lakie was promoted into the position. A requisition to fill the Children's Librarian position has been submitted to the City; Heather will follow up on the status of this requisition. Heather is working with Sue on a presentation for Finance regarding making the Literacy Coordinator position full-time.

C. Library Special District Exploration

Board representatives will be discussing this subject with members from the City Council in an upcoming “two by two” meeting.

VII. New Business

A. “Sculpture Garden” Clean-Up

The contents of this space are City property and an inventory needs to be completed prior to any disposal of the items. The objective is to utilize or recycle as many of the contents as possible. Sue and Heather are exploring various options for accomplishing the clean-up such as recruiting assistance from students needing “service day” credits.

B. Public Library Fund

The Library met the criteria necessary to continue receiving Public Library Funds. The amount for 2011 will be \$19, 158.

VIII. Reports

A. Director

Heather reported that the City is implementing a new phone system and the Library was the first department migrated over. Heather outlined the impact of holidays and furlough days on the Library’s hours. The Library will be closed the entire week of Thanksgiving and will reopen Monday, November 29th; it will also be closed the week before Christmas, but will be open December 27, 28 and 29. The Library is acquiring the QuestionPoint reference service that will offer patrons the opportunity to “chat” with a Librarian 24 hours a day, seven days a week. Once again, the Library is offering a “Food for Fines” program from November 20th through December 29th. Heather, Patty, Sue and Carol recently attended the California Library Association’s annual conference in Sacramento

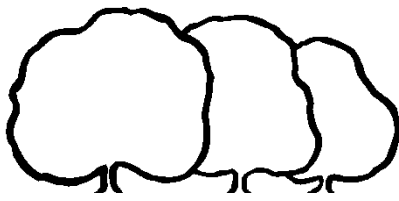
(1) Council meeting attendance: None

(2) Individual Board reports: None

The meeting was adjourned at 5:05 pm.

The next meeting will be December 9, 2010

Minutes prepared by Kay Hodges



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: January 18, 2011

SUBJECT: Woodland-Davis Clean Water Agency Board of Directors Meeting
Minutes for October 28 and November 5, 2010

Report in Brief

Attached are the meeting minutes from the Woodland-Davis Clean Water Agency Board of Directors October 28, 2010 regular meeting and November 5, 2010 special meeting. These minutes were approved at the December 9, 2010 meeting.

Background

The Woodland-Davis Clean Water Agency meets monthly and takes action to approve minutes from the prior meeting. Meeting Minutes are then shared with the City Councils and governing boards of Partner and Participating Agencies and interested stakeholders. These minutes and all previous Board agendas and minutes are available for review or download from the Agency website at: www.wdcwa.com.

Recommendation for Action

No action required. For information only.

Prepared by: Liz Houck
Senior Engineering Assistant

Reviewed by: Gregor G. Meyer
Public Works Director

Mark G. Deven
City Manager

Attachments



Board of Directors Minutes of the October 28, 2010 Regular Board Meeting

The Board of Directors of the Woodland-Davis Clean Water Agency (WDCWA) met in regular session to begin at 3:00 p.m. in the Davis City Council Chambers, 23 Russell Boulevard, Davis, California.

Call to Order and Roll Call

The meeting was called to order by Chair William Marble at 3:02 p.m. Vice-Chair Stephen Souza and Director Martie Dote were present. Director Joe Krovoza arrived at 3:04 p.m.

Approval of Regular Meeting Agenda

The agenda was approved by consensus.

Public Comment

Chair William Marble made a public comment regarding Proposition 22 on the California ballot. He urged voters to vote yes on this ballot measure.

Director Martie Dote commented that the Sacramento Bee encouraged a no vote on Proposition 22 because they said it was a power grab by the Redevelopment Agency.

1. The Board and staff thanked Davis Mayor Don Saylor for his past work as Director on the Board and presented him with a Certificate of Appreciation.

2. Consent Items

- a. Approval of September 23, 2010 regular meeting minutes.
- b. Approval of September 29, 2010 special meeting minutes.
- c. Quarterly Financial Report

Director Dote moved approval of the consent items and Vice-Chair Souza seconded the motion. The motion carried unanimously 4 to 0.

3. Davis-Woodland Water Supply Project Update

Eric Mische, General Manager, gave a power point presentation of the project's activities and accomplishments over the last month highlighting progress on the facility delivery method and the needs for financing and funding of the project. He also announced that the State Water Resources Control Board had contacted the Agency with the date for a Public Hearing on the last protest for the water right permit. The hearing is scheduled for January 18, 2011.

Director Krovoza said he had gotten together with Kim Floyd of Kim Floyd Communications on the public outreach schedule for the project and appreciated the efforts on the scope of outreach being done.

4. Project Financing/Funding Requirements

Paul Navazio, Agency Treasurer/Auditor, presented a power point slide show of the financing and funding requirements for the project. He briefly summarized the overall project budget and cash flow, coordination between the cities on financing and funding, debt authorization and rate-setting.

He said at the January 2011 Board meeting, there will be a mid year fiscal update on the overall project budget and cash flow.

Director Dote asked about the “rate impacts slide” that was shown and suggested that it would be good to show and clarify the rate impact differences as to the surface water project costs and other factors that will affect the rates. She requested distinctions be shown on the slide so people won’t assume the rates are going up solely due to the surface water project.

Vice-Chair Souza asked Agency staff and Board Members to pursue “Cap to Cap” vigorously in order to get the project as a priority on the project list. Director Krovoza stated that the Agency needed to be ready for “Cap to Cap” by January and would like a report on this progress at the next meeting.

5. Consider selection of contracting method for design, construction and operation of the Agency water supply project facilities, and related communications protocol.

Eric Mische, General Manager, presented the staff report regarding the selection of a contracting method for the design, construction and operation of the Agency water supply project facilities.

Jim Yost, West Yost Associates, summarized the process of reviewing the different methods for the design, construction and operation of the facilities. He went over the primary evaluation criteria that the facilities procurement committee used in the recommendation to procure a Design-Build-Operate contract to deliver and operate the Davis-Woodland water supply project. He discussed the primary attributes of the D-B-O delivery approach, a preliminary schedule and a D-B-O communications protocol to ensure that all interested parties receive the same information on the procurement process, proposed facilities, and other contracting issues.

Richard Shanahan, Agency counsel, talked briefly about legal authority for this alternative procurement method. He also explained that risk management and risk allocation was a good reason to do a D-B-O approach and recommended the Agency approve a D-B-O contracting method for the Agency water supply project facilities.

Director Dote asked if there would be opportunities for a Board sub-committee to be involved with this process since the Board will be going to quarterly meetings in 2011. Chair Marble said this idea could be looked at another time when the Agency is further into the process.

Director Krovoza left the meeting at 4:35 p.m.

After questions and discussion with staff, Chair Marble moved staff recommendation to approve a D-B-O contracting method for the Agency water supply project facilities. Director Dote seconded the motion and it passed 3 to 0 with Director Krovoza absent from the room.

The Board continued to item #6 until Director Krovoza returned at 4:47 p.m. Director Dote made a motion to reconsider this item #5 for a motion. Vice-Chair Souza seconded the motion and it passed unanimously 3 to 0.

Chair Marble then moved to (1) approve a design-build-operate (DBO) contracting method pursuant to Government Code section 5956 and following for the design, construction and operation of the Agency water supply project facilities and authorize the General Manager to prepare and distribute a request for qualifications for DBO firms, and (2) adopt an Agency DBO process communications protocol requiring all interested contractors, vendors and other parties to contact the Agency General Manager, Eric Mische, or the Agency Project Engineer, Jim Yost, to ask questions or provide or receive information relating to this potential contracting opportunity, and instruct the directors and all other Agency staff to refer any DBO-related inquiries to the General Manager or Project Engineer. Director Dote seconded the motion. The motion carried 4 to 0 unanimously.

6. Consider approving County of Yolo as a participating agency under the Woodland-Davis Clean Water Agency joint powers agreement.

Chair Marble said it was pre-mature to adopt a motion at this time on this item because we didn't know if the Board of Supervisors had an interest in participating in this type of forum. He also preferred a staff recommendation on the item before any formal action was taken.

Eric Mische, General Manager, explained his experiences with having a non-voting member on a Board. He said it was a positive and collaborative process and brought the region together in helping with pursuing grants and funding and other issues.

Vice-Chair Souza was supportive of the action and wanted to first ask the County if they wanted to be involved as a non-voting member.

Director Dote said she wasn't ready to take action on this item today.

Director Krovoza said he would welcome the County to join the Agency but suggested that the General Manager and/or the Chair go to the County first and ask them if they are interested in participating on the Agency Board. He also mentioned there could be a time limit for their participation on the Board such as for 2-3 years. Vice-Chair Souza agreed.

Chair Marble said his purpose for bringing this topic to the Board was to improve the spirit of collaboration with the County.

Director Dote said she could understand the importance of the values mentioned and would support a motion.

Greg Meyer, Woodland Public Works, said from a staff perspective, his purpose was to serve the scope of the JPA and not any far-ranging scope that the County had.

Vice-Chair Souza moved that the Board authorize the General Manager and the Chair to go the Yolo County Board of Supervisors and ask if they would like to be non-voting participating

members of the Agency. Director Dote seconded the motion. The motion passed unanimously 4 to 0.

7. Consider authorizing General Manager to retain special real property attorney.

Richard Shanahan, Agency Counsel, explained since the Agency had been negotiating for the transfer/purchase of Sacramento River water to be delivered to the new diversion/intake site, it would be beneficial for the Agency to retain an attorney who specialized in major real property transactions.

Director Dote moved approval to authorize the General Manager to retain a special real property attorney for assistance with Sacramento River water transfer/purchase agreement for water to be delivered to the new diversion/intake site. Vice-Chair Souza seconded the motion and the motion carried unanimously 4 to 0.

8. Technical Advisory Committee comments

There were no Technical Advisory Committee comments.

9. Closed Session:

a. Conference with Agency General Manager as real property negotiator concerning price and terms of payment for potential real property acquisition relating to - (i) water diversion/intake facility sites located on the west bank of the Sacramento River just upstream from I-5 bridge; Other Negotiating Parties – RD 2035, Conaway Preservation Group, and Woodland Development Company; and (ii) Sacramento River water transfer/purchase agreement for water to be delivered to the new diversion/intake site; other negotiating parties – Conaway Preservation Group.

b. Closed session conference with legal counsel for existing litigation; Brown Act section 54956.9(a); appropriative water right application proceeding (State Water Resources Control Board Application No. 30358A and 30358B).

The Board adjourned to Closed Session at 5:20 p.m. and returned at 6:05 p.m.

Chair Marble announced that the Agency Board met in closed session and gave direction to the Agency General Manager as real property negotiator regarding the closed session items.

10. Board Member comments

There were no Board member comments.

11. Adjournment

Chair Marble adjourned the meeting at 6:06 p.m.

Respectfully submitted,

Lynanne Mehlhaff
Board Secretary



Board of Directors Minutes of the November 5, 2010 Special Board Meeting

The Board of Directors of the Woodland-Davis Clean Water Agency (WDCWA) met in a Special Meeting to begin at 4:00 p.m. in the Woodland City Managers Conference room, 300 First Street, Woodland, California.

1. Call To Order and Roll Call

The meeting was called to order by Chair William Marble at 4:09 p.m. Vice-Chair Stephen Souza, Director Joe Krovoza and Director Martie Dote were present.

2. Public Comment

There were no public comments.

3. Closed session: Conference with Agency General Manager as real property negotiator concerning price and terms of payment for potential real property acquisition relating to Sacramento River water transfer/purchase agreement. Other negotiating party: Conaway Preservation Group.

The Board adjourned to closed session and returned at 5:33 p.m.

4. Post-Closed Session Announcement

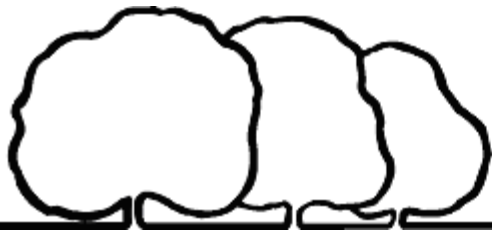
Chair Marble stated the Board gave direction to the Agency General Manager as real property negotiator.

5. Adjournment

Chair Marble adjourned the meeting at 5:35 p.m.

Respectfully submitted,

Lynanne Mehlhaff
Board Secretary



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: January 18, 2011

SUBJECT: Public Works Monthly Status Report

Report in Brief

The Public Work's Department Monthly Status Report includes an extensive summary of the monthly activity of all divisions within the Department. This report also includes information regarding key projects and/or activities throughout the months.

Highlights

- o Staff completed 384.5 hours of training in the month of October and 155.5 hours in the month of November.
- o Minimum staffing levels were maintained during November 22-24 furlough.
- o Due to Utility Billing software conversion, Water shut-off's were postponed for the month of November and completed in December.

The operations detail contained in this report is for the months of October & November 2010 and all project related information is current as of January 6, 2011.

Prepared by: Stephanie Frank
Administrative Secretary

Reviewed by: Gregor G. Meyer
Public Works Director

Mark G. Deven
City Manager

Attachment



Public Works Department.
Monthly Status Report
Summary – November 2010

For the Month of November 2010		
Division	Service Requests	Work Orders
Administration	419	
Electrical	30	86
Facilities	42	46
Fleet		167
Sewer	7	50
Signs & Markings	9	58
Storm Drain	3	24
Streets	26	54
Urban Forestry	17	11
Water	121	206
Grand Total	674	702

Service Request – Every time a request for Public Works services is made by phone call, written request, emailed request, or an actual one-on-one request to a PW employee, a **'Service Request'** is generated. This builds a computerized record of all requests made.

Work Order – A **'work order'** is created each time a work crew or individual is assigned a task as a result of either service requests, pre-planned maintenance projects, or by other situations as they arise. This produces a database of work accomplished and the time and materials it took to do the work.

Total for Calendar Year 2010 Through 11/30/2010	
Service Requests 13,429	Work Orders Complete 9,775

With **674 Service Requests received**, Public Works crews handled **702 Work Orders** for the month of November. They included:

Operations & Maintenance

Administration:

- The administration team received 674 Service Requests; 419 of which were handled through the front desk, and the other 255 requests were distributed to the appropriate division. (see chart above)
 - ♦ 31 Backflow Notifications were mailed to responsible parties regarding testing requirements
 - ♦ 329 Underground Service Alert (USA's) requests processed

Electrical:

- 46 Street Light Work Orders
 - ♦ 41 Street Light Services
 - ♦ 1 Inspection
 - ♦ 3 New Installations
- 16 Traffic Signal Repairs
 - ♦ 1 Locate Service Request
 - ♦ 1 Pedestrian Indicator Repair
 - ♦ 3 Pole Knockdown Repairs
 - ♦ 5 Signal Repairs
 - ♦ 1 Timing Check

- ♦ 2 UPS Maintenance Services
 - ♦ Inspection
 - ♦ Asset Management
 - ♦ Bi-Monthly Inspection
- 2 Facility Service Requests
- 7 Water Pollution Control Facility Service Requests
- 9 Well Site Services (Install/Upgrade, Testing, Data Retrieval, SCADA Modification)
- Received/marked 329 Underground Service Alerts (USA's)

Facilities:

- 4 Repairs to City Hall
- 4 Repairs to the Library
- 11 Repairs to the Municipal Service Center
- 14 Repairs to the Police Department
- 6 Repairs to the Water Pollution Control Facility
- 7 Repairs to Fire Stations 1,2 & 3

Fleet:

- 167 Work Order Repairs to 83 different units (vehicles, apparatus & equipment)

Sewer:

- 25 Sewer Cleanout Services
 - ♦ 19 Preventive Maintenance Services – Installation
 - ♦ 1 Reactive Maintenance Services – Installation
 - ♦ 5 Inspections
- 6 Gravity Main Services
 - ♦ 1 Preventive Maintenance service utilizing the HVVC (High Velocity Vacuum Truck)
 - 520 Linear Feet Cleaned
 - ♦ Routine Inspections
 - ♦ Routine Maintenance
- 14 Sewer Lateral Services
 - ♦ 6 Service Location Requests
 - ♦ 1 Preventive Maintenance Service utilizing the CCTV
 - ♦ 1 Preventive Maintenance Service utilizing the HVVC
 - ♦ 1 Lateral Line Replacement
 - ♦ 1 Lateral Line Repair
 - ♦ 1 Line Rodding Service
 - ♦ 2 Root Control Services
 - ♦ 1 Sanitary Sewer Overflow Event
- 5 Manhole Services (flushing & repair)
- Received/marked 329 Underground Service Alerts (USA's)

Signs & Marking:

- 8 Guide Sign Services
 - ♦ 1 Knockdown Repair
 - ♦ 4 Routine Maintenance Services
 - ♦ 3 Signs Installed
- Raised Pavement Markers

- ♦ Repair/Replacement Maintenance Services
 - 150 Markers Installed
- 21 Regulatory Sign Services
 - ♦ 21 Routine Maintenance Services
 - 110 Signs
 - ♦ 2 Knockdown Services
 - 2 Signs
 - ♦ 4 Installation Services
 - 7 Signs
 - ♦ Graffiti Removal Services
 - 5 Signs
 - ♦ Surveying
- 4 Street Marking Services
 - ♦ Routine Maintenance
 - ♦ Surveying
- 9 Warning Sign Services
 - ♦ 3 Graffiti Removal Service
 - ♦ 5 Routine Maintenance Services
 - ♦ Surveying
- 3 Banner Services
- 1 Community Billboard Change Out Service

Storm Drain:

- 5 Gravity Main Services
 - ♦ Preventive Maintenance CCTV Inspections
 - ♦ Routine Maintenance
- 1 Gutter Service
 - ♦ Illicit Discharges
- 9 Inlet Point Services
 - ♦ 2 Illicit Discharges
 - ♦ 3 Inspections
 - ♦ 4 Rain Duty Services
- 7 Lift Station Services
 - ♦ 2 Inspections
 - ♦ Routine Maintenance
- Open Channel Maintenance/Inspection
- Culvert Inspection
- Sample Station Quarterly Inspection
- Routine Maintenance

Streets:

- Road Edge Services
 - ♦ Curb & Gutter Spot Repair
 - 1 Square Feet
- Hardscaped Median Maintenance
- Parking Lot Services
 - ♦ Skin Patch Services
 - 278 Square Feet
- 22 Sidewalk Path Services

- ♦ Graffiti Removal
 - ♦ Grinding
 - 99 Linear Feet
 - ♦ 8 Spot Repairs
 - 252.5 Linear Feet
- 25 Road Services
 - ♦ 1 Base Failure Repair
 - 570 Square Feet
 - o 21.65 Tons of A.C.
 - ♦ Crack Sealing
 - 81,092 Linear Feet
 - ♦ Pot Hole Patching
 - 329 Pot Holes Patched
 - ♦ Road Grading
 - 7,200 Square Feet
 - ♦ Skin Patching
 - 506 Square Feet
 - ♦ Surveying
 - ♦ Traffic Control
 - ♦ Trench Repair
 - 445 Linear Feet
 - ♦ Trash & Debris Clean-Up
 - ♦ Weed Abatement

Urban Forestry:

- 1 Hazardous Situation Response
- 1 Abatement
- 7 Tree Plantings
- Small Tree Care

Water:

- Produced 237,761,280 gallons of drinking water in November
- Received/marked 329 Underground Service Alerts (USA's)
- 1 Backflow Investigation
- 7 Control Valve Services (exercise, locate, repair, replace, water turn off/on)
- 19 Hydrant Services
 - ♦ 7 Flushing Services
 - ♦ 6 Maintenance Services
 - ♦ 4 Repair Services
 - ♦ 2 Replacements
- 2 Lateral Line Services
 - ♦ 1 Repairs
- 67 Lateral Valve Services
 - ♦ 1 Service Valve Box Installation
 - ♦ 19 Leak Detection Services
 - ♦ 35 Locate Services
 - ♦ 1 Relocate Service Request
 - ♦ 8 Water On/Off Services (Finance, Contractor, Homeowner Request)
 - ♦ 3 Repair/Replace Service Valve Services

- 39 Meter Services
 - ♦ 12 Meter Investigations
 - ♦ 21 Meter Repairs
 - ♦ 4 Meter Maintenance Services
 - ♦ 1 Meter Box Replacement
 - ♦ Residential Meter Reads
 - ♦ Meter Reads – Commercial Utility Accounts
- 17 Pressurized Main Services
- 51 Production Well Services
 - ♦ 19 Inspections
 - ♦ 20 Maintenance Services
 - ♦ Sampling
 - ♦ No3 Monitoring
 - ♦ Disinfection Procedures
 - ♦ Security Services

Environmental Services

General:

- Promoted Master Gardeners Fall Composting Workshop; conducted event outreach on composting, pesticide reduction, irrigation efficiency and other water conservation issues. Distributed 21 composting guides, 21 compost wheels, 14 compost bins, 25 hose nozzles, 25 soil moisture meters, 51 water conservation hand-outs, and 10 pesticide management brochures.
- Distributed 200 copies of June Water News, Water-Wise in Woodland, California Water Facts brochures, recycling brochures, and energy conservation brochures and 100 kids recycling activity books to Turkey Run participants.
- Continued joint promotion of Wastewater Pretreatment Program's Turkey Fryer Grease and Cooking Oil collection event.

Solid waste/recycling:

- Completed coordination of independent performance review of Waste Management of Woodland and presented results to Solid Waste Committee.
- Monitored C&D debris recycling for 25 active projects.
- Distributed 63 flyers for toters blocking public sidewalks.
- Issued code compliance notice for junk/debris.
- Obtained Energy Committee and Solid Waste Committee endorsement of Council resolution to support Extended Producer Responsibility.

Green waste:

- Issued 55 green waste violation door hangers, and conducted 11 code compliance follow-ups. November green waste statistics show that 51% (658 tons) was collected in carts while 49% (620 tons) was collected in street piles.
- Processed rebates for 2 compost bins and 1 mulching mower.
- Mailed 163 letters and Waste Management newsletters reminding landscapers and property managers about green waste program guidelines.

Water conservation:

- Provided troubleshooting assistance on 7 major residential water leaks. November leak repairs based on metered sample bills with city assistance saved an additional

482,041 gallons per month, bringing cumulative estimated monthly water savings from repairs of major residential leaks to 3.6 million gallons per month.

- Investigated 4 water waste/nuisance complaints

Stormwater:

- Coordinated stormwater pollution prevention plan (SWPPP) inspections for 8 active construction sites and 4 inactive sites.
- Issued code compliance/abatement notice for mud tracking incident.

Water Pollution Control Facility

Laboratory

- Collected samples and performed over 300 process control and National Pollutant Discharge Elimination System (NPDES) permit compliance tests for the wastewater treatment plant.
- Collected monthly influent, effluent and receiving water monitoring samples; submitted to contract laboratories.
- Collected samples and performed 45 tests on treatment plant storage ponds.
- Prepared monthly, quarterly, semi-annual and annual Discharge Monitoring Reports and electronic Self-Monitoring Reports; submitted to the Regional Water Quality Control Board (RWQCB).
- Finished analytical work for ELAP certification of our ion chromatography system. Submitted results to ELAP.
- Performed quarterly Groundwater Monitoring; collected samples, performed in-house testing and submitted samples to contract laboratories.
- Collected samples and performed 150 regulatory compliance tests for potable water.

Pretreatment

- Inspections
 - ♦ Auto Related Businesses – 4
 - ♦ Food Service Business – 7
 - ♦ Business of Concern - 2
- Permit applications or permits - 0
- Business License review/inspections - 5
- Public education & outreach visits – 32+
- Turkey Fryer Oil & Cooking Grease Recycle Event.
- Call-outs for spills/illicit discharges – 0
- Sampling for electrical conductivity and salinity at Woodland Biomass and Culligan of Woodland
- Local Limits Sampling
- SWPPP inspections - 5
- Plan review for Building/CDD - 1
- Tyler-Eden Permit Training
- Development Review Committee meeting
- Monthly staff meeting/safety tailgate

Utility Engineering

Utility Engineering Legend:

Bolded text indicates new information

The initials enclosed in ()'s denotes the lead PW staff on the project.

(DB) Doug Baxter, Principal Civil Engineer

(MC) Mark Cocke, Senior Civil Engineer

(AO) Akin Okupe, Senior Civil Engineer

(CO) Clara Olmedo, Associate Civil Engineer

(MS) Mark Severeid, Lab Supervisor

Project: Yolo Bypass/City Storm Flows (MC)

Status:

The FEMA Contractor has started the Physical Map Revision (PMR) and should produce the Draft PMR in late September. The Draft PMR will be issued for public review and comment and finalized in about 90 days. **If no substantial comments are received the Draft FIRM will be issued and the formal appeal process will begin. This will take six months. After the formal appeal process is completed the DFIRM is finalized and becomes effective six months after that date. This is expected to occur in January of 2012.**

What's Next:

The Preliminary PMR (PPMR) was issued on September 30, 2010. The PPMR will be reviewed and commented on in the next two weeks. After that, the review process will begin and depending on comments or appeals, and available publication dates in the Federal Register, the PMR process and the issuance of the final Flood Insurance Rate Map will occur in the next 9 to 15 months.

Project: Wastewater Treatment Plant/NPDES Permit (5 Year Renewal) (MS/DB)

Status:

In February 2009 the final NPDES permit was issued by the RWQCB. The new permit requires the City of Woodland to move to an improved source water supply. It also requires significantly more testing and studies that will substantially increase operating costs. The California Sportfishing Protection Alliance (CSPA) has petitioned the adopted NPDES to the State Water Board and requested the State Water Board to hold the NPDES in abeyance for an unspecified period of time. The immediate impact on the permit is unclear at this time. But CSPA wants limits imposed on: Oil and Grease, and Settleable Solids. CSPA has also requested a complete rewrite of the NPDES permit. The State Water Board will hold a hearing to make a decision at some point in the future.

On April 12, 2010, Mayor Skip Davies, Councilmember Bill Marble, City Staff and City's permit writing consultant Dan Rich met with senior staff from the Regional Water Quality Control Board (RWQCB). The purpose of this City requested meeting was to verify that boron, salt and selenium final limits will be in our waste discharge permit, and that these limits will cause the City to move to an improved water quality supply or other substantially more expensive treatment processes. We discussed all the conceivable alternatives and why improving our water quality supply is

the least costly viable option. RWQCB made it clear that boron, salt and selenium final limits will be in our permit. RWQCB also said that they would enforce these limits with fines to eliminate all incentives to delay moving forward and that fines could be as high as \$10 per gallon per day of wastewater not in compliance (at current flows the fines would be up to \$60,000,000 per day). Under our current permit each year we have to submit compliance reports on moving to an improved source water supply. If we delay for example 2 years and saved \$11,000,000 in interest, the fines would exceed that amount to eliminate any incentive to delay implementation of salt reduction.

In July, staff met again with RWQCB staff to discuss the recent establishment of Selenium discharge limits and the process for requesting a 5 year Time Schedule Order (TSO) for compliance (to place minimum mandatory fines in abeyance) since we're pursuing completion of the surface water project. RWQCB staff cited recent case decisions that now preclude them from issuing a 5 year TSO if the date for coming into compliance is over five years away. The city was told we could resubmit when we're within 5 years of compliance (or approx Jan 2011). Pending that point, Woodland will experience minimum mandatory fines of up to \$12K per month. To date, the WPCF has 4 selenium violations and anticipates getting a Notice of Violation from the RWQCB soon. This will trigger the Mandatory Minimum Penalty stage of the violation process and will continue until the TSO is submitted and adopted by the RWQCB, in the **August** of 2011.

What's Next: The surface water project will continue to be pursued. Fiscal impacts of the permit will continue to be evaluated. Woodland staff met with the City Attorney to discuss options to the CSPA action. Staff advised the City attorney to meet with the Regional Board, to see if the Board would support a meeting with CSPA and the City. Regional Board said they will not support opening the NPDES discharge permit as a result of any agreements between the City and CSPA. So the City will wait and see if the State Water Board will agree to open the NPDES permit based on CSPA's petition at some later date. The hearing at the State Board could take up to two years before it's heard. Staff is looking into long-term planning options. Wastewater treatment long-term planning is underway.

The City of Woodland and the City of Davis evaluated the feasibility of combining treatment into a regional facility. The City of Davis is pursuing their own treatment facility. The City of Woodland will be updating the long-term facility plan for the Water Pollution Treatment Facility.

Project: Flood Protection (MC)

Status: DWR has reviewed the PMP and Cost Sharing Agreement and will submit these to the Central Valley Flood Protection Board (CVFPB) for

approval on their September 21, 2010 meeting. Then the documents will be sent the Corps District HQ in San Francisco for review and comment. The Final documents will then be sent to the CVFPB and the local sponsors for final signature. This will formally reinitiate the Cache Creek Feasibility Study. Congress has appropriated between \$100,000 (Senate) and \$500,000 (House) for FY 2011. Skip Davies and Floodsafe Yolo met with Congressman Herger to discuss funding on August 18, 2010. The available funds will be decided during Conference Committee. **A meeting with the Corps Staff, DWR Staff, Congressman Herger, and the City occurred on October 26, 2010. This tour was a result of the Tour that was held last April. Since April, the Corps has had a new Colonel and this tour was to familiarize him and DWR Staff on the complexities that will be examined during the Feasibility Study.** Formal Start is expected in January 2011.

What's Next: After the study begins, the first action will be to finish the hydrology and define the impacts associated with the Cache Creek Settling Basin. This will allow the Study to explore flood solutions that may involve modification of the Basin.

Project: Storm Drainage Enterprise Operation (MC)

Status: The RCD is developing the plan for the East detention Pond and beginning a control program for management and eradication of invasive non native plants that have begun to occupy the site (tamarisk trees and pepper weed). The vegetation program in Stores Pond and around Fire Station 3 is proceeding well and should start greening up with the fall rains.

What's Next: The RCD has developed the site plan using native salt tolerant vegetation, and management of the existing vegetation. Native seed collection has been done and the adapted plant will be grown out over the winter. **A draft plan for the East Detention Pond was received in December and is under review.**

Project: Surface Water Program (DB)

Status: The Woodland-Davis Clean Water Agency (Joint Powers Authority or JPA) is overseeing the Davis-Woodland Water Supply Project. Agency Board meeting times are currently held **quarterly**. Meeting locations alternate between the Woodland and Davis City Halls. The new project website at wdcwa.com contains the meeting agendas and any notices for variations in meeting schedules or locations. The Agency General Manager is Dr. Eric Mische. The current focus on the project includes finalizing the pending 1994 water rights permit evaluation and selection of a river intake option. The current Agency focus also includes pursuit of Federal and State supplemental funding opportunities, further analysis and development of innovative facility procurement options, and further

development and implementation of community outreach and education opportunities.

Summer water purchase, land easements and use of the Sacramento River Intake agreements have been signed.

What's Next: The water right hearing is scheduled for January 18-19, 2011. It may be a few months before water right discussion is issued by the State. Focus is now on the writing of the Design-Build-Operate (DBO) "Request for Qualifications" and clearing up land acquisition for the intake site and water treatment plant site.

Project: Replace Elevated Storage Tank (DB/AO)

Status: The project is **99%** complete. Steel structure has been painted.

What's Next: Tank will be connected to the system once operational systems are in place to control pressures until SCADA system is operational in mid 2011. Tank is on line. **Water levels are gradually being increased.**

Tank art work price came in much more expensive than anticipated at about \$68,000 just for doing the numbers. City staff has recommended not doing the supplemental paint work due to project cost and overall budgetary implications. **Staff is checking on pricing information from alternative vendors that do this work and looking into other sources of funding for this decorative paint work.**

Project: Supervisory Control and Data Acquisition (SCADA) (DB/AO)

Status: SCADA contract has been awarded to Auburn Constructors and work has commenced. Work should be completed by summer 2011. Ecologic Engineering Inc. is the construction management firm and did an independent review of the design. **FCC license has been obtained.**

The SCADA system and water-meter radio systems are totally separate operating systems. The water-meter radio system collects data via radio signals from the individual water-meters, sends it to a central location where the data is compiled, and then forwarded to our finance department for inclusion in customer's water bills. SCADA, on the other hand, is used to coordinate the functional workings of the City water system; including the storage tank and all 18 of our wells.

SCADA:

1. Allows the wells to operate in a coordinated manner so as to keep the tank at a near full condition to improve water pressure throughout the day.
2. Continuously monitor nitrate levels in our pumped groundwater to assure that it meets regulatory water quality standards without fail.

3. Monitors wells for operational readiness and physical condition.
4. Allows for the most efficient wells to be operated most frequently reducing overall pumping costs.
5. Monitor security issues

What's New: Work began September 2010. System should be operational by June 2011.

Project: Replace Well 22 and Well 15 (CO/AO/DB)

Status: Over the years numerous attempts were made to solve the serious but intermittent problem of the wells pumping sand which gets into the distribution system and household plumbing. New well sites have been selected and coordinated with Parks. The new site for well 22 is 100 feet north-north-west of existing well 22 and similar distance north of Well 15. Staff received a technical memo on each well's evaluation. Staff also received a work proposal from Brown and Caldwell. Both wells have been drilled. City staff met with representative of CDPH (California Department of Public Health) who have determined that the City may stay with the upper limit of 1600 for electrical conductivity.

What's Next: **Both wells are functional now and water quality testing has been done to allowing them to go on line. Final CDPH clearance and approval is being obtained.**

Project: Backup Power for Wells (CO)

Status: Additional backup generating power was needed to 3 wells. Staff received proposals and awarded contract to the lowest responsible bidder. Well 4's fixed base generator has been installed under the Beamer water pipeline and Well 4 rehab work contract.

What's Next: This work is significantly completed. A portable generator currently sits on the Well 20 site; the other portable generator will stay in the MSC yard in case of an outage at any other wells that were equipped with a storm switch (Well 13,15,18, and 21). Work is underway for Well 4; generator has been set in place and will be tested end of Aug 2010.

Project: Groundwater Monitoring Wells (DB/AO)

Status: The location of the monitoring wells is being determined through the Groundwater Management Plan (GWMP). One well has been installed and water sampling is periodically occurring.

What's Next: Funding approval is needed. Site selection is under way for future sampling well locations. It is planned that this work will be done in 2011 or 2012 depending on the final approved Capital Improvement Plan that is currently under development.

Project: Groundwater Management Plan (DB/AO)
Status: **The draft of Groundwater Management Plan has been submitted and is out for public review.** It was coordinated with similar work being done by the Yolo County Flood Control and Water Conservation District. Evaluation and writing of the GWMP is underway.
What's Next: **This Groundwater Management Plan will be submitted to Council for approval on January 18, 2011.**

We are perusing the 5-year update to the Urban Water Management Plan. There have been changes in State mandates for conservation and several of those items will need to be reflected as new action items in the new Urban Water Management Plan that will be completed this Fiscal Year. We do not have a list of these action items because it is still not determined what needs to be included and how it should be best implemented. We believe that ultimately citywide metering will lead to a significant (15% +/-) water use reduction and this was considered in setting our current rate structure. It was important to consider the conservation use reduction to make accurate predictions of capital and water use operation costs and revenue projections for the water rates. Conservation is important to both minimize impact to the environment and to keep long-term operational and capital costs as low as possible.

Project: Water Focus Study (DB)
Status: Hydraulic modeling has been done. The sections of the report dealing with the coordination of the use of wells and surface water supplies are being written. Likewise, the report has been amended to reflect the expected 15% water conservation that should occur with the City being fully metered.

What's Next: Additional modeling is being done to determine best location of ground level tanks to blend surface water throughout the city. Water system calibration work was done in September 2010 which will allow the modeling to be more accurate.

Draft of study has been submitted to the City and City staff has commented on this document. Focus Study will be finalized once we get the results from a separate evaluation done on how best to blend and move the surface water throughout the City. This study may affect tank sizing and location. Modeling is also being done to determine the size and location of water transmission lines and tanks for the Surface Water Supply Project. This work is underway.

Project: Meter Implementation Phase 2 (DB/AO)
Status: City staff received grant funding to install meters on 10,000 houses in the City. Council awarded contract to Teichert Construction, notice to

proceed was issued on September 17, 2009. A construction management firm has been selected to manage the project. The project construction has begun and work is expected to be completed in June 2012. Work is proceeding within budget.

Phase 1 metering involved about 5,000 water users and this work was recently completed. It included putting automated meter reading (AMR) equipment on existing meters of businesses as well as homes built post 1991. Phase 1 work is essentially completed. **Actual water consumption based billing began for Phase 1 meter users in December 2010.**

Phase 2 metering is for installing meters plus AMR on all the remaining 10,000 properties. In addition to installing water meters, many water service lines from water mains will need to be replaced due to their poor condition. Funding is provided by federal stimulus fund of \$14.8M (half low interest loan and half grant) plus \$2.3M in City Water Enterprise Funds. Staff successfully worked with the State to allow City share to be used last and not first which is normal and was previously required. Project is 10% complete; staff attended training session with CDPH on claim reporting. Staff hopes to both completed the work and keep most of the cost within the federal stimulus fund so as to minimize the utilization of the \$2.3M in City Water Enterprise Funds. Staff has completed the modification work that was needed on some of the older meter registers so more accurate data can be obtained to help homeowners with determining if they have leaks in their water plumbing system.

What's Next: Staff to submit updated budget to CDPH. Staff will also submit quarterly report as indicated in the funding agreement to CDPH. Staff is continuing to work with the State to obtain grant/loan reimbursement funding checks for costs incurred for construction and staff time. .

Project: Well #1 Replacement (CO)

Status: The new Yolo County Courthouse project will displace the existing location of Well #1. Construction of a new well to replace existing Well 1 will need to be completed prior to construction of the new courthouse that is scheduled to begin December 2011. **The new site for the new well location has been selected to be in the northeast area of Freeman Park in an area of minimal impact to the area normally used by park visitors.**

What's Next: West Yost and Associates is working on the pre-design of the well. Funding of this project is still under negotiations between Re-development and by the State who will partly fund well replacement. A proposal for well design has been submitted by West Yost and is under review. Design work was delayed by not having funding authorization to do the design work which has been worked out, at least for the well

drilling part. Design must proceed to meet the new courthouse schedule for their groundbreaking ceremony scheduled for December 2011.

Project: First New Ground Level Tank and Booster Pump Station (AO/DB)

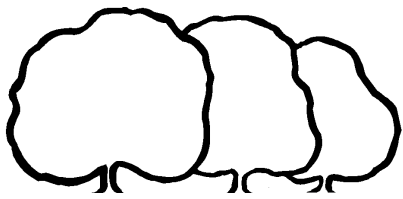
Status: The City has a 3 million gallon deficit in water storage and about 6,000 gallon per minute deficit in water pumping capacity. This project will significantly reduce these problems.

What's Next: Water modeling is underway to confirm the best location for the tank to address hydraulic deficiencies and to optimize the distribution of the higher quality water that will result from the surface water supply project.

Project: East Street to Pioneer 36" Water Main (MC/CO)

Status: City is coordinating with four Spring Lake area developers to install a 36" water main instead of constructing a 12 inch water main that was part their obligation to front their developments in order for the City to save money and to meet the needs of the surface water project.

What's Next: Contract has been signed for Brown and Caldwell to perform design services for pipeline.



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: January 18, 2011

SUBJECT: Fire Department Monthly Report for November 2010

Report in Brief

The Woodland Fire Department's Monthly Status Report includes a wide variety of information in an effort to better inform the public and the City Council. This report summarizes four specific areas of the Fire Department's operation: Overtime, Incident Response, Fire Prevention and Training. This year, the Fire Department updated its Monthly Status Report format to include a wider variety of information. The report is formatted by division (Administration, Operations, Fire Prevention and Training) and covers the key projects and/or activities for the month.

Attached for the City Council's review is the Fire Department's Monthly Report for November 2010.

Prepared by: Shannon Collins
Management Analyst

Reviewed by: Rick Sander
Interim Fire Chief

Mark G. Deven
City Manager



Woodland Fire Department Monthly Status Report Summary – November 2010



(The Woodland Fire Department Monthly Status Report includes a wide variety of information in an effort to better inform the public and the City Council.)

	Previous Month	Current Month	Difference (+ increase/- decrease)
Cost of Overtime			
(Operations Overtime is attributed to a reduction of 15 Line Staff)			
Maintain Minimum Staffing	\$57,591.54	\$72,290.47	+14,689.93
Call Back Staffing	\$1,738.32	0.00	-1,738.32
Total	\$59,329.86	\$72,290.47	+12,960.61
Strike Team (reimbursable, and <u>not</u> included above)	N/A	N/A	N/A
Total Incident Responses			
Fire	17	11	-6
EMS/Rescue	244	262	+18
Hazardous Condition	11	13	+2
Public Service	25	38	+13
Good Intentions	41	49	+8
False Alarms	23	18	-5
Total	361	391	+30
Mutual/Auto-Aid/Strike Team	2	3	+1
Concurrent Incidents	106	122	+16
Fire Prevention			
Commercial Inspections	2	7	+5
Plan Reviews	7	7	0
Business License Inspections	7	3	-4
Permitted Inspections	94	75	-19
Residential Inspections	22	6	-16
Resale Inspections	3	12	+9
Engine Company Inspections	31	47	+16
Total	166	157	-9
Weed Abatement	4 hours	0 hours	-4
Fire Investigations	3 hours	0 hours	-3
Pub Ed Events	10	0	-10
Training Hours	954.5	694	-260.5

Department Highlights:

- The Woodland Fire Department said good-bye to Fire Chief Tod Reddish and Battalion Chief Ken Bechthold. They will both be missed.

DIVISIONS

ADMINISTRATION:

Emergency Management

- No new activities in this area

OPERATIONS:

Incident Activity

The WFD responded to a total of **391** incidents in November. They included:

- **11 Fires**, for a current annual total of **179**. The **11 fires** included:
 - o **6** building/cooking fire, chimney, fire other
 - o **3** passenger vehicle fire
 - o **2** dumpster, outside rubbish, trash fires
- **262 EMS/Rescues**, for a current annual total of **2,770**. The EMS/Rescues included:
 - o **61** Calls requiring medical assistance
 - o **19** EMS calls, cancelled en route or on scene
 - o **156** EMS Calls for people with injuries
 - o **9** vehicle accidents with injuries
 - o **16** motor vehicle/pedestrian accidents with or without injuries
 - o **1** lock-in
- **13 Hazardous Conditions**, for a current annual total to **109**. The Hazardous Conditions included:
 - o **9** toxic conditions, oil or chemical spills, gas leak, hazardous conditions, other
 - o **3** electrical wiring, arcing, shorted electrical equipment
 - o **1** vehicle accident cleanup
- **38 Public Service Calls**, for a current annual total of **401**. The Public Services Calls included:
 - o **4** calls to assist police or other governmental agencies
 - o **15** calls for public service
 - o **2** invalid public assistance calls
 - o **12** cover assignment, standby, move up, water evacuation
 - o **2** water or steam leak
 - o **3** lock-out or service call, other
- **49 Good Intentions** calls, for a current annual total of **511**. The calls included:
 - o **27** calls that were cancelled en route or CAD error
 - o **11** no incident found on arrivals
 - o **6** Steam, smoke, odor of smoke, barbeque, authorized burning
 - o **5** good intent call, other
- **18 False Alarm** calls, for a current annual total of **238**.

Concurrent Incidents:

These are incidents that come in simultaneously where apparatus and companies (a crew consisting of a Fire Captain, Engineer, and Firefighter) are either all committed to the same incident, or committed to separate incidents at the same time called **concurrent incidents**. Concurrent incidents occur as:

- **Single-engine calls**, (i.e., medical aids, investigation of a fire alarm sounding, lift assists, etc)

- **Multi-company calls** where more than one engine is committed to the same incident (i.e., high hazard calls such as structure fires, vegetation fires, highway incidents, rescues, hazardous materials releases, traffic accidents requiring extrication, or mass casualty incidents).

This month, our response time average for getting an initial fire engine on-scene is **5:11 Minutes** for fires and **5:02** for emergency medical services (EMS) calls.

NOTE: Delays in response times occur when we don't have fire stations located within a 1.5 mile driving distance from all locations within the City (i.e., Spring Lake development), and when concurrent incidents occur where the primary response engine to a particular location is already committed to an incident and another unit farther away must be dispatched to the call.

The breakdown of **concurrent incidents** for November is:

2 companies committed simultaneously =	85 times
3 companies committed simultaneously =	21 times
4 companies committed simultaneously =	15 times
5 companies committed simultaneously =	1 time

¹ The Woodland FD staffs four companies so any incident requiring more than 4 companies must include neighboring fire departments through automatic-aid or mutual-aid agreements.

The Woodland FD received **391** calls for service in November with **122** being Concurrent Alarms = **31.2%** of the time. There were **1,561** concurrent alarms in 2010 out of **4,208** total calls meaning 37.1%, or almost 1 out of every 4 calls would commit two or more fire units simultaneously.

Concurrent alarms prevent the fire department from responding all on-duty firefighters adequate staffing and resources to a structure fire or other major incident that would be heavily dependent on firefighter manpower at the scene to accomplish required tasks. We must then rely on recalling off-duty Firefighters and/or requesting allied agencies to assist us with additional calls (both of which are slow) and then we fail to meet our 4-minute response time standard. In the meantime our strategy and tactics must change to maximize firefighter safety at the risk of public safety and property conservation.

Automatic or Mutual Aid:

Automatic Aid is provided to another agency through formal agreement and occurs automatically on **significant events** without any special request. The agencies we participate in automatic aid with are Davis, Dixon, UC Davis, West Sacramento, Rumsey Rancheria and the volunteer fire departments of Willow Oak, Yolo, and West Plainfield.

Mutual aid occurs when fire departments provide help to one another upon special request when a **significant event(s)** (large incident or multiple small incidents) take place. Every fire agency in Yolo County is a signatory to this agreement.

Total Number of Aid Given/Received Incidents in November: 3

Aid Received:

1

- **1** Davis Fire Department

Aid Given:

2

- **1** Davis Fire Department
- **1** Yolo Fire Protection District

Current annual total is **96**.

Note: Our Automatic Aid and Mutual Aid agreements with neighboring agencies are based on our deployment of three fire engines, one ladder truck and one Battalion Chief. Any change in this deployment model will negatively impact our ability to provide assistance through these agreements and, consequently, to receive aid. "You have to give to get" is the foundation of these agreements.

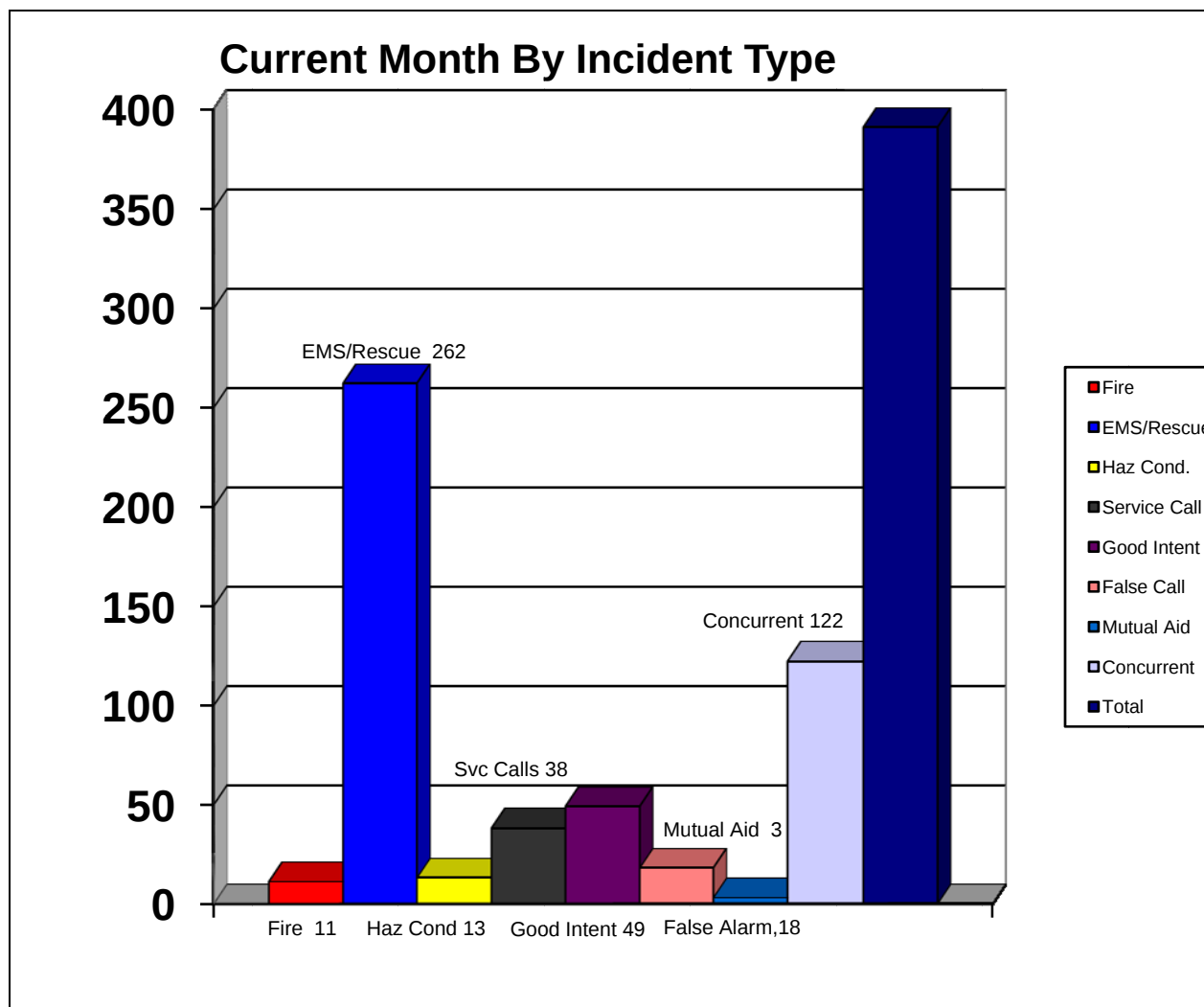
Overtime Summary

Our overtime expenses here have to do with daily staffing and emergency call-backs for large events. As our staffing has been reduced due to attrition (18 total positions currently), our ability to absorb vacancies due to illness, vacation, and injury with on-duty relief staffing has been eliminated. We were once able to absorb vacancies with on-duty relief staff that we are no longer capable of doing. Instead, when a vacancy occurs, we must hire back off-duty personnel on overtime to cover those vacancies. Reduced staffing on-duty each day also increases our reliance on **call-back staffing** when a large event, or multiple small events, occurs that drain our on-duty resources.

There were a total of **2,038** overtime hours worked during the month of November for a total cost of **\$77,240.64**. This includes:

- **1917** hours of **Minimum Staffing** at a cost of **\$72,290.47** for the month of November 2010. (1.0 FTE of an entry level Firefighter, wages and benefits). *In the City of Woodland, a minimum of four engine companies staffed with a minimum of 3 Firefighters each (1 Captain, 1 Engineer and 1 Firefighter) must be staffed daily per the MOU between the City and the Woodland Professional Firefighters Association.*
 - o The average hours of overtime used for the period November 2009 to November 2010 was **1,823** hours at a cost of **\$71,681.82**.
- **0** hours were needed for **Call-Back Staffing** at a total cost of **\$0.00** for the month of November 2010. *(Call Back Staffing is necessary to backfill the stations when a major incident occurs that depletes the minimum staffing levels).*
 - o There was an average of **59.04** hours used to provide Call Back Staffing at a cost of **\$2,413.50** for the period November 2009 to November 2010.

NOTE: Overtime increased significantly in November and we had two additional retirements. The Department is operating at minimum or "constant staffing", and November is a peak vacation month. No furloughs were used by shift staff during this period.



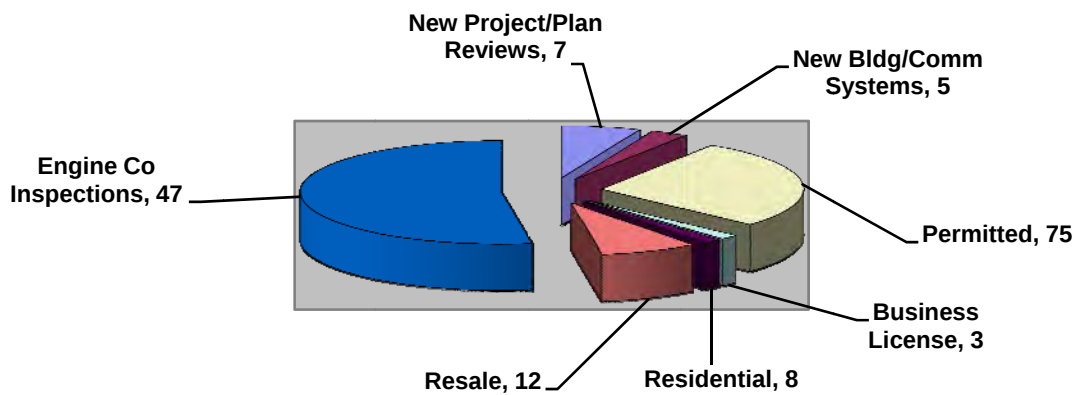
The graph above is a visual summary of the number of incidents that the Fire Department responded to during the weeks November 1, through November 30, 2010.

Total Incidents to Date for 2010 - 4,208

Average Response Time for First Due Units: Fire: 5:11 EMS: 5:02

FIRE PREVENTION:

The Fire Prevention Bureau conducts several types of inspections and plan reviews. The Bureau concentrates on New Project Development, Civil Drawing Plan Reviews, Building Inspections, On Site Water Systems, Commercial Fire Sprinklers, Residential Fire Sprinklers, Fire Alarm Inspections, Specialized Fire Protection Systems, Fire Permits, Licensed Care Facilities, Business License Inspections, Resale Inspections, Fire Investigation and Code Enforcement, Public Education and Weed Abatement.



For the month of November 2010 the Fire Prevention Specialists conducted the following inspections and plan reviews:

Commercial	
2	New Project Development Reviews
5	Plan Reviews
0	New Building Inspections
5	Commercial Fire Protection Systems
Permit	
75	Fire Permitted Annual Inspections
Business License	
3	Business License Inspections
Residential	
2	Residential Automatic Sprinkler System Plan Reviews
6	Residential Automatic Sprinkler System Inspections
12	Resale Residential Sprinkler Inspections
Engine Company	
47	Business and Mercantile Inspections

The Fire Prevention Division inspects new businesses and changes of ownership for occupancy usage and compliance of the Fire Codes. **Plan reviews** are what generate initial commercial and residential inspections. The fees for these inspections are included in the plan review fees. Inspections for commercial projects include the initial plan review, 4 inspections & 1 re-submittal of plans at a cost of **\$717.00/riser + \$2.00/sprinkler head**. Commercial Tenant Improvements are **\$421.00/riser + \$2.00/sprinkler head**. Residential plan review inspections include the initial plan review, 2 inspections & 1 re-submittal of plans at a cost of **\$354.00/riser**. Residential Tenant Improvement plan reviews are **\$284.00/riser**.

Permitted inspections occur when any occupancy has activities that are either hazardous or considered special. (An example of a hazardous activity is a business that houses or manufactures chemicals, or combustibles such as repair shops, chemical warehouses, or airport hangers. Special activities include places of assembly, tents, and high-pile storage facilities.) The average permitted inspection is **\$150.00/ea**.

Lastly, the Fire Prevention Division handles **Business License Inspection**, which carries a fee of **\$165.00/ea** for all new businesses. However, this fee is presently under review. The current amount being collected for Business License Inspections is **\$13.00/ea**.

Weed Abatement

- 0 hours were spent on weed abatement activities in the month of November.

Note: Due to the rainfall this year, we are seeing a much bigger problem with weeds. We believe that the Department will have to commit more staff time to this in the coming months, and that we will have to hire contractors to abate some properties **for which we have no funds**. The process to abate property requires Council approval.

Fire Investigation

- **0 hours** of investigation were performed in the month of November.

Public Education

- There were no public education events in November, 2010.

Note: *Funding for public education was eliminated in FY09/10 thereby cancelling our 1st Grade school program. The WFD will still visit schools and classrooms upon request, conduct station tours upon request, and attend public events upon request.*

Maps

- Held map class to study specific local maps, street names, locations, parks, target hazards, borders and schools
- Finished Roshdale Grange complex map
- Finished maps for Woodland Veterinary Hospital, Chapa-De Indian Health Program and Food-4-Less
- Finished pre-plan for Yolo County District Attorney's office

TRAINING:

The following is a summary of training activities conducted in the Fire Training Division during the weeks of November 1st through November 30th, 2010. During the month of November the following activities occurred at the Woodland Fire Department Training Division:

Training conducted at the Training Center including:

Training conducted at the Training Center including:

- 12 hours of Maps
- 10+ hours Engine Company Inspections
- 24 hours of Truck Ops Training
- 24 hours of RIC Training
- 12 hours of EMS OB/GYN Training
- 12 hours of Haz Mat Training

During the month of November, career staff reported a total of **469.5** hours of training, resulting in an average of **13** hours of training per person.

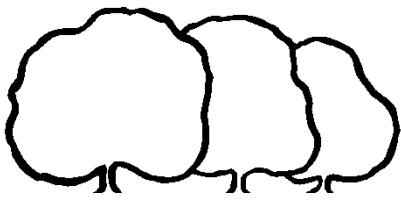
The reserve staff reported a total of **57** hours of training for an average of **9.5** hours of training per person. The reserve staff completed Hose Testing, Maps, EMS and Evolution (general) training.

The Battalion Chiefs had a total of **79.5** hours of training, while the Fire Prevention Staff had a total of **88** hours of training.

Highlights for the month of November: The Woodland Fire Department said good-bye to Fire Chief Tod Reddish and Battalion Chief Ken Bechthold. They will both be missed.

November~ 2010 Training Hour(s):

Line staff	469.5
Battalion Chiefs	79.5
Fire Prevention	88.0
Reserves	57.0



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: January 18, 2011

SUBJECT: Receive Community Development Block Grant Consolidated Annual
Performance and Evaluation Report (CAPER)

Report in Brief

By September 30th of each year, the City's Community Development Block Grant Program (CDBG) is required to submit the Consolidated Annual Performance and Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development (HUD). However, due to the transition of the CDBG program following staff reductions associated with the FY 2011 budget, HUD officials provided the City and other entitlement jurisdictions some flexibility on the deadlines to submit their CAPER reports once the necessary information is collected and summarized. The CAPER is a mandated report for all CDBG entitlement communities and summarizes the City of Woodland's progress towards meeting its community development needs and objectives in one program year. Like last year, focus was put on constructing projects more quickly, preferably within a twelve month period, and therefore avoiding large balances of unused funds.

Staff recommends that the City Council receive and review the 2009-2010 Community Development Block Grant Consolidated Annual Performance and Evaluation Report.

Background

The City's community needs and objectives for the period of 2005-2010 are outlined in its Consolidated Plan. The Consolidated Plan is an additional document required by HUD which coordinates all elements of community development, housing, neighborhood development, and economic development planning into a single plan and vision of activities and strategies to be undertaken during a three to five year time period. The programs and activities budgeted each year to meet these community development goals are outlined in the City's Annual Action Plan for the CDBG program, as approved by the City Council each spring. The CAPER is completed each fall as a financial summary and a narrative of the accomplishments for the prior CDBG fiscal year's Annual Action Plan.

The contents of the CAPER are summarized below:

- *Summary of Resources:*
The CAPER contains a summary of the financial resources that the City has at its disposal to address identified community needs and objectives. CDBG, Supportive Housing Program, Redevelopment Housing Set-Aside, and other housing grant funds and programs are all among the sources utilized by the City to accomplish the stated goals of the Consolidated Plan.
- *Narrative Assessment of Strategic Plan Goals and Objectives:*
A thorough assessment of the City's effort to address its community development needs and objectives is provided in the CAPER, with particular focus given to the areas of affordable housing, fair housing, and homeless services. One purpose of the CAPER is to allow jurisdictions the opportunity to self-evaluate the effectiveness of policies, programs, and activities utilized to achieve Consolidated Plan goals.
- *Program Activity Financial Summary Reports:*
HUD requires that certain program activity and financial summary reports be submitted with the CAPER. These reports outline the City's expenditures and accomplishments for individual projects and programs, allowing HUD to compile and maintain necessary data regarding its grant programs.

Discussion

Overall, the 2009-2010 CAPER emphasized that the City of Woodland was successful during the past fiscal year in continuing to implement the objectives of its Consolidated Plan. It is important to point out that the annual timeframe for submitting the CAPER is October of each year. The 2009-2010 report is late due to staff and resource reductions and the time necessary to transition the secure access for HUD's financial systems to a new City staff member. HUD acknowledged these issues which are impacting many local governments and a revised date was agreed upon by the City and HUD for submitting the CAPER.

Some highlights of the program year include three housing rehabilitation loans to low-income homeowners, and one homebuyer assistance loan to a low-income family buying a home in the Spring Lake area.

In June 2009, the City of Woodland was awarded \$154,946 in Community Development Block Grant Recovery (CDBG-R) funds under the American Recovery and Reinvestment Act (ARRA). As part of the application process for this one-time funding, the City submitted to HUD a Substantial Amendment to the 2008-2009 CDBG Action Plan. Funding

A total of \$94,012 were provided to thirteen non-profit public service operations in the community providing services to low income people such as food banks, shelters, and counseling services.

In addition, under the Consolidated Plan goal to “support public facilities improvements for public service agencies and residential facilities for homeless and special needs populations”, approximately \$302,643 was spent. In 2009-2010 there were ten of these projects in active construction and several that were completed and closed out in addition to three housing rehabilitation loans and one homebuyer assistance loan. Several public facility improvement projects were completed including the following:

- St. John’s ADA Road/Curb Ramp project
- Chicano Studies Center for Art and Culture – Taller Arte del Nuevo Amanecer (TANA) completed and opened to public in November 2009
- City of Woodland ADA Curb Ramps 09-10
- 3 Housing Rehabilitation were approved, 3 completed and one first-time home buyer loan approved
- One Small Business Loan approved and funded—loan repayments began in early 2010

In an effort to comply with 2007 audit finding staff will schedule on-site monitoring of the program’s sub recipients. The results of the monitoring will be entered into the City’s new financial system and accurately reconciled with the Integrated Disbursement and Information System (IDIS), the management information and financial system used by CDBG. In addition, staff is committed to working through issues in order to expedite capital projects. Following the transition to new staff, a focused effort has been implemented to closeout projects that have been completed and focus on projects that require a significant amount of staff time. If not completed, all FY 2009-2010 and FY 2008-2009 Recovery Act projects will be underway.

Timeliness continues to be a focus with the Consolidated Plan. The entitlement program rule for timeliness is that the grantee cannot have more than 1.5 times their annual allocation on deposit at the U.S. Treasury. Over the last three program years the City of Woodland’s timeliness has improved as noted below:

FY 05-06 - 1.58
FY 06-07 - 1.38
FY 07-08 - 1.35
FY 08-09 - 0.90
FY 09-10 - 1.29

Timeliness is influenced by many factors. Reductions and transition with City staff is one factor as the management and administration of HUD programs is complicated and takes time to learn or relearn. In addition, the reductions and transition among community based nonprofit agencies also has an adverse impact. The loss of staff employed by the agencies often results in high level staff such as the executive director taking on additional responsibilities that include the completion of complex performance reports in addition to the “hands-on” operation of the programs. Despite the reduction in resources both at the City and with sub-recipient agencies, HUD is encouraging all entitlement jurisdictions to maintain the standard timeliness ratio.

Fiscal Impact

There is no financial impact associated with the FY 2009-2010 CAPER.

Public Contact

The public was informed that the CAPER was available for review through a notice published in the Daily Democrat on January 3, 2011 and posting of the City Council agenda. The CAPER has been available for review at the City Manager's Office and on the City of Woodland website.

Recommendation for Action

Staff recommends that the City Council receive and review the 2009-2010 Community Development Block Grant Consolidated Annual Performance and Evaluation Report.

Prepared by: Wendy Ross
Redevelopment/Econ.Dvlpt. Mgr.

Mark G. Deven
City Manager

Attachment A: CAPER and IDIS Reports



Consolidated Annual Performance and Evaluation Report (CAPER) 2009-2010



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APPENDIX A:

Summary Assessment of Fifth Year Expenditures of 2005-2010 Five-Year Consolidated Plan

APPENDIX B:

PR03 - CDBG Activity Summary Report
PR06 - Summary of Consolidated Plan Projects
PR23 - Financial Summary
PR26 - Summary of Accomplishments Report

APPENDIX C:

Public Notice

I. INTRODUCTION

The Consolidated Annual Performance and Evaluation Report (CAPER) is a summary of the City of Woodland's progress toward meeting the goals specified in the Consolidated Plan. The CAPER is a mandated report for all communities receiving Community Development Block Grant (CDBG), Home Investment Partnership Act (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for People with AIDS (HOPWA) funds from the United States Department of Housing and Urban Development (HUD). Of these four funding sources, the City of Woodland receives CDBG from HUD and HOME funds from the State of California Department of Housing and Community Development. The Consolidated Plan coordinates all elements of community development, housing, neighborhood development, and economic development planning into a single plan and vision of activities and strategies to be undertaken during a three to five year time period.

The Consolidated Plan and its Strategic Plan outline long-term strategies that:

- 1) Identify community needs and problems.
- 2) Analyze market conditions and availability of resources associated with those needs and problems.
- 3) Set priorities and adopt goals and strategies for addressing identified needs and problems through activities and programs within a fiscal year.

Within these general parameters, the City of Woodland developed its own local needs and priorities, and then tailored a strategy and funding plan that is intended to fill voids in local services as well as to promote the

preservation and revitalization of neighborhoods. This strategy, laid out in the City's Consolidated Plan for 2005-06 to 2009-10, was adopted by the City Council on May 3, 2005.

The City of Woodland completed the fifth year of its current Consolidated Plan on June 30, 2010. A summary assessment of the Fifth Year of the 2005-06 to 2009-10 Five-Year Consolidated Plan expenditures is presented in **Appendix A**. This CAPER describes programmatic accomplishments for the period of July 1, 2009 through June 30, 2010, along with a report on other Community Development milestones. Section III of this CAPER provides a summary assessment of how activities undertaken in the 2009-2010 Fiscal Year have served to meet the Five-Year Strategic Plan Goals and Objectives outlined in the Consolidated Plan.

Programmatic accomplishments and demographic data associated with each of the projects and activities undertaken during 2009-2010 are reported in detail through the Integrated Disbursement and Information System (IDIS), established by HUD's Office of Community Planning and Development (CPD). This automated information system is designed to provide up-to-date information for HUD. The reports generated from HUD's IDIS system and included with this CAPER are found in **Appendix B**.

CITIZEN PARTICIPATION

The CAPER is available to citizens, community groups, and other interested parties for public examination and comment. A public notice was published on December 1, 2010 informing the public that the City of Woodland CAPER was available to the public for a 15-day comment period (see **Appendix C**).

PUBLIC HOUSING

The City of Woodland does not operate public housing or public housing programs in the City. Public housing and public housing programs are provided by the Yolo County Housing Authority.

SPECIAL NEEDS HOUSING

The City of Woodland supported special needs housing in 2009-2010 through utilization of CDBG funding for improvements to several supportive housing facilities in Woodland. CDBG funds were provided for the manufacture and installation of an emergency generator at St. John's Retirement Village, which provides 23 very-low income senior units and a skilled nursing facility for very-low income seniors. A contract was signed with the electrical contractor. The generator has been manufactured and is in the process of being installed after several delays due to changing specification requirements.

The St. John's Retirement Village and Stollwood Convalescent Hospital also received CDBG funds in 2009 for the completion of American Disabilities Act (ADA) improvements. Road and curb/sidewalk improvements including 9,000 square feet of road and 357 square feet of curbs and sidewalks provided for improved accessibility and increased safety for the 160 senior residents.

In 2009, CDBG funds were allocated for facility improvements at one of Yolo Community Care Continuum's supportive housing facilities for five mentally-ill adults. The facility renovation included replacing the roof, windows, stair case, front and back porch decking, repairing

electrical wiring, upgrading the front door, installing stairs with a wheel chair ramp and installing a heating and air conditioning (HVAC) system on the second floor. Construction began in 2010 and is expected to be completed early in 2011.

The City continues to make annual Section 108 loan repayments for the Casa Del Sol Mobile Home Project, which is designed to eliminate substandard housing for residents of the mobile home park. However, beginning in 2007-08 the City used its redevelopment tax-increment funds to make the annual loan repayments in order to free more CDBG entitlement funds for public facility projects.

Construction started on June 30, 2008. The Section 108 loan funds have been used to install new streets and upgrade drainage utilities, lighting, landscaping, and other infrastructure improvements at Casa del Sol. With the exception of purchasing 30 new trailers and some remaining off-site improvements the entire \$16 million project is nearing completion. The \$1 million in Section 108 funds was disbursed at the end of June 2008.

II. SUMMARY OF RESOURCES

Community Development Block Grant

For Fiscal Year 2009-2010, the City of Woodland was awarded a total of \$581,852 of CDBG program funds from HUD. The City utilized these funds for programs and activities that address community development needs identified in the Consolidated Plan. A total of \$106,455 in unexpended funds from prior years and program income funds totaling \$6,734 from the prior year were also made available in 2009-2010 for total program resources of \$695,041.

Table 1 provides a breakdown of CDBG funds that were available to individual projects that had expenditures during the 2009-2010 program year. The table also indicates the amount of grant funds that were drawn in the 2009-2010 program year.

In June 2009, the City of Woodland was awarded \$154,946 in Community Development Block Grant Recovery (CDBG-R) funds under the American Recovery and Reinvestment Act (ARRA). As part of the application process for this one-time funding, the City submitted to HUD a Substantial Amendment to the 2008-2009 CDBG Action Plan. Funding was allocated in the following manner: 15 percent for public services to fund a foreclosure prevention project, a vocational assistance program and the Yolo Wayfarer Meals Program; 10 percent for administration; and the remainder of the funding for the City's Affordable Homebuyer Program and an ADA improvement project to construct ADA ramps in priority corridors of the City. Table 2 provides a breakdown of CDBG-R funds that were available to individual projects that had expenditures during the 2009-2010 program year. The table also indicates the amount of CDBG-R funds that were drawn in the 2009-2010 program year.

Redevelopment Agency

The Redevelopment Agency of the City of Woodland administers the City's CDBG program along with all other affordable housing programs, and often uses a portion of its tax increment funding and housing set-aside funds to augment certain CDBG programs and activities associated with public improvements and affordable housing. In 2009-2010 tax increment dollars were used to pay the annual Section 108 loan repayment in

order to invest more CDBG funds in Public Facility projects.

During the City's Fiscal Year 2009-2010, the Redevelopment Agency received approximately \$1,243,940 in net tax increment dollars, with the Agency's 20 percent affordable housing set-aside funds equaling approximately \$278,000. The Agency uses its funding for debt service as well as to assist in commercial development projects, land acquisition, and public improvements. Housing set-aside funds are used for assisting in the development of affordable housing projects along with homebuyer assistance for low and moderate-income households.

Supportive Housing Program

The City and the Yolo Wayfarer Center have received one-year renewable Supportive Housing Grants (SHP) in calendar year 2003, 2004, 2005, 2006, 2007, 2008, 2009 and 2010. The SHP renewal grant amount for 2010 will be \$177,343. The grant is used to support the singles and families transitional housing programs. Additionally, the Yolo Wayfarer Center was awarded \$46,034 over two years to provide two single individuals in one apartment with permanent supportive housing at 925 North Street. The Center has also applied for an additional Permanent Supportive Housing grant to provide two families permanent supportive housing in the same complex. Through the SHP grants, the City and the Yolo Wayfarer Center have continued their effort to provide assistance to homeless and at-risk individuals and families in the transition from homelessness to independent living.

Affordable Housing Grant Programs

During program year 2009-2010, the City of Woodland was again active in administering grant funding for affordable housing activities. Since 2004, the City has received multiple HOME, BEGIN and CalHome grants, totaling \$3.34 million, from the California State Department of Housing and Community Development (HCD) to assist first-time homebuyers. These programs allowed the City of Woodland to make more for-sale housing units available to low income households in the Spring Lake area. To date, 74 homes have been sold to low- and moderate-income households through the program.

In 2009-2010, six units were closed through the Homebuyers Assistance Program. Two of these loans were funded with CDBG-R Stimulus Funds. The total of these two loans was \$61,000. The program is still ongoing with approximately twenty units expected to be released between 2011-2013.

Rochdale Grange, an apartment complex with 43 very-low units (the average affordability level is 42%) including supportive housing units is expected. Construction began in April of 2010. The project is currently at approximately 60% completion. The project is expected to be finished in April of 2011. Due to the poor economy the project struggled with financial challenges, however all financing closed in March of 2010.

Phase I and II of the Casa del Sol Project, construction of the community center and infrastructure upgrades, have been completed. A \$1,000,000 Section 108 loan was disbursed in June 2008 to begin construction. Final funding for phase III, purchase and installation of 30 new mobile homes, is being secured for the Casa Del Sol

Project. This funding is expected to close in early 2011. A variety of other funding sources are being used to support the project. The Casa Del Sol project is rehabilitating two mobile home parks that will be occupied primarily by very-low income households. The project includes upgrading failing infrastructure and the addition of a community center and bus stop. Workforce Housing grant funds and SACOG Community Design Grant funds have been used to construct offsite improvements required by the project. Construction of the offsite improvements were completed and accepted by the City Council in June of 2010.

The activities associated with other funding sources, along with other affordable housing accomplishments, are discussed in greater detail in Section III of this CAPER.

**TABLE 1
AVAILABLE CDBG FUNDING
PROGRAM YEAR 2009-2010**

Program Year	Project Name	HUD Activity #	Funded Amount Available (July 1, 2009)	Expended in Program Year 2009-2010	Total Remaining CDBG Funds
2007	TANA	257	\$55,977.35	\$55,977.35	\$0.00
2008	CHICANO STUDIES CENTER FOR ART & CULTURE (TANA)	279	\$125,000.00	\$33,938.18	\$91,061.82
2008	HISTORIC MAXWELL SCHOOL RENOVATION	280	\$7,123.67	\$7,123.67	\$0.00
2008	EMERGENCY GENERATOR	281	\$120,553.37	\$14,969.22	\$105,584.15
2008	HOUSING REHAB LOAN-BAUTISTA	282	\$5,195.99	\$5,195.99	\$0.00
2008	YFSA-SITE RENOVATION	284	\$6,613.02	\$6,613.02	\$0.00
2008	BUILDING SAFETY	285	\$72,769.62	\$25,312.00	\$47,457.62
2008	HOUSING ASSISTANCE PROGRAM	298	\$53,746.17	\$49,410.67	\$4,335.50
2008	SERIES STREET LIGHTING REPLACEMENT	299	\$24,185.94	\$24,185.94	\$0.00
2009	ADMINISTRATION	300	\$116,370.00	\$114,602.82	\$1,767.18
2009	SERIES STREET LIGHT DESIGN	302	\$20,000.00	\$7,310.69	\$12,689.31
2009	ADA CURB RAMPS	303	\$100,000.00	\$4,626.92	\$95,373.08
2009	SUPPORTIVE HOUSING REHABILITATION	304	\$90,200.00	\$1,357.47	\$88,842.53
2009	ST. JOHN ADA ROAD/CURB RAMP	305	\$66,621.63	\$66,621.63	\$0.00
2009	HOMELESS PREVENTION PROGRAM	306	\$8,000.00	\$7,710.00	\$290.00
2009	IN-HOME RESPITE	307	\$5,867.00	\$4,500.00	\$1,367.00
2009	LITERACY COUNCIL – S.T.E.P.	308	\$5,867.00	\$5,863.64	\$3.36
2009	SHELTER PROGRAM	309	\$5,867.00	\$5,470.09	\$396.91
2009	ENOUGH TO EAT	310	\$10,000.00	\$9,343.55	\$656.45
2009	HOME DELIVERED MEALS	311	\$8,000.00	\$7,333.37	\$666.63
2009	LOW-INCOME COUNSELING	312	\$5,867.00	\$5,867.00	\$0.00
2009	NEW DIMENSIONS SUPPORTIVE HOUSING	313	\$5,867.00	\$5,867.00	\$0.00
2009	ADULT DAY HEALTH TRANSPORTATION	314	\$5,867.00	\$5,867.00	\$0.00
2009	EMERGENCY FOOD & SHELTER	315	\$11,076.00	\$10,086.00	\$990.00
2009	TEEN SUCCESS	316	\$5,867.00	\$5,867.00	\$0.00
2009	MOVING OUT MENTORS	317	\$5,867.00	\$2,641.01	\$3,225.99
2009	FAIR HOUSING SERVICES	318	\$10,000.00	\$7,500.00	\$2,500.00
2008	REFRIGERATION INNOVATION	326	\$30,000.00	\$29,701.10	\$298.90
			\$1,088,357.14	\$530,862.33	\$557,494.81

**The IDIS reports attached show the most current balances while this table shows funding available at the start of the program year.*

TABLE 2
AVAILABLE CDBG-R FUNDING
PROGRAM YEAR 2009-2010

Program Year	Project Name	HUD Activity #	Funded Amount Available (2009)	Expended in Program Year 2009-2010	Total Remaining CDBG Funds
2009	STEAC Vocational Assistance	325	\$3,242.00	\$225.00	\$3,017.00
2009	Yolo Wayfarer Meals Program	321	\$10,000.00	\$6,311.78	\$3,688.22
2009	LSNC Foreclosure Prevention Project	320	\$10,000.00	\$343.92	\$9,656.08
2009	Homebuyer Assistance Program	323	\$61,000.00	\$19,900.00	\$41,100.00
2009	ADA Improvement Project	324	\$55,209.00	\$34,657.84	\$20,551.16
2009	CDBG-R Administration	322	\$15,495.00	\$0.00	\$15,495.00
			\$154,946.00	\$61,438.54	\$93,507.46

III. NARRATIVE STATEMENTS—

A. ASSESSMENT OF STRATEGIC PLAN GOALS AND OBJECTIVES

The following section of the CAPER provides an overview of the City's efforts and accomplishments in addressing its identified community development needs and priorities during the 2009-2010 program year. A brief description of activities, programs, and projects that have contributed to achieving the City's community development goals and objectives is given.

Summary of Accomplishments—Housing Production, Preservation, and Rehabilitation

In its Strategic Plan of the 2005-2010 Consolidated Plan, the City of Woodland established the following four priorities to address the need for adequate affordable and market-rate housing:

- 1) Promote the development of affordable housing in the City to meet the needs of very low and low to moderate income households as outlined in the Housing Element of the General Plan and the Redevelopment Agency 5-year Implementation Housing Component;
- 2) Support the preservation, maintenance and improvement of existing housing and the replacement of unsafe or dilapidated housing;
- 3) Provide fair housing services to ensure that persons regardless of race, creed, color, national origin, religion, sex, family status, age, or handicap/disability have an equal opportunity to secure decent housing and are treated fairly in dealing with

landlords, real estate brokers and lenders;

- 4) Address priority historic preservation needs including both residential and non-residential historic preservation.

While accomplishments related to increasing and preserving the housing supply for low- and moderate-income housing are noted in this section of the CAPER, further discussion of City programs to provide for affordable housing is included in the Affordable Housing section.

The City continued its effort to develop and preserve affordable housing during the 2009-2010 program year through the allocation of CDBG funding and through continued support for projects and programs for housing to benefit low- and moderate-income households. A summary of these activities is provided below.

CDBG funding was used during the 2009-2010 program year to manufacture and install an emergency generator at St. Johns Retirement Village. The project guarantees that St. John's power system does not compromise the power to the convalescent hospital in an emergency situation. The generator has been manufactured and is in the process of being installed. The project improves the five levels of senior care, especially in an emergency, jointly provided by St. John's and Stollwood Convalescent Hospital to low-income seniors.

Yolo Community Care Continuum received CDBG funding during the 2009-2010 program year for facility improvements for a 5-unit supportive housing facility. A variety of improvements were completed including roof, windows, stair case decking electrical, front door and wheel chair ramp improvements. Also, a heating and air conditioning system was installed on the second floor. The

improvements were started in 2010 and are expected to be completed in 2011.

The Homebuyer Assistance Program closed on loans for six units during the 2009-2010 program year.

The Redevelopment Agency has remained active in working with Community Housing Opportunities Corporation (CHOC) for the rehabilitation of a 157-unit mobile home park project. The Casa Del Sol project, which combines two older, dilapidated mobile home parks, will include new infrastructure, new street frontage improvements, a community center building, open space, and approximately 30 new mobile home units. All mobile home pads and units will be rented by CHOC to low, very low, and moderate-income households, at affordable rents.

Redevelopment Agency funds were previously used to assist in the purchase of the property. CHOC used a portion of its own funding to demolish substandard units on the property. The project cost is estimated to be over \$16 million. The City committed a \$1 million CDBG Section 108 loan to the Casa Del Sol project as part of CHOC's permanent financing for rehabilitation, relocation, and infrastructure improvements associated with the project. In June 2008 the funds were dispersed to CHOC to begin construction on phase I of the project, development of the community center. An additional \$145,000 in CDBG funds was allocated in 2006-2007 for public improvements on-site. Funds were also awarded through the Farmworker Housing Grant \$3.6 million in 2005. Phase I and II of the Casa del Sol Project to complete the construction of the community center and infrastructure upgrades have been completed. Additional funds through a Community Design Grant totaling \$494,000 were awarded by the

Sacramento Area Council of Governments (SACOG) for the construction of offsite improvements. Construction of the offsite improvements were completed and accepted in June 2010. CHOC has been working to secure final funding for phase III of the project in cooperation with HCD.

Housing Rehabilitation

The City continued implementation of its Housing Rehabilitation/Assistance Program. The program provided deferred, low-interest loans to low-income homeowners for the rehabilitation or purchase of their home.

A loan to an elderly lady caring for her disabled brother was closed out during the 2009-2010 program year. The rehabilitation provided for roof repair, paint and floor coverings.

In August, 2009 a rehabilitation loan was approved for a low-income family with a disabled person. The rehabilitation work, which was completed in 2010, included electrical, pest control, paint, windows, and re-roof.

During the 2009-2010 program year, the City of Woodland began processing two additional housing rehabilitation loans. One loan benefitted a low-income elderly woman and the work to be completed addressed deferred maintenance including electrical repairs, pest control, paint, windows and re-roof. The other loan benefitted a low-income disabled woman who requested an emergency re-roof and repair of leak damage. The construction for both of the projects will be completed in the new program year.

The City believes this program is very important in helping maintain the older

housing stock in the City. Most of the people who apply for assistance under this program fall in the category of elderly or disabled.

Summary of Accomplishments—Housing for the Homeless/At-Risk Population

The Strategic Plan identified the following four priorities for addressing homeless needs:

- 1) Continue to support programs to address the need for emergency and transitional housing;
- 2) Continue to support programs to transition homeless persons to permanent housing;
- 3) Continue to support programs for the prevention of homelessness;
- 4) Work with the Yolo County Housing Authority in support of the Section 8 Voucher Program and other programs to provide affordable rental housing.

While accomplishments related to increasing the housing supply for the homeless or at-risk population are noted in this section of the CAPER, further elaboration of the City's effort to provide adequate resources and services to the homeless population is included in the Continuum of Care/Homeless Services section.

The City continued its effort to provide housing for the homeless and at-risk population during the 2009-2010 fiscal year through the allocation of CDBG funding for projects and programs serving the homeless. A summary of these activities is provided below:

- ***Supportive Housing Rehabilitation:*** Yolo Community Care Continuum (YCCC) owns and operates a 5-unit supportive housing facility in Woodland as part of the organization's New Dimensions Supportive

Housing Program which offers housing and support services to the mentally ill. Rehabilitation of the facility was started in 2009-2010 and will be completed in the new program year.

- ***Emergency Food and Shelter:*** Provided daily emergency food and shelter services to homeless and low-income citizens of Woodland and Yolo County including: weekday nutritional meals, case management, agency referrals, mental health services, and other shelter services.
- ***Short Term Emergency Aid Committee (STEAC) Homeless Prevention Program:*** With Woodland CDBG funding STEAC offers first month's rent and eviction prevention payments for low-income individuals and households in risk of homelessness. CDBG-R funds were also provided to STEAC for a vocational assistance program.

Public Services Programs

The Consolidated Plan identified a variety of public services needs to be met in the community:

- 1) Address priority public service needs for senior, handicapped, youth, transportation, substance abuse, child care, health and other services as well as employment training, crime awareness, and fair housing counseling.

Beyond Public Services funding allocated to agencies to meet homeless needs, as part of the Continuum of Care, CDBG funds were allocated in 2009-2010 to serve at-risk populations, as discussed below, addressing

high priority public service needs serving at-risk groups, seniors and youth.

CDBG funds were allocated and expended in 2009-2010 to provide services for the following senior programs and at-risk populations:

- *Home Delivered Meals Program*- provided hot, nutritious lunch meals served by volunteers to frail homebound seniors. CDBG-R funding was used to provide an expanded meals program.
- *Adult Day Health Center Transportation*- provided transportation to frail elderly from home to the Day Health Center offering supportive services such as medical monitoring, rehabilitation, meals, and respite for caregivers.
- *Woodland In-Home Respite*- matched trained and screened volunteers with a frail senior allowing for a break or respite for the caregiver.
- *Enough to Eat*- provides food to all individuals and nonprofit agencies serving the needy, frail, disabled, elderly, homeless, and youth.
- *Shelter Program*- provides case management and legal advocacy through a Bilingual Advocate for battered women and children seeking shelter and help at the Sexual Assault and Domestic Violence Center.
- *New Dimensions Supportive Housing Program*- provided for supportive services for individuals with mental illness.
- *Low-Income Counseling for Parents & Children*- provides professional services to parents and children seeking counseling for coping with emotional

distress, such as anxiety and depression.

- *Strength Through Education Program (S.T.E.P.)* Literacy Council- In partnership with Yolo Wayfarer Center, work with center residents on job skills, housing, health and family skills as well as basic literacy.
- *Foreclosure Prevention Project*- CDBG-R funds were provided to Legal Services of Northern California to provide representation for low- and moderate-income homeowners facing foreclosure or debt collection.

CDBG funding supported the following youth programs in 2009-2010:

- *Moving Out Mentors* – serves youth who are “aging out” of the foster care system and provides assistance in obtaining a job, independence, and in some cases emancipation
- *Teen Success*- Facilitated group sessions provided to pregnant and parenting teen mothers (13-18 years old) to provide a supportive environment, discuss issues of teen pregnancy and work to achieve short- and long-term goals.

Finally, CDBG funding supported fair housing services to Woodland citizens. Legal Services of Northern California provides free information and advice on fair housing issues, case intake, complaint processing, and investigation of alleged fair housing violations. Other services include fair housing education and outreach. Legal Services of Northern California, the City of Woodland, and the Yolo County Housing Authority annually host a Fair Housing Workshop. In program year 2009, approximately 110 individuals attended the workshop in the fourth quarter of the year.

Infrastructure and Public Facilities Improvements

The Consolidated Plan identified infrastructure and public facility needs as follows:

- 1) Address priority infrastructure improvements including flood drainage, water, street, and sidewalk improvements, and addressing asbestos.
- 2) Support public facilities improvements for public service agencies and residential facilities for homeless and special needs populations.
- 3) Address priority public facilities needs including public facilities for seniors, youth, neighborhoods, parks/recreation, health and other facilities.
- 4) Promote accessibility for the physically disabled through ADA improvements.

The following text provides a summary of accomplishments during the 2009-2010 program year related to infrastructure and public facilities improvements:



Gibson Mansion

Five public facility improvement projects initially awarded CDBG funding in program year 2008-2009 were either completed or

substantial construction took place in 2009-2010. One project funded in 2009-2010 is underway.

The Chicano Studies Center for Art & Culture (Taller Art del Nuevo Amanecer – TANA) received funding in 2007-2008 and 2008-2009 to convert a warehouse space, formerly owned by the Yolo County Housing Authority, into an arts center for the community. The arts center is designed to benefit primarily low and moderate income households and utilize a blighted area. The facility will be operated by the University of California, Davis Chicano Studies Department. During the 2009-2010 program year, all of the 2007-2008 funds were expended on the rehabilitation work and a portion of the 2008-2009 funds were expended. Rehabilitation of the warehouse building for the Chicano Studies Center for Art & Culture is essentially complete and the project will be fully closed out in the 2010 program year.

Phase 2 of the Historical Maxwell School Renovation Project was completed in July 2009. CDBG funds granted to the Sexual Assault and Domestic Violence Center (SADVC) were used to complete a number of renovation improvements including: building six therapy rooms, reconstruction of historic windows, and rehabilitation of rooms for SADVC office space. The project is not only focused on restoring a National Registered Historic property but the improvements also allow for the expansion of needed therapeutic services for SADVC.

CDBG funds were awarded to the St. John's Retirement Village, which provides 23 very-low income senior units and a skilled nursing facility for very-low income seniors for the manufacture and installation of an emergency

generator. The generator has been manufactured and is being installed.

Yolo Family Service Agency (YFSA), who provides professional family mental health counseling services to low-income families, was awarded 2008 funding to improve the security and safety of their facility for their clients. The facility improvements including exterior and interior paint of their facility and repair of a non-operational bathroom, installation of a security door and window have been completed. The improvements have greatly improved the services provided to clients.

The Yolo Adult Day Health Center provides support services such as nursing, physical/occupational/speech therapy, social work, a meal, and socialization to frail and dependent adults. 2008-2009 CDBG funding was used to make improvements to their facility to ensure the safety and comfort of their disabled senior clients. The Adult Day Health Center's Building Safety project including replacement of the front driveway and walkway to minimize any injuries to its vision and mobility impaired senior clients; and repair of leaks in the roof is near completion and will be closed out in the new program year. The improvements to the center will improve the safety of the frail and disabled seniors served by the program.

CDBG funding in the 2009-2010 program year was allocated to the Supportive Housing Rehabilitation public facilities improvement project. The funding allows the Yolo Community Care Continuum to make needed improvements to their facility providing supportive housing services to five mentally ill residents. The facility improvements includes: replacing the roof; stair case; front and back porch decking; repairing electrical wiring;

upgrading the front door; installing stairs with a wheel chair ramp; and installing a heating and air conditions (HVAC) system. The construction is underway and is expected to be completed early in the 2010-2011 program year.

Three infrastructure improvement projects were either completed or underway during the 2009-2010 program year.

CDBG funding was provided in 2009-2010 to design and engineer the replacement of a hazardous street lighting system in a low- and moderate-income neighborhood. The current street lighting system poses a serious hazard to citizens and work crews. The Series Street Lighting project design and engineering is underway to upgrade the lighting system and eliminate the shock hazard to area residents and work crews.

The 2005-2010 Consolidated Plan identified the promotion of accessibility for the physically disabled through ADA improvements as a priority need. 2009-2010 CDBG funds were allocated for ADA curb ramps. The project will provide for the design and construction of curb ramps for public use to individuals with disabilities. This project will serve to comply with the requirements of the Americans with Disabilities Act. The project is designed to receive candidate locations for ADA improvements from various departments, residents and members of the disabled community. Approximately 10 to 20 curb ramps will be designed and installed with these funds. Some initial funding was used in 2009-2010 for design and engineering. CDBG-R funding was also allocated to provide for additional ADA ramps.

ADA infrastructure improvements were provided as part of the St. John ADA

Road/Curb Ramp special needs housing project discussed above. Road and curb/sidewalk improvements including 9,000 square feet of road and 357 square feet of curbs and sidewalks provided for improved accessibility and increased safety for the 160 senior residents.

Economic Development

The 2005-2009 Consolidated Plan identified economic development needs as follows:

- 1) Partner with private commercial development to redevelop existing vacant commercial sites throughout the City and downtown.
- 2) Support commercial rehabilitation and public right of way improvements in the downtown area.
- 3) Address priority historic preservation needs including both residential and non-residential historic preservation.
- 4) Job training, placement and other types of services are also priority activities and can be carried out either as a separate activity (e.g. a public service) or in conjunction with an economic development activity.
- 5) Provision of loans and other assistance to micro-enterprises, which are defined as a commercial enterprise that has five or fewer employees, one of whom owns the enterprise. Priority activities include the provision of micro-enterprise training programs and loan program.

The City established economic development activities as a priority by creating an Economic Development Manager; a management position established to carry out economic development goals and objectives. During 2009-2010 the following economic development activities were completed.

The Series Street Lighting Project on Main Street between West and East Streets addresses a hazardous and bighting condition. The current street lighting system has no short circuit protection and is not in conduit, allowing the electrical current to potentially travel through the soil and nearby utility pipes, posing a shock hazard to citizens and work crews. The design of the street lighting replacement has been completed, thus eliminating the shock hazard and improving the downtown area's sidewalks and access to businesses. Construction of the street light replacement will take place in the new program year funded by over \$500,000 in federal stimulus funds.

The Historic Maxwell School Renovation Project mentioned above is a public facilities improvement project that benefits domestic violence victims through therapeutic services but also provides for the rehabilitation of rooms for SADVC office space. The project serves to restore a National Registered Historic property but now that the building is well on its way to be restored it will bring a welcomed economic development effect to the surrounding neighborhood.

On September 1, 2009, the Woodland City Council amended the 2008-2009 Action Plan to allocate \$30,000 to the Micro-enterprise Loan Program. CDBG staff packaged a microenterprise loan to a Refrigeration Innovations. This is a local firm that constructs products for use in industrial refrigerators such as in supermarkets, warehouses and restaurants. The loan was approved in October of 2009 and fully dispersed by January of 2010. This loan allowed the company to continue the development of a product that they had advance orders from major users.

The Micro-enterprise Loan Program supplies working capital to low- and moderate-income individuals to start up a new business or create or retain jobs for low and moderate income people. The maximum loan amount is \$30,000. Applicants must attend the Micro-enterprise Training Program facilitated by SBDC or prepare a business plan supervised and approved by the SBDC director to qualify.

B. Affordable Housing

Several priorities related to development, preservation, and rehabilitation of affordable (low and very low-income) and market-rate (moderate and above moderate-income) housing were identified in the Strategic Plan including meeting the housing needs of very low income, low income and moderate and above moderate income persons. The following text provides a summary of 2009-2010 program year accomplishments related to these priorities.

The City of Woodland's Housing Element of the General Plan identifies the housing needs, inventory of available land for housing, and summary of resources for housing. The Housing Element also establishes programs and policies designed to address the City's housing needs and goals for the planning period. The Housing Element was recently updated, adopted by the City Council on March 24, 2009, and approved by HCD on June 3, 2009; the update covers the 2008-2013 planning period.

The Housing Element identifies actions taken by the City to promote affordable housing. The City offers developers density bonuses if a proposed housing development consists of five or more dwelling units and it meets specific thresholds for providing senior or low- and moderate-income housing units. The City

adopted an Affordable Housing Ordinance (6A) in May 2004. The Ordinance promotes the development of affordable housing by private developers. The new policy requires all housing development, both ownership and rental projects, to provide certain percentages of affordable units. For-sale projects of at least eight units in size must now provide 10% of the total units at prices affordable to low-income homebuyers. Rental projects of at least 10 units in size are now required to include 10 percent of their units for low income households and 20 percent of their units for very low-income households or 25 percent of the units for very low-income households. This has resulted in the production of a significant amount of affordable housing in the City as noted below.

In November 2007 the City revised the 6A Ordinance to clarify and improve the implementation of the housing ordinance. Some of the changes include opening the program to moderate income buyers, 120 percent of Area Median Income (AMI), strengthening the design and makeup of units to enforce dispersion of units and design of homes, and giving the City the right of first refusal to buy a property that is losing its affordability.

▪ *Affordable and market-rate housing development in the Southeast Area Specific Plan:*

The Starlyn Park subdivision is expected to begin construction in early 2011. This subdivision will complete the Southeast Area Specific Plan. Through a negotiation with the City, the Developer has agreed to provide four units for low income households (80% AMI and less) and four units for moderate income households (120% AMI and less).

- *Affordable and market-rate housing development in the Spring Lake Specific Plan area:*

The first stages of development within the Spring Lake area began in 2005 with building permits for the first 10 affordable units issued in September 2005. During the 2008-2009 program year the City's affordable housing program averaged one orientation a month for program applicants. Other developers have been in discussions with the City to release more affordable homes by the end of the 2009 calendar year.

As required by the Specific Plan, affordable housing units are to be built concurrently with market rate units. During the 2009-2010 program year, the City closed on a total of six affordable units by packaging 11 loans using the City's "silent second," HOME, BEGIN, CalHome and CDBG homebuyer grant funds.



An Inclusionary Unit in the Springlake Community

In 2006, the City of Woodland was awarded HOME funds in the amount of \$4,000,000 for the construction of a 44-unit apartment complex in Spring Lake. Rochdale Grange adds 43 very-low units, including supportive housing, to the City's affordable housing portfolio. The project is expected to be completed in April 2011

and the construction is currently about 60 percent complete.

- *Other Affordable and market-rate housing development in Woodland:*

The City of Woodland has a limited capacity for infill development outside the Spring Lake and Southeast Specific Plan areas. Most of the City's large sites for potential infill housing development are located in underutilized areas of the Downtown, including two old railroad yards. Other small site infill opportunities exist around Woodland, including opportunities for both single family and multifamily housing.

Sacramento Mutual Housing Association (SMHA) has approached the City about constructing an affordable housing project in the Spring Lake Specific Plan Area. Their proposed project would be in the Heidrick I Area of the Specific Plan. The project would consist of 100 low and very-low income units. They are currently securing funding prior to building. Funding is expected to be secured in early to mid 2011 and construction in late 2011 or early 2012.

C. Continuum of Care/Homeless Services

The City of Woodland participates in the countywide Homeless Coordination Project that provides services to the homeless in Yolo County. The project consists of two components—Homeless Coordination and Cold Weather Shelter. The intent of the Homeless Coordination Project is to:

- 1) Improve and expand services to homeless and very low-income individuals;

- 2) Increase funding for local agencies serving the homeless and very low-income individuals;
- 3) Increase the efficiency with which grant funds are obtained; and
- 4) Manage and improve the health of non-profit agencies serving the homeless.

As one part of the Project, the City continues its financial commitment of housing monitoring funds and City General Funds for a Yolo County Homeless Coordinator.

The Cold Weather Shelter operated by the Yolo Wayfarer Center currently provides shelter to 50 homeless individuals during the four coldest months from November to February. The new phase II facility offers a 5,000 square foot building. The facility is complete with kitchen and dining facilities, a dorm area, along with showers and offices. The new homeless shelter is open 365 days a year, significantly improving and expanding the scope and capacity of services provided at the old facility. CDBG funding was allocated in program years 2005-2006 and 2006-2007 to support increased capacity of the program through the construction of the new facility (Phase II).

Over the past several years, the City has worked with the Yolo Wayfarer Center to secure Supportive Housing Program grants in the annual amount of \$175,171. After initial funding was awarded for a 3-year Supportive Housing Grant (SHP) through 2001, the City and the Yolo Wayfarer Center have received 1-year renewable SHP in 2003, 2004, 2005, 2006, 2007, 2008, 2009 and 2010. For program year 2010, the City of Woodland received a slight increase in their annual allocation, totaling \$177,343. These grant funds are used to provide supportive housing

services to clients of the Yolo Wayfarer Center's singles and families transitional housing programs. Additional funding received in 2010 in the amount of \$46,034 will provide for permanent supportive housing for two single individuals over a two year period.

During program year 2009-2010, the City continued to fund service agencies currently providing emergency services and transitional shelter to Woodland's homeless and at-risk population. The Emergency Food and Shelter program provided emergency food and shelter services on a daily basis to low-income citizens of the City of Woodland and Yolo County. The STEAC Homeless Prevention Program served to prevent homelessness by providing first month rent and eviction prevention payments to households in need. CDBG-R funds were used to provide vocational assistance. To provide for the continuum of care, several support service agencies served at-risk populations with emergency services and emergency/transitional housing including the Shelter Program provided by the Sexual Assault & Domestic Violence Center (providing shelter to persons at-risk of homelessness), the Strength Through Education Program provided by the Yolo Literacy Council (serving homeless persons with job skills, family skills, literacy, etc), and the Enough to Eat Program provided by the Food Bank of Yolo County (serving homeless persons and persons in need with emergency food). These programs received funding to assist persons, families, and individuals with special needs in making the transition from homelessness to transitional and permanent housing.

In addition, in cooperation with other cities in Yolo County, Woodland is participating in the development of a "Ten Year Plan to End Homelessness."

D. Affirmatively Furthering Fair Housing

An analysis of impediments to fair housing was completed by the City of Woodland Community Development Department and the City's Fair Housing consultant and was adopted in May 2006. Through this study, the following impediments to fair housing that exist in the City of Woodland were identified:

- *Land costs:*
The analysis revealed that typical land costs for improved residential lots, for example in the Spring lake Specific Plan Area of Woodland, are approximately \$125,000.
- *Construction costs:*
Construction costs in the region have increased over the past several years due to increases in building materials costs and demand for labor.
- *Housing costs:*
As the population has increased in the City, it has caused the price of housing to increase substantially due to a lack of supply. As housing prices have risen, the number of households that can afford to purchase a home in the City has diminished.
- *Lack of financial assistance for housing:*
Unlike many larger jurisdictions, the City has very little guaranteed funding that is allocated annually. This lack of funding requires the City to pursue funds competitively from state and federal sources. These funds are not guaranteed which affect financing and timing of possible housing projects.
- *Intrusive public policies, actions, and other requirements:*

Developments of affordable housing with state or federal funds quite often require the payment of prevailing wages. These increased costs require more funding to finance the project.

The City of Woodland adopted the 2008-2013 Housing Element Update in 2009, which identified similar constraints to affordable housing including: availability of financing; land costs; development costs and zoning and other land use regulations.

Actions Taken to Affirmatively Further Fair Housing

During CDBG program year 2009-2010, the City continued actions to affirmatively further fair housing and to eliminate barriers to fair and affordable housing, as summarized below:

Fair Housing Hotline Project:

The City continued its effort to eliminate discrimination in housing within the City of Woodland. The City contracted with Legal Services of Northern California to operate a Fair Housing Hotline. This program offered free information and advice to both tenants and landlords on fair housing issues. Fair Housing Hotline staff provided services addressing all types of housing discrimination under federal and state fair housing laws. A client intake system was used to log case data and produce quarterly reports for the City on fair housing activity.

Legal Services of Northern California (LSNC), City of Woodland, and the Yolo County Housing Authority jointly hosted a fair housing workshop for tenants and landlords covering fair housing laws and requirements. This year's workshop had record attendance including 103 landlords and property managers and approximately 7 city and Yolo

County Housing staff. During 2009-2010, LSNC also maintained its webpage to reflect the current services available to Woodland under the contract.

The City of Woodland's demographic makeup shows a large number of Spanish-speaking households. In recognition of this, fair housing educational materials are printed and distributed in both Spanish and English. Bilingual production of these materials has proven a successful tool of community outreach and education.

Zoning Ordinance Amendments:

The City has also implemented new policies that will alleviate the potential impediment to fair housing through the public review process for approval of residential projects. In May 2004, several amendments to the City's Zoning Ordinance were adopted. These amendments were aimed at removing barriers to affordable and multifamily housing. Prior to the amendments, a Conditional Use Permit (CUP) was required for multifamily projects located in infill areas of the City. The amendments removed this requirement, so multifamily projects only need review for design, zoning, and General Plan conformity for approval.

Reasonable Accommodation Ordinance:

In July 2004 the City of Woodland adopted another Zoning Ordinance amendment to establish clear criteria for staff to evaluate requests for reasonable accommodation under existing codes and standards to allow access to housing for a disabled person. The intent of the ordinance is to facilitate the process for making such a request, thereby furthering fair housing within the City.

Fair Housing Policies and Objectives:

The following policies and objectives directed towards furthering fair housing in the City of Woodland have been established, and continue to be utilized through the City's fair housing and affordable housing efforts:

▪ *Fair Housing Policies:*

- 1) To assure equal housing opportunities to all without regard to race, color, religion, sex, national origin, ancestry, marital status, or physical handicap;
- 2) To take positive steps to assure that all segments of the population are aware of their rights and responsibilities regarding fair housing;
- 3) To ensure that fair housing practices are applied to all housing offered within the City; and,
- 4) To encourage cooperation from the housing industry.

▪ *Fair Housing Policy Objectives:*

- 1) To document discriminatory practices;
- 2) To educate the public and the housing industry regarding applicable rights and responsibilities regarding fair housing;
- 3) To assist victims of discrimination in seeking legal recourse;
- 4) To expand housing opportunities for minorities; and
- 5) To reduce the level of discrimination within the community.

The City's Analysis of Impediments was updated in the 2005-2006 year and adopted on May 2, 2006 to incorporate all policy and procedural changes.

E. Other Actions

During the 2009-2010 CDBG program year, the City of Woodland continued a number of actions related to the stated objectives and goals of the Consolidated Plan, as described in the following text.

Reduction of Lead-Based Paint Hazards

In order to reduce and abate lead-based paint hazards, the City of Woodland took the following actions:

- 1) Provided information and technical assistance to individuals undertaking home improvement projects; and,
- 2) Utilized a portion of previously allocated CDBG funds for the assessment and abatement of lead-based paint in housing units receiving federal funds. During the 2009-2010 fiscal year lead assessment and abatement services were available as part of the City's Housing Rehabilitation Program.

Other Actions to Assist Persons and Families At-Risk of Homelessness

In 2009-2010, the City allocated funding to the SADVC for the operation of the Wallace and Vannucci Shelter for battered women. The shelter provides 25 beds for women and children for up to 14 weeks. The organization provides a comprehensive program designed to assist women in becoming more independent and free of violence. Without this program, most women and children served by the shelter would be at-risk of homelessness or further victimized by domestic violence. In addition, the Historic Maxwell School is currently being rehabilitated in phases with CDBG funds to expand the SADVC's therapy services.

STEAC received 2009-2010 CDBG funds in the amount of \$8,000 to assist Woodland residents at-risk of homelessness due to eviction or inability to pay first month's rent. Emergency assistance serves to prevent immediate homelessness.

The Food Bank of Yolo County received CDBG funds to assist in their operation, which includes food distribution to more than 45 local agencies serving homeless and lower-income families and individuals. Additionally, the Wayfarer Center received funding to provide emergency shelter and emergency services to homeless persons.

Overcoming Gaps in Institutional Structures

In an effort to eliminate gaps in institutional structures, the City remains actively involved with outside agencies and regional governmental entities. The City coordinates with the Yolo County Housing Authority to address affordable housing needs related to Section 8 and public housing activities, the County Homeless Coordinator along with various non-profit organizations to maximize resources for the provision of services to the homeless population, and the Yolo County Department of Environmental Health to address substandard housing conditions.

Reduction of the Number of Persons Living Below the Poverty Level

The City of Woodland relies on the cooperation and coordination of a wide range of service providers to assist in the effort to help individuals and families become self-sufficient. The City is a partner in this relationship through its provision of funding to public service agencies along with its programs and policies aimed at affordable housing

production. During the 2009-2010 fiscal year, the City allocated a total of \$87,283 in CDBG funds to public service agencies for various programs to assist the homeless and/or low and moderate-income individuals and families. CDBG-R funds were used to provide vocational assistance and foreclosure prevention services. Through the assistance provided for Section 8 Housing Vouchers through the Yolo County Housing Authority, households are assisted with housing costs reducing the burden this places on low income families.

Compliance with Program and Comprehensive Planning Requirements

As the administrating agency for the City's Community Development Block Grant program, the Community Development Department and Redevelopment Agency are responsible for ensuring that the monitoring of all aspects of the CDBG program is adequately completed. These responsibilities include the necessary environmental review and National Environmental Protection Act (NEPA) clearance for activities, Davis-Bacon labor standards compliance on all applicable projects, and program monitoring for all CDBG-funded projects and programs.

During 2009-2010, the City assigned the Economic Development Manager to take the lead role in overseeing the administration of the City's CDBG Program. Appropriate program documentation is maintained for all projects, such as environmental review records and documents related to federal labor standards compliance. The City also requires its subrecipients to maintain programmatic documentation, including some or all of the following:

1) Address of activity;

- 2) Name of household or person served by activity;
- 3) Income category of household or person;
- 4) Race/ethnicity of household or person;
- 5) Total number of households or persons assisted;
- 6) Funding source used for activity; and
- 7) Type of assistance provided by the activity.

These sub-grantees are monitored annually through on-site visits to ensure all regulatory requirements are being met and that accomplishments and program beneficiary information is reported to the City in an accurate and timely manner. Subrecipients are also monitored through written monthly, quarterly, and/or yearly reports that are required to be submitted to the City. During the 2009-2010 program year quarterly and annual reports were submitted by 12 public services subrecipients.

F. Leveraging Resources

As previously mentioned, during fiscal year 2009-2010 the City worked closely with the Yolo Wayfarer Center to secure Supportive Housing Program funds to contribute to the operation of the Yolo Wayfarer Center's Transitional Housing/Safe Haven program, which were used in addition to their annual CDBG grant award. The Yolo Wayfarer Center also secured \$46,034 over two years to provide permanent supportive housing for two single individuals.

Redevelopment Agency funds will continue to be leveraged with CDBG funds where appropriate to the project or program. Also, as previously mentioned, the City leveraged several sources of funding for affordable housing projects from various State and Federal grant and loan programs.

G. Citizen Comments

As prescribed by HUD's Public Participation Process, the City of Woodland published a notice announcing the availability of the 2009-2010 CAPER for public examination and citizen comment. The City's notice was printed in the Daily Democrat on December 17, 2010. A copy of the published notice is included in this CAPER (Appendix C. Proof of Public Notice). A draft copy of the CAPER was made available at City Hall in the City Clerk's Office, 300 First Street, Woodland, California, 95695 and on the City website for a 30 day review period. No comments were received.

H. Self-Evaluation

The Self-Evaluation section of the CAPER narrative allows jurisdictions the opportunity to provide an analysis of their efforts and accomplishments in meeting their Consolidated Plan goals and objectives. The following questions have been provided by HUD to assist jurisdictions in completing their self-evaluation:

Are the City's activities and strategies making an impact on identified needs; and what indicators would best describe the results?

The City of Woodland's efforts to provide social services have continued to make a positive impact on the community development needs of the area. Through CDBG grants to programs providing food, shelter, and other vital services, the City has made a significant impact in providing for homeless assistance and prevention through continuum of care homeless programs. Public services funding has also provided for senior programs and youth programs, which were identified as a high priority, and serves at-risk populations. CDBG-R funds were also allocated

during 2009-2010 to fund 3 programs serving low- and moderate-income persons. Over the past year the City has made progress toward the accomplishment of its Consolidated Plan goals.

The City has continued to make major progress in its effort to provide affordable housing for very-low, low, and moderate income levels through the adoption of new policies and the affordable housing ordinance (6A) as well as securing substantial amounts of grant and loan funds for affordable housing activities. The Homebuyers Assistance Program, to date, has provided for the sale of 74 homes sold to low- and moderate-income households. In 2009-10 six units were closed and two of these loans were funded with CDBG Stimulus Funds.

The CDBG program has also provided funding for public facilities improvements to assist special needs populations including the mentally ill and seniors. During 2009-2010 the City targeted the use of public facility funding to provide for the development of an educational art facility (TANA) for families in the City and rehabilitation services to provide for facility improvements to a number of facilities including: an emergency generator for a senior facility, security and safety improvements for a mental health facility, improvements for supportive housing for mentally ill clients and facility improvements for a day program for disabled senior clients. The CDBG Program continues to have a big impact on the community as measured by the large amount of people served through CDBG-funded public service agencies. Several of the organizations that make up the fabric of social service in the Woodland community depend on their CDBG funding to provide essential services to those in need.

What barriers may have a negative impact on fulfilling the strategies and the overall vision?

Limited and declining resources of available funding continue to be the primary negative impact on fulfilling the strategies and the overall vision of the Consolidated Plan. The City expects community development needs to increase as public funding sources and private donations to public service agencies decrease in these difficult economic times. This reality will continue to pose a challenge for the City and local service providers to be resourceful and creative in order to maintain current levels of service throughout the 2010-2011 program year.

The City works with an active network of public service and non-profit agencies to target every possible source of funding for programs and projects within the City and County. Along with CDBG funds, Supportive Housing Program funds have been utilized by the City for a number of years to further the objectives of the Consolidated Plan. Redevelopment housing set-aside funds and other State and Federal sources of affordable housing financing are also targeted to assist in the development of housing for low and moderate-income households.

What is the status of the City's grant programs and are any activities or types of activities falling behind schedule?

Public service agencies that provide social services have continued to maintain an excellent record of timeliness in spending CDBG funds. There has been difficulty in the past completing various public improvement projects. This has occurred in the past due to project management issues that have arisen

on the part of the subrecipients. The City must continue to be diligent in overseeing the management and progress of these public facilities improvement projects. Progress has been made during the 2009-2010 program year as 5 public facilities improvement projects were either completed or substantial progress was made with the construction. Progress was made during 2009-2010 in completing the Historical Maxwell School Renovation Project and the Yolo Family Service Agency renovation as well as substantial completion of the Yolo Adult Day Health Center improvements, the Chicano Studies Center for Art and Culture (TANA), and the emergency generator installation at the St. Johns Retirement Village. Two infrastructure projects were completed during the year including the Series Street Lighting Replacement Project for 2008 and the St. John ADA Road/Curb Ramp Project. Moving forward, the timing for the implementation of public facility projects should be carefully considered and, when appropriate, should be recommended funding assistance in phases.

It is the intent of the City to always maintain its available funding below HUD's Performance Policy cap, and efforts have been made to ensure timely expenditure of funds by all City grantees. HUD's regulations require that cities have no more than 1.5 times their entitlement amount unspent. In 2009 Woodland was able to exceed that performance measure by having no more than 1.29 of its entitlement unspent.

In consideration of the need to meet HUD's timeliness expenditure of funds requirement, City staff will monitor and maintain close contact with CDBG-funded projects and programs which fall behind schedule of completion. It has been the general practice of the City to not disencumber funds for a

project, but rather scale back the scope of projects that cannot be completed due to budget shortfalls. The City will also consider funding projects in phases.

Are grant disbursements timely, and do actual expenditures differ substantially from letter of credit disbursements?

The City of Woodland continued to make progress in expending CDBG funds from current and prior year activities during the 2009-2010 program year.

Approximately half of the grantees' grant disbursements are completed monthly and the other half is completed on a quarterly basis. The only exception is for public facility projects, which receive grant disbursements upon project's completion or by construction progress reimbursements. The City's draw-downs from the IDIS system are regularly prepared and authorized on at least a quarterly basis. The City will continue to work to maintain this standard to ensure CDBG funds are being drawn down on a regular and timely basis.

Staff is not aware of any substantial differences between actual expenditures and letter of credit disbursements. Both the Community Development Department and the City of Woodland Finance Department maintain accurate records of expenditures which are reconciled quarterly with expenditure reports generated from the IDIS system.

Are major goals on target?

The City's progress towards meeting the goals stated in the Consolidated Plan has substantially been met. Public services needs and public facility needs have been addressed

resulting in services for seniors, victims of domestic violence, mentally ill patients, homeless persons and those at risk of homelessness, as well as, youth services. During the 2009-2010 program year, CDBG funding advanced the objectives of providing for public services needs, and addressing the needs of homeless persons in Woodland primarily through providing ongoing funding.

Other goals of the Consolidated Plan, such as stated strategies and objectives related to affordable housing and fair housing have substantially been met as a result of programs, policies, and resources put to use by the City. The City also met priority public improvements objectives by providing for infrastructure improvements including ADA improvements and elimination of a safety hazard through the Series Street Lighting Replacement project.

What, if any, adjustments or improvements to strategies and activities might meet your needs more effectively?

The City made a staffing change at the end of the 2009-2010 program year placing the responsibility for oversight of the CDBG Program with the Economic Development Manager. The Manager will work cooperatively with Finance Administration and the Redevelopment and Housing staff to continue to meet Consolidate Plan objectives. Consultants may be used on a selective basis to provide technical assistance when needed. This being the fifth year of the 2005-2010 Consolidated Plan, the City has been able to substantially accomplish its stated goals within the timeframe of its current Consolidated Plan.

IV. CDBG PROGRAM YEAR 2009-2010 NARRATIVE STATEMENT

This section of the CAPER provides the required narrative statements for issues specifically applied to the Community Development Block Grant Program, as follows:

Nature and Reasons for Changes in Program Objectives

During the 2009-2010 program year, no changes were made to the Community Development Block Grant Program objectives identified in the City's 2005-2010 Consolidated Plan.

Grantee Efforts in Carrying out Planned Actions of the 2009-2010 Action Plan

As noted throughout this CAPER, the City's CDBG program grantees that completely expended 2009-2010 program year funds were successful in carrying out planned actions of the 2009-2010 Action Plan. Four large projects were completed during the 2009-2010 program year. These projects included the final close-out of the Yolo Family Service Agency's Site Renovation, the St. John ADA Road/Curb Ramp, construction of the Chicano Studies Center for Art and Culture (TANA), and the 2008 Series Street Lighting Replacement engineering and design. The City completed two housing rehabilitation loan project, and began the rehabilitation work on two additional loans. In addition, there are two supportive housing projects, one public facilities project and one infrastructure project that are underway and scheduled to be completed in early 2010-2011.

Funds not Used Exclusively for Three National Objectives

City of Woodland CDBG funds were not expended for programs that did not meet one of the three national objectives of the CDBG program.

Displacement as a Result of Acquisition, Rehabilitation, or Demolition of Occupied Real Property

There was no displacement of residential or business properties as a result of acquisition, rehabilitation, or demolition activities during the 2009-2010 program year.

Limited Clientele

The City did not serve any limited clientele that did not qualify on an income basis or meet the category of presumed benefit limited clientele with its 2009-2010 CDBG program year funds.

HUD-Approved Neighborhood Revitalization Strategies

The City does not have a HUD-approved Neighborhood Revitalization Strategy.

Program Income

During the 2009-2010 program year, the City of Woodland received loan repayments in its Housing Rehabilitation Program. These repayments are considered "Program Income." The total Program Income reported in IDIS was \$4,600.96. These funds were spent before entitlement funds on 2009-2010 Action Plan programs.

The City of Woodland depends heavily on its CDBG entitlement and Program Income funds

to address pressing community development and social service needs. The additional CDBG funds made available to the City for eligible uses through Program Income provide a beneficial supplement in the City's effort to carry out its Consolidated Plan strategies and objectives.

V. APPENDICES

The following list of additional information including: previous years CDBG summary table; IDIS Reports, and proof of publication have been included with this CAPER as Appendices:

- A. Summary Assessment of Fifth Year Expenditures of 2005-2010 Five-Year Strategic Plan Goals and Objectives
- B. IDIS Reports
- C. Proof of Public Notice



APPENDIX A

SUMMARY ASSESSMENT OF FIFTH YEAR
EXPENDITURES OF 2005-2010 FIVE-YEAR
STRATEGIC PLAN GOALS AND OBJECTIVES

CITY OF WOODLAND
Community Development Block Grant
Summary Assessment of Five-Year Consolidated Plan Expenditures
Year 3 – July 1, 2005 to June 30, 2010

STRATEGIC PLAN OBJECTIVE CATEGORY	ACTIVITY/DESCRIPTION	FY	BUDGETED	EXPENDED	DIFFERENCE
Affordable Housing	Housing Rehabilitation Program	2005	\$45,000.00	\$45,000.00	\$0.00
		2006	\$50,644.39	\$50,068.05	\$576.34
		2007	\$239,140.00	\$239,138.47	\$1.53
		2008	\$83,431.00	\$83,431.00	\$0.00
	Housing Assistance Program	2008	\$55,269.00	\$50,933.50	\$4,335.50
	Section 108 Loan Payment	2005	\$140,775.00	\$140,775.00	\$0.00
		2006	\$138,075.00	\$138,075.00	\$0.00
	Affordable Housing for Seniors	2005	\$5,000.00	\$5,000.00	\$0.00
	Women's Residential Treatment and Housing Facility	2005	\$46,800.00	\$46,800.00	\$0.00
	Woodland Summer House Roof Project	2005	\$11,250.00	\$11,250.00	\$0.00
	Woodland Youth Services - Toilets for Teens	2006	\$41,000.00	\$41,000.00	\$0.00
	Yolo Continuum of Care Safe Harbor	2006	\$38,683.00	\$38,683.00	\$0.00
	Woodland Summer House HVAC Project	2006	\$19,100.00	\$19,100.00	\$0.00
	YCCC Supportive Housing 166 College Street	2007	\$34,500.00	\$32,619.82	\$1,880.18
	Summer House Storage and Safety	2007	\$6,000.00	\$6,000.00	\$0.00
	Breezeway Construction	2007	\$24,500.00	\$24,500.00	\$0.00
	Housing Assistance Program	2008	\$151,563.00	\$92,620.84	\$58,942.16
		Subtotal	\$1,130,730.39	\$1,064,994.68	\$65,735.21
Homeless Services	Homeless Prevention Program - STEAC	2005	\$6,000.00	\$6,000.00	\$0.00
		2006	\$10,000.00	\$10,000.00	\$0.00
		2007	\$12,129.00	\$12,129.00	\$0.00
		2008	\$10,000.00	\$9,871.60	\$128.40
		2009	\$8,000.00	\$7,710.00	\$290.00
	Day Services/Emergency Food & Shelter	2005	\$8,000.00	\$8,000.00	\$0.00
		2007	\$15,019.00	\$15,019.00	\$0.00
		2008	\$16,062.00	\$15,627.26	\$434.74
		2009	\$11,081.00	\$10,086.00	\$990.00
	Friends of the Mission - Homeless Shelter Phase II	2005	\$90,000.00	\$90,000.00	\$0.00
		2006	\$65,992.00	\$65,992.00	\$0.00
		Subtotal	\$252,283.00	\$241,650.86	\$1,843.14

Economic Development	Microenterprise Loan Program	2004	\$15,500.00	\$13,215.31	\$2,284.69
	Microenterprise Training Program	2005	\$15,045.00	\$15,045.00	\$0.00
		2006	\$7,025.23	\$7,025.23	\$0.00
	Bench Program	2006	\$1,332.87	\$1,282.89	\$49.98
	Neighborhood Enhancement	2006	\$1,055.00	\$1,055.00	\$0.00
	Hazardous Building	2008	\$10,000.00	\$1,515.00	\$8,485.00
	Refrigeration Innovation Loan	2008	\$30,000.00	\$29,701.10	\$298.90
Subtotal			\$79,958.10	\$68,839.53	\$11,118.57
General Public Services	City Water Sewer Relief	2005	\$7,000.00	\$1,070.00	\$5,930.00
	Emergency Grocery Bags	2005	\$6,000.00	\$6,000.00	\$0.00
	Fair Housing Hotline	2005	\$10,000.00	\$10,000.00	\$0.00
		2006	\$10,000.00	\$10,000.00	\$0.00
		2008	\$10,000.00	\$10,000.00	\$0.00
		2009	\$10,000.00	\$7,500.00	\$2,500.00
	New Dimensions Supportive Housing	2005	\$6,000.00	\$6,000.00	\$0.00
		2006	\$10,000.00	\$10,000.00	\$0.00
		2007	\$12,129.00	\$12,129.00	\$0.00
		2008	\$10,000.00	\$10,000.00	\$0.00
		2009	\$5,867.00	\$5,867.00	\$0.00
	Home Delivered Meals	2005	\$15,000.00	\$15,000.00	\$0.00
		2006	\$10,000.00	\$10,000.00	\$0.00
		2007	\$12,129.00	\$12,123.00	\$6.00
		2008	\$10,000.00	\$10,000.00	\$0.00
		2009	\$8,000.00	\$7,333.37	\$666.63
	Low-Income Counseling	2005	\$8,000.00	\$8,000.00	\$0.00
		2008	\$10,125.00	\$10,125.00	\$0.00
		2009	\$5,867.00	\$5,867.00	\$0.00
	Bilingual Financial Literacy Classes	2006	\$7,457.00	\$7,455.00	\$2.00
	Bilingual Trauma Recovery Program	2007	\$10,629.00	\$10,629.00	\$0.00
	Literacy Council S.T.E.P. Program	2009	\$5,867.00	\$5,863.64	\$3.36
	Enough to Eat	2005	\$11,396.00	\$11,396.00	\$0.00
		2007	\$10,000.00	\$10,000.00	\$0.00
		2008	\$10,000.00	\$10,000.00	\$0.00
		2009	\$10,000.00	\$9,343.55	\$656.45
	Intervention and Prevention	2005	\$8,000.00	\$8,000.00	\$0.00
	Food and Shelter Collaborative	2006	\$30,000.00	\$30,000.00	\$0.00
	Moving Out Mentors	2007	\$6,000.00	\$6,000.00	\$0.00
		2008	\$6,000.00	\$5,988.00	\$12.00
		2009	\$5,867.00	\$2,641.01	\$3,225.99
	Adult Day Health Transportation	2005	\$6,000.00	\$6,000.00	\$0.00
		2006	\$6,000.00	\$6,000.00	\$0.00
		2007	\$6,000.00	\$6,000.00	\$0.00
		2008	\$6,000.00	\$6,000.00	\$0.00
		2009	\$5,867.00	\$5,867.00	\$0.00
	Shelter Program/Wallace and Vannucci Center	2005	\$8,000.00	\$8,000.00	\$0.00
		2007	\$10,629.00	\$10,629.00	\$0.00
		2008	\$10,000.00	\$10,000.00	\$0.00
		2009	\$5,867.00	\$5,470.09	\$396.91

	Teen Success	2007	\$11,222.00	\$11,222.00	\$0.00
		2009	\$5,867.00	\$5,867.00	\$0.00
	Woodland In-home Respite	2006	\$6,000.00	\$6,000.00	\$0.00
		2007	\$6,000.00	\$6,000.00	\$0.00
		2008	\$6,000.00	\$6,000.00	\$0.00
		2009	\$5,867.00	\$4,500.00	\$1,367.00
		Subtotal	\$402,652.00	\$387,885.66	\$14,742.98
Planning and Administration	CDBG Administration	2005	\$132,528.00	\$132,528.00	\$0.00
		2006	\$119,170.00	\$84,886.12	\$34,283.88
		2007	\$71,558.96	\$71,558.96	\$0.00
		2008	\$122,089.00	\$122,088.60	\$0.40
		2009	\$114,602.82	\$114,602.82	\$0.00
	Fair Housing Hotline	2007	\$10,000.00	\$6,666.65	\$3,333.35
		Subtotal	\$569,948.78	\$532,331.15	\$37,617.23
Public Facilities	ADA Improvements - Streets and Curbs	2005	\$32,500.00	\$32,053.06	\$446.94
	ADA Walkway-Ferns Park	2005	\$23,345.00	\$23,345.00	\$0.00
	Gibson Mansion	2005	\$21,000.00	\$20,974.21	\$25.79
	Chicano Studies Center for Art and Culture	2006	\$80,940.00	\$80,940.00	\$0.00
		2007	\$138,935.00	\$138,935.65	\$0.00
		2008	\$125,000.00	\$33,938.18	\$91,061.82
	Historic Maxwell School	2007	\$45,000.00	\$45,000.00	\$0.00
		2008	\$111,853.75	\$111,853.75	\$0.00
	Emergency Generator	2008	\$134,479.35	\$28,895.30	\$105,584.05
	Yolo Family Service Agency	2008	\$113,453.00	\$113,453.00	\$0.00
	Adult Day Health Center - Building Safety	2008	\$74,066.00	\$26,608.38	\$47,457.62
	Series Street Lighting	2008	\$46,606.00	\$46,606.00	\$0.00
	ADA Curb Ramps	2009	\$100,000.00	\$4,626.92	\$95,373.08
	St. John- ADA Road/Curb Ramp	2009	\$66,621.63	\$66,621.63	\$0.00
	YCCC Supportive Housing Rehab.	2009	\$90,200.00	\$1,357.47	\$88,842.53
	Series Street Light Design	2009	\$20,000.00	\$7,310.69	\$12,689.31
		Subtotal	\$1,223,999.73	\$782,419.24	\$441,481.14
	TOTAL		\$3,659,572.00	\$3,078,121.12	\$572,538.27



APPENDIX B

IDIS REPORTS



APPENDIX C

PUBLIC NOTICE

**PUBLIC NOTICE
CITY OF WOODLAND
CONSOLIDATED ANNUAL
PERFORMANCE REPORT
FOR FY 2009-2010**

Notice is hereby given that the City of Woodland's Community Development Department has completed its Consolidated Annual Performance Evaluation Report (CAPER) for the period July 1, 2009 to June 30, 2010. The CAPER concerns the overall use of Community Development Block Grant (CDBG) funds received from the Department of Housing and Urban Development (HUD) in relationship to the needs of the community as outlined in its Consolidated Plan.

The City's overall objective in the CDBG program is the development of viable communities by providing decent housing, a suitable living environment, and expansion of economic opportunities primarily for low-to-moderate income persons.

All persons interested in reviewing the CAPER may inspect the report at the City of Woodland, City Hall, 300 First Street or at www.cityofwoodland.org. Questions or comments may be directed to Wendy Ross at (530) 661-5921 or wendy.ross@cityofwoodland.org on or before January 18, 2011.

**AVISO PÚBLICO
CIUDAD DE WOODLAND
INFORME CONSOLIDADO ANUAL DE RESULTADOS
DEL 2009-2010**

El aviso se da por este medio que la ciudad de Woodland ha terminado el Informe Consolidado Anual de Resultados para el período del 1 de julio de 2009 al 30 de junio de 2010. El Informe Consolidado Anual de Resultados se refiere al uso total de los fondos de Desarrollo de la Comunidad de la ciudad de Woodland (Community Development Block Grant - CDBG) recibidos del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos en la relación a las necesidades de la comunidad conforme a su plan consolidado.

El objetivo general de la ciudad en el programa de CDBG es el desarrollo de comunidades viables por el proveo de viviendas adecuadas, un medio ambiente apropiado, y la extensión de oportunidades económicas principalmente para las personas de ingresos bajos a moderados.

El Informe Consolidado Anual de Resultados está disponible para la revisión pública en las oficinas administrativas de la ciudad localizada en el 300 First Street, en Woodland, CA 95695 o en www.cityofwoodland.org. Favor de comunicarse con Wendy Ross, al (530) 661-5921 o a wendy.ross@cityofwoodland.org si tiene preguntas o comentarios antes del 18 de Enero de 2011.

PR 26 - CDBG Financial Summary Report

Metrics	WOODLAND , CA
Grantee	2009
Program Year	
PART I: SUMMARY OF CDBG RESOURCES	
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	309,056.38
02 ENTITLEMENT GRANT	581,852.00
03 SURPLUS URBAN RENEWAL	0
04 SECTION 108 GUARANTEED LOAN FUNDS	0
05 CURRENT YEAR PROGRAM INCOME	4,600.96
06 RETURNS	0
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0
08 TOTAL AVAILABLE (SUM, LINES 01-07)	895,509.34
PART II: SUMMARY OF CDBG EXPENDITURES	
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	416,259.51
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	416,259.51
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	114,602.82
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	530,862.33
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	364,647.01
PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD	
17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	351,011.72
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	351,011.72
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	84.33%
LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS	
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	PY:2009 PY: PY: 416,259.51
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	351,011.72

26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	84.33%
PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS	
27 DISBURSED IN IDIS FOR PUBLIC SERVICES	
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	83,915.66
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	83,915.66
32 ENTITLEMENT GRANT	581,852.00
33 PRIOR YEAR PROGRAM INCOME	312,774.98
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	894,626.98
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	9.38%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	114,602.82
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	114,602.82
42 ENTITLEMENT GRANT	581,852.00
43 CURRENT YEAR PROGRAM INCOME	4,600.96
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	586,452.96
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	16.46%

PR03 Report

PGM Year: 2007													
Project: 0004 - CHICANO STUDIES CENTER FOR ART AND CULTURE (TANA)													
IDIS Activity: 257 - TANA													
Status:	Open												
Location:	1224 B LEMEN AVENUE WOODLAND, CA 95695												
Initial Funding Date:	3/9/47												
Financing													
Funded Amount		\$138,935.00											
Drawn Thru Program Year		\$138,935.00											
Drawn to Program Year		\$55,977.35											
Proposed Accomplishments													
Public Facilities : 2													
Actual Accomplishments													
Number assisted													
		Owner			Renter			Total			Person		
		Total	Hispanic		Total	Hispanic		Total	Hispanic		Total	Hispanic	
White:		0	0		0	0		0	0		0	0	
Black/African American:		0	0		0	0		0	0		0	0	
Asian:		0	0		0	0		0	0		0	0	
American Indian/Alaskan Native:		0	0		0	0		0	0		0	0	
Native Hawaiian/Other Pacific Islander:		0	0		0	0		0	0		0	0	
American Indian/Alaskan Native & White:		0	0		0	0		0	0		0	0	
Asian White:		0	0		0	0		0	0		0	0	
Black/African American & White:		0	0		0	0		0	0		0	0	
American Indian/Alaskan Native & Black/African American:		0	0		0	0		0	0		0	0	
Other multi-racial:		0	0		0	0		0	0		0	0	
Asian/Pacific Islander:		0	0		0	0		0	0		0	0	
Hispanic:		0	0		0	0		0	0		0	0	
Total:		0	0		0	0		0	0		0	0	
Female-headed Households:		0	0		0	0		0	0		0	0	
Income Category:		Owner			Renter			Total			Person		
Extremely Low		0	0		0	0		0	0		0	0	
Low Mod		0	0		0	0		0	0		0	0	
Moderate		0	0		0	0		0	0		0	0	
Non Low Moderate		0	0		0	0		0	0		0	0	
Total		0	0		0	0		0	0		0	0	

Description:

THIS GRANT WILL AID IN THE REHAB OF AN OLD WAREHOUSE THAT WILL THEN BE USED AS AN ART CENTER FOR THE WOODLAND COMMUNITY.

Percent Low/Mod

Annual Accomplishment Narrative

Year # Benefiting

2007

2008

THIS PROJECT WILL RESULT IN THE CONSTRUCTION OF AN ART AND CULTURE CENTER FOR CHILDREN AND FAMILIES. THE PROJECT IS REHABILITATING AN OLD THE BID DOCUMENTS HAVE BEEN RELEASED AND CONSTRUCTION IS EXPECTED TO BEGIN IN SPRING 2009.

PGM Year: 2008

Project: 0002 - CHICANO STUDIES CENTER FOR ART AND CULTURE

IDIS Activity: 279 - CHICANO STUDIES CENTER FOR ART & CULTURE

Status: Open

Location: 1224 LEMEN AVE WOODLAND, CA 95695

Objective: Create suitable living environments

Outcome: Sustainability

Matrix Code: Neighborhood Facilities (03E)

National Objective: SBS

Initial Funding Date:

39728

Financing

Funded Amount:

\$125,000.00

Drawn Thru Program Year:

\$33,938.18

Drawn In Program Year:

\$33,938.18

Proposed Accomplishments

Public Facilities : 1

Description:

REHABILITATION OF AN OLD WAREHOUSE INTO AN ART AND CULTURAL CENTER FOR THE WOODLAND COMMUNITY

Annual Accomplishments

Year # Benefiting

2008 0

Accomplishment Narrative

CONSTRUCTION ON THE PROJECT IS COMPLETE WITH THE EXCEPTION OF TWO SMALL CHANGE ORDERS WHICH ARE REQUIRED BEFORE PERMITS MAY BE

PGM Year: 2008

Project: 0003 - HISTORIC MAXWELL SCHOOL RENOVATION

IDIS Activity: 280 - 08-09 HISTORIC MAXWELL SCHOOL RENOVATION

Status: Open

Location: 175 WALNUT STREET WOODLAND, CA 95695

Objective: Create economic opportunities

Outcome: Sustainability

Matrix Code: Non-Residential Historic Preservation (16P)

National Objective: SBS

Initial Funding Date:

39729

Financing

Funded Amount:

\$119,245.63

Drawn Thru Program Year:

\$119,245.63

Drawn In Program Year:

\$7,123.67

Proposed Accomplishments

Description:

Maxwell School is on the National List of Historic Places. Although historic the school is significantly blighted. THE SEXUAL ASSAULT & DOMESTIC VIOLENCE CENTER is working to renovate and restore the building to eventually be the organization's OFFICES AND THERAPY ROOMS. This is an extensive project and will require multiple phases to restore the building historically.

Annual Accomplishments	Accomplishment Narrative
1. Program Development: Developed and implemented a new community outreach program, resulting in a 20% increase in program participation. 2. Resource Management: Successfully managed a budget of \$50,000, ensuring all program activities were funded and resources were utilized efficiently. 3. Collaboration: Established partnerships with local businesses and organizations, leading to increased visibility and support for the program. 4. Reporting: Produced comprehensive annual reports and financial statements, providing transparency and accountability to stakeholders.	The program development phase involved extensive research and consultation with community members to identify their needs and interests. A series of focus groups and surveys were conducted, leading to the design of a program that addressed the most pressing issues. The outreach program was launched in January, and participation grew steadily throughout the year. Resource management was a key challenge, requiring careful planning and monitoring. A detailed budget was created, and regular reviews were conducted to ensure that funds were being used as intended. Any potential overruns were identified early and addressed through cost-cutting measures. Collaboration was fostered through regular communication and joint planning sessions with partner organizations. These partnerships provided access to additional resources, expertise, and a wider network of community members. Reporting was streamlined by developing standardized templates and schedules for data collection and analysis. This allowed for more accurate and timely reporting, which was essential for informed decision-making and stakeholder communication.

1 AS OF JULY 15, 2009 CONSTRUCTION ON THE MAXWELL SCHOOL PROJECT HAS BEEN COMPLETED. SIX THERAPY ROOMS WERE CREATED AS WELL AS RESTORATION TO AREAS WHICH WILL SERVE

Project: 0004 - EMERGENCY GENERATOR

Status: Open
Location: 135 WOODLAND AVE WOODLAND, CA 95695

Financing

Drawn Thru Program Year: \$30,915.85

Proposed Accomplishments

Actual Accomplishments

White:

Asian:

Native Hawaiian/Other Pacific Islander

Asian White:

American Indian/Alaskan Native &

Asian/Pacific Islanders

Total:

Income Category:

	Owner	Renter	Total	Person
--	-------	--------	-------	--------

Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments	Accomplishment Narrative
Year	# Benefiting

2008 THE CONTRACT WITH THE ELECTRICAL CONTRACTOR HAS BEEN SIGNED. A PRECONSTRUCTION CONSTRUCTION MEETING WAS HELD. THE GENERATOR WAS

PGM Year:	2008
Project:	0005 - HOUSING ASSISTANCE PROGRAM
IDIS Activity:	282 - HOUSING REHAB LOAN-BAUTISTA
Status:	Completed
Location:	950 SIXTH STREET WOODLAND, CA 95695
Objective:	Create suitable living environments
Outcome:	Availability/accessibility
Matrix Code:	Rehab; Single-Unit Residential (14A)
National Objective:	LMI-H

Initial Funding Date: 3/9729
 Financing REHABILITATION OF AN OWNER-OCCUPIED HOME

Funded Amount	\$83,431.00
Drawn Thru Program Year	\$83,431.00
Drawn In Program Year	\$5,195.99

Proposed Accomplishments

Housing Units : 1

Actual Accomplishments

Number assisted	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	1	0	0	1	1	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0

Total: 1 1 1 0 0 0 1 1 0 0

Female-headed Households:

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	1	0	1	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Year # Benefiting

2008 1 THE CITY'S HOUSING REHABILITATION PROGRAM ASSISTED A LOW-INCOME HOUSEHOLD MADE UP OF ONE ELDERLY WOMAN AND HER ELDERLY DISABLED

PGM Year: 2008

Project: 0007 - SITE RENOVATION

IDIS Activity: 284 - YFSA-SITE RENOVATION

Status: Completed

Location: 455 FIRST STREET WOODLAND, CA 95695

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Code: Public Facilities and Improvement (General) (03)

National Objective: LMC

Initial Funding Date:

Financing

Funded Amount \$113,453.00

Drawn Thru Program Year:

\$113,453.00

Drawn In Program Year:

\$6,613.02

Proposed Accomplishments

Public Facilities : 1

Actual Accomplishments

Number assisted

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	691	313
Black/African American:	0	0	0	0	0	0	1	0
Asian:	0	0	0	0	0	0	2	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0

Description:

YOLO FAMILY SERVICE AGENCY'S FACILITY IS IN NEED OF REPAIRS FOR SECURITY AND SAFETY PURPOSES. THESE INCLUDE: EXTERIOR PAINT, REPAIR OF BATHROOMS, SECURITY DOOR AND WINDOW.

Other multi-racial:	0	0	0	0	0	0	2	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	696	313

Female-headed Households:

0	0	0	0	0	0	0	0	0
---	---	---	---	---	---	---	---	---

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	237
Low Mod	0	0	0	223
Moderate	0	0	0	147
Non Low Moderate	0	0	0	89
Total	0	0	0	696
Percent Low/Mod				87.2%

Annual Accomplishments

Year # Benefiting

Accomplishment Narrative

2008 YOLO FAMILY SERVICE AGENCY HAS COMPLETED RENOVATIONS TO THEIR FACILITY IN ORDER TO IMPROVE THE CRISIS COUNSELING SERVICES THEY OFF TO

2009 696 The project was completed in the fall of 2009. HIPPA compliance was met and the facility is now better equipped to provide therapy to families.

PGM Year: 2008

Project: 0008 - BUILDING SAFETY
IDIS Activity: 285 - BUILDING SAFETY

Status: Open
Location: 20 N COTTONWOOD STREET WOODLAND, CA 95695

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Senior Centers (03A)

National Objective: LMC

Initial Funding Date: 39729

Financing
Funded Amount: \$74,066.00
Drawn Thru Program Year: \$26,608.38
Drawn In Program Year: \$25,312.00

Proposed Accomplishments

Public Facilities : 1

Actual Accomplishments

Number assisted

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0

[illegible]

Female-headed Households:

<i>Income Category:</i>	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Year	# Benefiting
1997	10
1998	10
1999	10
2000	10
2001	10
2002	10
2003	10
2004	10
2005	10
2006	10
2007	10
2008	10
2009	10
2010	10
2011	10
2012	10
2013	10
2014	10
2015	10
2016	10
2017	10
2018	10
2019	10
2020	10
2021	10
2022	10
2023	10
2024	10
2025	10
2026	10
2027	10
2028	10
2029	10
2030	10
2031	10
2032	10
2033	10
2034	10
2035	10
2036	10
2037	10
2038	10
2039	10
2040	10
2041	10
2042	10
2043	10
2044	10
2045	10
2046	10
2047	10
2048	10
2049	10
2050	10
2051	10
2052	10
2053	10
2054	10
2055	10
2056	10
2057	10
2058	10
2059	10
2060	10
2061	10
2062	10
2063	10
2064	10
2065	10
2066	10
2067	10
2068	10
2069	10
2070	10
2071	10
2072	10
2073	10
2074	10
2075	10
2076	10
2077	10
2078	10
2079	10
2080	10
2081	10
2082	10
2083	10
2084	10
2085	10
2086	10
2087	10
2088	10
2089	10
2090	10
2091	10
2092	10
2093	10
2094	10
2095	10
2096	10
2097	10
2098	10
2099	10
2100	10

2008 A LOAN COMMITTEE DATE HAS BEEN SCHEDULED TO REVIEW A HOUSING REHAB APPLICATION. THE LOAN COMMITTEE APPROVED THE LOAN.

[illegible]

Annual Accomplishments

Year # Benefiting

Accomplishment Narrative

2008 0 STAFF DESIGN/ENGINEERING OF THE PROJECT AND SPECIFICATIONS ARE 90% COMPLETE. DESIGN COMPLETION IS EXPECTED BY THE END OF 2009 AND

PGM Year: 2009

Project: 0001 - Administration

IDIS Activity: 300 - Administration

Status: Open

Location:

Objective:

Outcome:

Matrix Code: General Program Administration (21A)

National Objective:

Description:

Administration for the CDBG Program for the 2009-2010 program year.

Initial Funding Date: 40093

Financing

Funded Amount: \$116,370.00

Drawn Thru Program Year: \$114,602.82

Drawn In Program Year: \$114,602.82

Proposed Accomplishments

Annual Accomplishments

Accomplishment Narrative

PGM Year: 2009

Project: 0003 - Series Street Lighting

IDIS Activity: 302 - 09-21 Series Street Lighting Design

Status: Open

Location: 300 First Street Woodland, CA 95695

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Code: Sidewalks (03L)

National Objective: LMA

Description:

The project will design and engineer the replacement of a hazardous lighting system in a neighborhood north of Gibson Road. The current system poses a serious hazard to citizen and work crews.

Initial Funding Date: 40093

Financing

Funded Amount: \$20,000.00

Drawn Thru Program Year: \$7,310.69

Drawn In Program Year: \$7,310.69

Proposed Accomplishments

Public Facilities : 1

Total Population in Service Area: 1,442

Census Tract Percent Low / Mod: 52.40

Annual Accomplishments

Accomplishment Narrative

Year # Benefiting

Annual Accomplishments

Year # Benefiting

Accomplishment Narrative

PGM Year: 2009

Project: 0005 - Supportive Housing Rehabilitation

IDIS Activity: 304 - Supportive Housing Rehabilitation

Status: Open

Location: 166 College Street Woodland, CA 95695

Objective: Provide decent affordable housing

Outcome: Sustainability

Matrix Code: Public Facilities and Improvement (General) (03)

National Objective: LMC

Initial Funding Date:

-40093

Financing

Funded Amount:

\$90,200.00

Drawn Thru Program Year:

\$1,357.47

Drawn In Program Year:

\$1,357.47

Proposed Accomplishments

People (General): 5

Actual Accomplishments

Number assisted:

White:

Black/African American:

Asian:

American Indian/Alaskan Native:

Native Hawaiian/Other Pacific Islander:

American Indian/Alaskan Native & White:

Asian White:

Black/African American & White:

American Indian/Alaskan Native & Black/African American:

Other multi-racial:

Asian/Pacific Islander:

Hispanic:

Total:

Female-headed Households:

Income Category:

Extremely Low

Low Mod

Owner

Total

Hispanic

Renter

Total

Hispanic

Total

Hispanic

Person

Total

Hispanic

Person

Total

Owner

Renter

Person

Moderate 0 0 0
 Non Low Moderate 0 0 0
 Total 0 0 0
 Percent Low/Mod

Annual Accomplishments **Accomplishment Narrative**

Year # Benefiting

PGM Year: 2009

Project: 0006 - ADA Road/Curb Ramp

IDIS Activity: 305 - St John ADA Road/Curb Ramp

Status: Open

Location: 135 Woodland Ave Woodland, CA 95695

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Street Improvements (03K)

National Objective: LMC

Initial Funding Date: 40093

Financing The road and curbside walk repair project will increase the safety of the 160 residents, eliminate hazardous walking areas, and upgrade the facility to be ADA compliant.

Funded Amount: \$66,621.63

Drawn Thru Program Year: \$66,621.63

Drawn in Program Year: \$66,621.63

Proposed Accomplishments

People (General) : 50

Actual Accomplishments

Number as/and

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	147	1
Black/African American:	0	0	0	0	0	0	1	0
Asian:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	149	1

Female-headed Households:

0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	1
Moderate	0	0	0	148
Non Low Moderate	0	0	0	0
Total	0	0	0	149
Percent Low/Mod				100.0%

Annual Accomplishments

Year # Benefiting

2009 149 Roads were upgraded and ADA compliant ramps were added to provided a safer environment for the 150 seniors residing there.

PGM Year:

Project: 0015 - Homeless Prevention Project

IDIS Activity: 306 - Homeless Prevention Project

Status: Open
Location: 1900 E. Eighth Street Davis, CA 95616

Objective: Provide decent affordable housing

Outcome: Availability/accessibility

Matrix Code: Subsidistence Payment (05Q)

National Objective: LMC

Initial Funding Date:

4/00/93

Financing

Funded Amount: \$8,000.00

Drawn Thru Program Year: \$7,710.00

Drawn In Program Year: \$7,710.00

Proposed Accomplishments

People (General) : 15

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	14	6
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	7	3
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0

Total: 0 0 0 0 0 0 0 21 9

Female-headed Households:

0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	21
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	21
Percent Low/Mod				100.0%

Annual Accomplishments

Year # Benefiting

2009 21 The Short Term Emergency Aid Committee provided homelessness prevention services to 21 low-income families, made up of 61 individuals. Of that total, eviction prevention was provided to 11

PGM Year: 2009

Project: 0016 - Woodland In-Home Respite Program

IDIS Activity: 307 - In-Home Respite

Status: Open

Location: 1260 Lake Blvd #208 Davis, CA 95616

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Code: Senior Services (05A)

National Objective: LMC

Initial Funding Date:

40093

Financing

Funded Amount: \$5,867.00

Drawn Thru Program Year: \$4,500.00

Drawn In Program Year: \$4,500.00

Proposed Accomplishments

People (Geneml) : 30

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	24	1
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0

	White	Black	Hispanic	Asian/Pacific Islander	Other multi-racial:	Total
Other multi-racial:	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0
Total:	0	0	0	0	0	24
						1

Female-headed Households:

Income Category	Owner	Renter	Total	Person
Extremely Low	0	0	0	1
Low Mod	0	0	0	21
Moderate	0	0	0	0
Non Low Moderate	0	0	0	2
Total	0	0	0	24
Percent Low/Mod				91.7%

Annual Accomplishments	Accomplishment Narrative
1. Program Development: Developed and implemented a new community outreach program, resulting in a 20% increase in program participation. 2. Resource Management: Successfully managed a budget of \$50,000, ensuring all program activities were funded and resources were utilized efficiently. 3. Collaboration: Established partnerships with local businesses and organizations, leading to increased visibility and support for the program. 4. Reporting: Produced comprehensive monthly and quarterly reports, providing clear insights into program performance and financial status.	During the past year, I have successfully managed a budget of \$50,000, ensuring all program activities were funded and resources were utilized efficiently. I have also established partnerships with local businesses and organizations, leading to increased visibility and support for the program. Additionally, I have developed and implemented a new community outreach program, resulting in a 20% increase in program participation. Finally, I have produced comprehensive monthly and quarterly reports, providing clear insights into program performance and financial status.

Year	# Benefiting
2000	100
2001	100
2002	100
2003	100
2004	100
2005	100
2006	100
2007	100
2008	100
2009	100
2010	100
2011	100
2012	100
2013	100
2014	100
2015	100
2016	100
2017	100
2018	100
2019	100
2020	100
2021	100
2022	100
2023	100
2024	100
2025	100
2026	100
2027	100
2028	100
2029	100
2030	100
2031	100
2032	100
2033	100
2034	100
2035	100
2036	100
2037	100
2038	100
2039	100
2040	100
2041	100
2042	100
2043	100
2044	100
2045	100
2046	100
2047	100
2048	100
2049	100
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2068	100
2069	100
2070	100
2071	100
2072	100
2073	100
2074	100
2075	100
2076	100
2077	100
2078	100
2079	100
2080	100
2081	100
2082	100
2083	100
2084	100
2085	100
2086	100
2087	100
2088	100
2089	100
2090	100
2091	100
2092	100
2093	100
2094	100
2095	100
2096	100
2097	100
2098	100
2099	100
2100	100

During the 2009-2010 program year 24 senior clients including those with disabilities were served. CDBG funding helped to provide quality care services.

PGM Year:

0008 - Streight Through Education Program - S.T.E.P
Project:IDIS Activity: 308 - S.T.E.P

Status:	Open
Location:	207 Fourth Street Woodland, CA 95695
Objective:	Create suitable living environments
Outcome:	Availability/accessibility
Matrix Code:	Public Services (General) (05)
National Objective:	LMC

Initial Funding Date:

40093

Financing

\$5,867.00

Program Year: \$5,863,64

um Year: \$5,863.64

Proposed Accomplishments

People (General) : 225

Actual Accomplishments

Number assisted:

[illegible]

Asian White:	0	0	0	0	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0	0	486	102	

Female-headed Households:

0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	486
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	486
Percent Low/Mod				100.0%

Annual Accomplishments

Year # Benefiting

Accomplishment Narrative

2009 486 The STEP Program works with homeless residents at the Yolo Wayfarer Center and served 486 unduplicated individuals in basic literacy, job and computer literacy, creative writing and life skills. A

PGM Year: 2009

Project: 0009 - Shelter Program

IDIS Activity: 309 - Shelter Program

Status: Open

Location: 933 Court Street Woodland, CA 95695

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Code: Battered and Abused Spouses (05G)

National Objective: LMC

Initial Funding Date:

40093

Financing

Funded Amount: \$5,867.00

Drawn Thru Program Year: \$5,470.09

Drawn in Program Year: \$5,470.09

Proposed Accomplishments

People (General) : 10

Actual Accomplishments

Number assisted:

White:

Black/African American:

Asian:

Owner		Renter		Total		Person	
Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
0	0	0	0	0	0	33	0
0	0	0	0	0	0	13	5
0	0	0	0	0	0	0	0

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	43	0
Black/African American:	0	0	0	0	0	0	1	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	13	13
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	57	13

Female-headed Households:

0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	27
Low Mod	0	0	0	23
Moderate	0	0	0	7
Non Low Moderate	0	0	0	0
Total	0	0	0	57
Percent Low/Mod	100.0%			

Annual Accomplishments

Year

Benefiting

Accomplishment Narrative

2009 57 Provided home delivered meals to 57 frail elderly persons during 2009-2010. Consolidated home delivery routes to improve cost effectiveness.

PGM Year: 2009

Project: 0012 - Low-Income Counseling for Parents & Children

IDIS Activity: 312 - Low-Income Counseling for Parents & Children

Status: Open

Location: 455 First Street Woodland, CA 95695

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Code: Mental Health Services (050)

National Objective: LMC

Initial Funding Date:

40093

Financing

Funded Amount:

\$5,867.00

Drawn Thru Program Year:

\$5,867.00

Drawn In Program Year:

\$5,867.00

Description:
Provides professional services to low income parents and children who seek counseling to cope with emotional distress and helps clients to develop a higher capacity to cope without resorting to substance abuse or other destructive means.

Proposed Accomplishments

People (General) : 19

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	16	13
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	1	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	2	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	19	13

Female-headed Households:

0 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	16
Low Mod	0	0	0	3
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	19
Percent Low/Mod				100.0%

Annual Accomplishments

Accomplishment Narrative

Year # Benefiting

2009 19 Served 19 families with 64 counseling sessions. Professional counseling services were provided to low income parents and children to cope with stress and substance abuse.

PGM Year:

2009

Project: 0013 - New Dimensions Supportive Housing

IDIS Activity: 313 - New Dimensions Supportive Housing

Status: Open

Location: 166 College Street Woodland, CA 95095

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Code: Mental Health Services (050)

National Objective: I.MC

Initial Funding Date:

40093

Financing

Description:
Provide individualized services to residents of a 15-unit affordable project for adults at risk of mental illness. Services include teaching independent living skills, clinical and medical support, teaching vocational skills, and ensuring safety.

Funded Amount: \$5,867.00
 Drawn Thru Program Year: \$5,867.00
 Drawn In Program Year: \$5,867.00

Proposed Accomplishments

People (General) : 29

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	31	2
Black/African American:	0	0	0	0	0	0	2	0
Asian:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black//African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	34	2

Female-headed Households:

0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	34
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	34
Percent Low/Mod	100.0%			

Annual Accomplishments

Year # Benefiting

2009 34 The program provides individualized services to residents of a 15 unit affordable housing facility for adults at risk of mental illness. During the year services were provided to 34 clients including

PGM Year:

2009

Project: 0014 - Adult Day Health Center-Transportation

IDIS Activity: 314 - Transportation

Status: Open

Location: 20 N Cottonwood Woodland, CA 95695

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Code: Senior Services (05A)

National Objective: LMC

Initial Funding Date: -00003

Financing

Funded Amount: \$5,867.00
Drawn Thru Program Year: \$5,867.00
Drawn In Program Year: \$5,867.00

Proposed Accomplishments

People (General) : 65

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	48	24
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	1	1
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	1	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	50	25

Female-headed Households:

0 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	41
Low Mod	0	0	0	4
Moderate	0	0	0	0
Non Low Moderate	0	0	0	5
Total	0	0	0	50
Percent Low/Mod				90.0%

Annual Accomplishments

Accomplishment Narrative

Year # Benefiting

2009 50

The program transports frail elderly from home to the Adult Day Health Center. The program provided 12,736 one-way trips to frail elderly Woodland residents. As a result, 50 Woodland residents

PGM Year: 2009

Project 0017 - Emergency Food and Shelter

IDIS Activity: 315 - Emergency Food and Shelter

Status: Open

Objective:

Create suitable living environments

Location: 207 Fourth Street Woodland, CA 95695

Outcome: Availability/accessibility
Matrix Code: Public Services (General) (05) National Objective: LMC

Initial Funding Date: -40093

Financing
Funded Amount: \$11,076.00
Drawn Thru Program Year: \$10,086.00
Drawn In Program Year: \$10,086.00

Proposed Accomplishments

People (General) : 10

Actual Accomplishments

Number assisted

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	9	4
Black/African American:	0	0	0	0	0	0	1	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	10	4

Female-headed Households:

0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	10
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	10
Percent Low/Mod				100.0%

Annual Accomplishments

Year # Benefiting

Accomplishment Narrative

2009 10 The Yolo Wayfarer Center has provided homeless shelter beds to 10 unduplicated individuals. With cuts in county services there has been an increasing need to serve individuals with mental illness

PGM Year: 2009

Project: 0018 - Teen Success

PGM Year: 2009

Project: 0019 - Moving Out Mentors

IDIS Activity: 317 - Moving Out Mentors

Status: Open

Location: 9 Woodland Ave. Woodland, CA 95695

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Code: Youth Services (03D)

National Objective: LMC

Initial Funding Date: 40093

Financing

Funded Amount: \$5,867.00

Drawn Thru Program Year: \$2,641.01

Drawn In Program Year: \$2,641.01

Proposed Accomplishments

People (General) : 25

Actual Accomplishments

Number assisted:

White:

Black/African American:

Asian:

American Indian/Alaskan Native:

Native Hawaiian/Other Pacific Islander:

American Indian/Alaskan Native & White:

Asian White:

Black/African American & White:

American Indian/Alaskan Native & Black/African American:

Other multi-racial:

Asian/Pacific Islander:

Hispanic:

Total:

Female-headed Households:

Income Category:

Extremely Low

Low Mod

Moderate

Non Low Moderate

Total

Percent Low/Mod

Annual Accomplishments

Accomplishment Narrative

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	11	0
Black/African American:	0	0	0	0	0	0	7	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	6	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	24	6

0 0 0 0 0 0

Person
24
0
0
0
0
24
100.0%

Percent Low/Mod

99.6%

Annual Accomplishments

Year # Benefiting

PGM Year: 2009 2008 243 The Yolo County office of Legal Services of Northern California (LSNC) assisted 243 Woodland residents in 2009-2010 with housing issues, including claims of housing discrimination. LSNC staff

Project: 0028 - Business Loan Program

IDIS Activity: 326 - Refrigeration Innovation

Status: Open

Location: 1250 Harter Ave Woodland, CA 95695

Objective: Create economic opportunities

Outcome: Sustainability

Matrix Code: Micro-Enterprise Assistance (18C)

National Objective: LMJ

Initial Funding Date:

-40106

Financing

Description:
Provide a small business loan of \$30,000 to Refrigeration Innovation.

Funded Amount:

\$30,000.00

Drawn Thru Program Year:

\$29,701.10

Drawn In Program Year:

\$29,701.10

Proposed Accomplishments

Jobs : 2

Actual Accomplishments

Number assisted:

White:

Black/African American:

Asian:

American Indian/Alaskan Native:

Native Hawaiian/Other Pacific Islander:

American Indian/Alaskan Native & White:

Asian White:

Black/African American & White:

American Indian/Alaskan Native & Black/African American:

Other multi-racial:

Asian/Pacific Islander:

Hispanic:

Total:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0

Female-headed Households:

Income Category:

Extremely Low

Low Mod

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0

Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Year # Benefiting

Total Funded Amount:	\$4,746,317.54
Total Drawn Thru Program Year:	\$4,206,526.42
Total Drawn In Program Year:	\$530,862.33

PR03 - WOODLAND

PR06 - Summary of Consolidated Plan Projects for Report Year

Paged by:

Grantee: WOODLAND

Plan Year	IDIS Project Title and Description	Program	Project Estimate	Committed Amount	Amount Drawn Thru Report Year	Amount Available to Draw	Amount Drawn in Report Year
2009	1 Administration	CDBG	\$116,370.00	\$116,370.00	\$114,602.82	\$1,767.18	\$114,602.82
2009	2 Peterson & John H. Jones Community Clinic Expansion	CDBG	\$80,000.00	\$80,000.00	\$0.00	\$80,000.00	\$0.00
2009	3 Series Street Lighting	CDBG	\$35,000.00	\$20,000.00	\$7,310.69	\$12,689.31	\$7,310.69
2009	4 ADA Improvement Project	CDBG	\$100,000.00	\$100,000.00	\$4,626.92	\$95,373.08	\$4,626.92
2009	5 Supportive Housing Rehabilitation	CDBG	\$90,200.00	\$90,200.00	\$1,357.47	\$88,842.53	\$1,357.47
2009	6 ADA Road/Curb Ramp	CDBG	\$68,250.00	\$66,621.63	\$66,621.63	\$0.00	\$66,621.63
2009	7 Yolo County Housing Playground	CDBG	\$101,980.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	8 Strenght Through Education Program - S.T.E.P	CDBG	\$5,867.00	\$5,867.00	\$5,863.64	\$3.36	\$5,863.64
2009	9 Shelter Program	CDBG	\$5,867.00	\$5,867.00	\$5,470.09	\$396.91	\$5,470.09
2009	10 Enough to Eat	CDBG	\$10,000.00	\$10,000.00	\$9,343.55	\$656.45	\$9,343.55
2009	11 Home Delivered Meal Program	CDBG	\$8,000.00	\$8,000.00	\$7,333.37	\$666.63	\$7,333.37
2009	12 Low-Income Counseling for Parents & Children	CDBG	\$5,867.00	\$5,867.00	\$5,867.00	\$0.00	\$5,867.00
2009	13 New Dimensions Supportive Housing	CDBG	\$5,867.00	\$5,867.00	\$5,867.00	\$0.00	\$5,867.00
2009	14 Adult Day Health Center -Transportation	CDBG	\$5,867.00	\$5,867.00	\$5,867.00	\$0.00	\$5,867.00
2009	15 Homeless Prevention Project	CDBG	\$8,000.00	\$8,000.00	\$7,710.00	\$290.00	\$7,710.00
2009	16 Woodland In-Home Respite Program	CDBG	\$5,867.00	\$5,867.00	\$4,500.00	\$1,367.00	\$4,500.00
2009	17 Emergency Food and Shelter	CDBG	\$11,076.00	\$11,076.00	\$10,086.00	\$990.00	\$10,086.00
2009	18 Teen Success	CDBG	\$5,867.00	\$5,867.00	\$5,867.00	\$0.00	\$5,867.00
2009	19 Moving Out Mentors	CDBG	\$5,867.00	\$5,867.00	\$2,641.01	\$3,225.99	\$2,641.01
2009	20 Fair Housing Services	CDBG	\$10,000.00	\$10,000.00	\$7,500.00	\$2,500.00	\$7,500.00

PR06 - Summary of Consolidated Plan Projects for Report Year

Paged by:

Grantee: WOODLAND

Plan Year	Project	Project Title and Description	IDIS	Program	Project Estimate	Committed Amount	Amount		Amount Drawn in Report Year
							Drawn Thru Report Year	Available to Draw	
2008	1	ADMINISTRATION		GENERAL CDBG	\$122,089.00	\$122,088.60	\$122,088.60	\$0.00	\$122,088.60
2008	2	CHICANO STUDIES CENTER FOR ART AND CULTURE		\$0.00 CDBG	\$125,000.00	\$125,000.00	\$0.00	\$125,000.00	\$0.00
2008	3	HISTORIC MAXWELL SCHOOL RENOVATION		\$0.00 CDBG	\$120,901.00	\$119,245.63	\$112,121.96	\$7,123.67	\$112,121.96
2008	4	EMERGENCY GENERATOR		\$0.00 CDBG	\$136,500.00	\$136,500.00	\$15,946.63	\$120,553.37	\$15,946.63
2008	5	HOUSING ASSISTANCE PROGRAM		THIS PROG CDBG	\$151,563.00	\$138,700.00	\$79,757.84	\$58,942.16	\$79,757.84
2008	6	HAZARDOUS BUILDING PROGRAM		\$0.00 CDBG	\$10,000.00	\$1,515.00	\$1,515.00	\$0.00	\$1,515.00
2008	7	SITE RENOVATION		\$0.00 CDBG	\$118,551.00	\$113,453.00	\$106,839.98	\$6,613.02	\$106,839.98
2008	8	BUILDING SAFETY		\$0.00 CDBG	\$74,066.00	\$74,066.00	\$1,296.38	\$72,769.62	\$1,296.38
2008	9	EMERGENCY FOOD AND SHELTER		\$0.00 CDBG	\$16,062.00	\$15,627.26	\$15,627.26	\$0.00	\$15,627.26
2008	10	FAIR HOUSING SERVICES		\$0.00 CDBG	\$10,000.00	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00
2008	11	HOME DELIVERED MEALS PROGRAM		\$0.00 CDBG	\$10,000.00	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00
2008	12	HOMELESS PREVENTION PROGRAM		\$0.00 CDBG	\$10,000.00	\$9,871.60	\$9,871.60	\$0.00	\$9,871.60
2008	13	NEW DIMENSIONS SUPPORTIVE HOUSING		\$0.00 CDBG	\$10,000.00	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00
2008	14	LOW-INCOME COUNSELING FOR PARENTS & CHILDREN		\$0.00 CDBG	\$10,125.00	\$10,125.00	\$10,125.00	\$0.00	\$10,125.00
2008	15	SHELTER PROGRAM		\$0.00 CDBG	\$10,000.00	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00
2008	16	ENOUGH TO EAT		\$0.00 CDBG	\$10,000.00	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00
2008	17	ADULT DAY HEALTH CENTER TRANSPORTATION		\$0.00 CDBG	\$6,000.00	\$6,000.00	\$6,000.00	\$0.00	\$6,000.00
2008	18	MOVING OUT MENTORS		\$0.00 CDBG	\$6,000.00	\$5,988.00	\$5,988.00	\$0.00	\$5,988.00
2008	19	WOODLAND IN-HOME RESPITE		\$0.00 CDBG	\$6,000.00	\$6,000.00	\$6,000.00	\$0.00	\$6,000.00
2008	20	SERIES STREET LIGHTING		DESIGN/EN CDBG	\$61,606.00	\$46,606.00	\$22,420.06	\$24,185.94	\$22,420.06
2008	21	HOUSING ASSISTANCE PROGRAM		\$0.00 CDBG	\$0.00	\$12,863.00	\$12,863.00	\$0.00	\$12,863.00
2008	22	Foreclosure Prevention Project		Provide dir CDBG	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	22	Foreclosure Prevention Project		Provide dir CDBG-R	\$0.00	\$10,000.00	\$0.00	\$10,000.00	\$0.00
2008	23	Yolo Wayfarer Meals Program		Provide an CDBG	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	23	Yolo Wayfarer Meals Program		Provide an CDBG-R	\$0.00	\$10,000.00	\$0.00	\$10,000.00	\$0.00
2008	24	CDBG-R Administration		General ad CDBG	\$15,495.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	24	CDBG-R Administration		General ad CDBG-R	\$0.00	\$15,495.00	\$0.00	\$15,495.00	\$0.00
2008	24	CDBG-R Administration		General ad E5G	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	25	Homebuyer Assistance Program		The progra CDBG	\$61,000.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	25	Homebuyer Assistance Program		The progra CDBG-R	\$0.00	\$61,000.00	\$0.00	\$61,000.00	\$0.00
2008	26	ADA Improvement Project		The project CDBG	\$55,209.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	26	ADA Improvement Project		The project CDBG-R	\$0.00	\$55,209.00	\$0.00	\$55,209.00	\$0.00
2008	27	Vocational Assistance		Provide ass CDBG	\$3,242.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	27	Vocational Assistance		Provide ass CDBG-R	\$0.00	\$3,242.00	\$0.00	\$3,242.00	\$0.00
2008	28	Business Loan Program		=T("CDBG I CDBG	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00	\$0.00

PR06 - Summary of Consolidated Plan Projects for Report Year

Paged by:

Grantee: WOODLAND

Plan Year	IDIS Project	Project Title and Description	Program	Project Estimate	Committed Amount	Amount Drawn		Amount Available to Draw	Amount Drawn in Report Year	
						Thru Report Year	Year		Drawn in Report Year	Amount
2007		1 ADULT DAY HEALTH TRANSPORTATION	\$0.00 CDBG	\$0.00	\$6,000.00	\$6,000.00		\$0.00	\$6,000.00	\$6,000.00
2007		2 BILINGUAL TRAUMA RECOVERY PROGRAM	\$0.00 CDBG	\$0.00	\$10,629.00	\$10,629.00		\$0.00	\$10,629.00	\$10,629.00
2007		3 HOMELESS PREVENTION PROGRAM	\$0.00 CDBG	\$0.00	\$12,129.00	\$12,129.00		\$0.00	\$12,129.00	\$12,129.00
2007		4 CHICANO STUDIES CENTER FOR ART AND CULTURE (TANA)	\$0.00 CDBG	\$0.00	\$138,935.00	\$0.00		\$138,935.00	\$0.00	\$0.00
2007		5 DAY SERVICES	\$0.00 CDBG	\$0.00	\$15,019.00	\$15,019.00		\$0.00	\$15,019.00	\$15,019.00
2007		6 ENOUGH TO EAT	\$0.00 CDBG	\$0.00	\$10,000.00	\$10,000.00		\$0.00	\$10,000.00	\$10,000.00
2007		7 HISTORIC MAXWELL SCHOOL RENOVATIONS PROGRAM	\$0.00 CDBG	\$0.00	\$45,000.00	\$45,000.00		\$0.00	\$45,000.00	\$45,000.00
2007		8 HOME DELIVERED MEAL PROGRAM	\$0.00 CDBG	\$0.00	\$12,123.00	\$12,123.00		\$0.00	\$12,123.00	\$12,123.00
2007		9 MICROENTERPRISE TRAINING PROGRAM	\$0.00 CDBG	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
2007		10 MOVING OUT MENTORS	\$0.00 CDBG	\$0.00	\$6,000.00	\$6,000.00		\$0.00	\$6,000.00	\$6,000.00
2007		11 NEW DIMENSIONS SUPPORTIVE HOUSING	\$0.00 CDBG	\$0.00	\$12,129.00	\$12,129.00		\$0.00	\$12,129.00	\$12,129.00
2007		12 WALLACE AND VANNUCCI SHELTER PROGRAM	\$0.00 CDBG	\$0.00	\$10,629.00	\$10,629.00		\$0.00	\$10,629.00	\$10,629.00
2007		13 YCCC SUPPORTIVE HOUSING AT 133 COLLEGE	\$0.00 CDBG	\$0.00	\$32,619.82	\$0.00		\$32,619.82	\$0.00	\$0.00
2007		14 TEEN SUCCESS	\$0.00 CDBG	\$0.00	\$11,222.00	\$11,222.00		\$0.00	\$11,222.00	\$11,222.00
2007		15 WOODLAND IN HOME RESPITE	\$0.00 CDBG	\$0.00	\$6,000.00	\$6,000.00		\$0.00	\$6,000.00	\$6,000.00
2007		16 WOODLAND SUMMER HOUSE STORAGE AND HANDICAP SAFETY	\$0.00 CDBG	\$0.00	\$6,000.00	\$0.00		\$6,000.00	\$0.00	\$0.00
2007		17 HOUSING REHAB PROGRAM	\$0.00 CDBG	\$0.00	\$270,539.38	\$239,138.47		\$31,400.91	\$239,138.47	\$239,138.47
2007		18 BREEZEWAY CONSTRUCTION	\$0.00 CDBG	\$0.00	\$24,500.00	\$24,500.00		\$0.00	\$24,500.00	\$24,500.00
2007		19 ADMINISTRATION	\$0.00 CDBG	\$0.00	\$71,558.96	\$71,558.96		\$0.00	\$71,558.96	\$71,558.96
2007		20 SECTION 108	\$0.00 CDBG	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
2007		21 FAIR HOUSING HOTLINE	\$0.00 CDBG	\$0.00	\$6,666.65	\$6,666.65		\$0.00	\$6,666.65	\$6,666.65

PR23 (1 of 7) - Count of CDBG Activities with Disbursements by Activity Group & Matrix Code

Paged by:

Grantee: 45203:WOODLAND

For Program Year: 2009

Activity Gr Activity Category	ARRA Flag	Metrics	Underway	Underway Activ	Completed	Completed Activ	Program Yr	Total Activities Disbursed
Economic (Micro-Enterprise Assistance (18C)	0		2	\$29,701.10	0	\$0.00	2	\$29,701.10
Economic t			2	\$29,701.10	0	\$0.00	2	\$29,701.10
Housing Rehab; Single-Unit Residential (14A)	0		1	\$49,410.67	1	\$5,195.99	2	\$54,606.66
Housing			1	\$49,410.67	1	\$5,195.99	2	\$54,606.66
Public Facil Public Facilities and Improvement (General) (03)	0		3	\$72,304.04	1	\$6,613.02	4	\$78,917.06
Public Facil Senior Centers (03A)	0		1	\$25,312.00	0	\$0.00	1	\$25,312.00
Public Facil Neighborhood Facilities (03E)	0		1	\$33,938.18	0	\$0.00	1	\$33,938.18
Public Facil Street Improvements (03K)	0		2	\$90,807.57	0	\$0.00	2	\$90,807.57
Public Facil Sidewalks (03L)	0		2	\$11,937.61	0	\$0.00	2	\$11,937.61
Public Facil Health Facilities (03P)	0		1	\$0.00	0	\$0.00	1	\$0.00
Public Facil Non-Residential Historic Preservation (16B)	0		1	\$7,123.67	0	\$0.00	1	\$7,123.67
Public Facil			11	\$241,423.07	1	\$6,613.02	12	\$248,036.09
Public Serv Public Services (General) (05)	0		3	\$25,293.19	0	\$0.00	3	\$25,293.19
Public Serv Senior Services (05A)	0		3	\$17,700.37	0	\$0.00	3	\$17,700.37
Public Serv Youth Services (05D)	0		2	\$8,508.01	0	\$0.00	2	\$8,508.01
Public Serv Battered and Abused Spouses (05G)	0		1	\$5,470.09	0	\$0.00	1	\$5,470.09
Public Serv Fair Housing Activities (if CDGS, then subject to 15% cap) (05j)	0		1	\$7,500.00	0	\$0.00	1	\$7,500.00
Public Serv Mental Health Services (05O)	0		2	\$11,734.00	0	\$0.00	2	\$11,734.00
Public Serv Subsistence Payment (05Q)	0		1	\$7,710.00	0	\$0.00	1	\$7,710.00
Public Serv			13	\$83,915.66	0	\$0.00	13	\$83,915.66
General Ad General Program Administration (21A)	0		2	\$114,602.82	0	\$0.00	2	\$114,602.82
General Ad			2	\$114,602.82	0	\$0.00	2	\$114,602.82
			29	\$519,053.32	2	\$11,809.01	31	\$530,862.33

PR23 (2 of 7) - CDBG Sum of Actual Accomplishments by Activity Group and Accomplishment Type

Paged by:

Grantee: 45203:WOODLAND

For Program Year: 2009

Activity Group	Matrix Code	Accomplishment Ty	Source Typ	Metrics	Open Count	Completed Program	Year Totals
Economic Development	Micro-Enterprise Assistance (18C)	Business	MC		0	0	0
Economic Development	Micro-Enterprise Assistance (18C)	Jobs	MC		0	0	0
Economic Development	Rehab; Single-Unit Residential (14A)	Housing Units	MC		0	1	1
Housing					0	1	1
Housing					0	1	1
Public Facilities and Improvements	Public Facilities and Improvement (General) (03)	Persons	MC		0	0	0
Public Facilities and Improvements	Public Facilities and Improvement (General) (03)	Public Facilities	MC		0	0	0
Public Facilities and Improvements	Senior Centers (03A)	Public Facilities	MC		0	0	0
Public Facilities and Improvements	Neighborhood Facilities (03E)	Public Facilities	MC		0	0	0
Public Facilities and Improvements	Street Improvements (03K)	Persons	MC		149	0	149
Public Facilities and Improvements	Sidewalks (03L)	Persons	MC		0	0	0
Public Facilities and Improvements	Sidewalks (03L)	Public Facilities	MC		0	0	0
Public Facilities and Improvements	Health Facilities (03P)	Public Facilities	MC		0	0	0
Public Facilities and Improvements	Non-Residential Historic Preservation (16B)	Organizations	MC		1	0	1
Public Facilities and Improvements	Public Services (General) (05)	Persons	MC		150	0	150
Public Services	Senior Services (05A)	Persons	MC		64,196	0	64,196
Public Services	Youth Services (05D)	Persons	MC		131	0	131
Public Services	Battered and Abused Spouses (05G)	Persons	MC		24	0	24
Public Services					115	0	115
Public Services	Fair Housing Activities (if CDGS, then subject to 15% cap) (05I)	Persons	MC		243	0	243
Public Services	Mental Health Services (05O)	Persons	MC		53	0	53
Public Services	Subsistence Payment (05Q)	Persons	MC		21	0	21
Public Services					64,783	0	64,783
Public Services					64,933	1	64,934

PR23 (3 of 7) - CDBG Beneficiaries by Racial / Ethnic Category

Paged by:

Grantee: 45203:WOODLAND
For Program Year: 2009

Housing-Non Housing Housing	Race	Source Type (for Funding Fact Source)	Total Persons		Total Hispanic Persons		Total Households		Total Hispanic Households	
			Total Persons		Total Hispanic Persons		Total Households		Total Hispanic Households	
	White	MC	0		0		0		1	1
	Total				0		0		1	1
Non Housing	White	MC	47,663		10,858				0	0
Non Housing	Black/African American	MC	3,949		54				0	0
Non Housing	Asian	MC	405		21				0	0
Non Housing	American Indian/Alaskan Native	MC	6,845		6,617				0	0
Non Housing	Native Hawaiian/Other Pacific Islander	MC	70		1				0	0
Non Housing	American Indian/Alaskan Native & White	MC	1,866		1,591				0	0
Non Housing	Asian & White	MC	126		15				0	0
Non Housing	Black/African American & White	MC	242		15				0	0
Non Housing	Amer. Indian/Alaskan Native & Black/African Amer.	MC	94		5				0	0
Non Housing	Other multi-racial	MC	4,381		876				0	0
Total	White		65,641		20,053				0	0
Total	Black/African American	MC	47,663		10,858				1	1
Total	Asian	MC	3,949		54				0	0
Total	American Indian/Alaskan Native	MC	405		21				0	0
Total	Native Hawaiian/Other Pacific Islander	MC	6,845		6,617				0	0
Total	American Indian/Alaskan Native & White	MC	70		1				0	0
Total	Asian & White	MC	1,866		1,591				0	0
Total	Black/African American & White	MC	126		15				0	0
Total	Amer. Indian/Alaskan Native & Black/African Amer.	MC	242		15				0	0
Total	Other multi-racial	MC	94		5				0	0
Total	Total	MC	4,381		876				0	0
Total			65,641		20,053				1	1

PR23 (4 of 7) - CDBG Beneficiaries by Income Category

Paged by:

Grantee: 45203:WOODLAND

For Program Year: 2009

	Income Levels	Source Typ	Metrics	Owner Occ	Renter Occ	Persons
Housing	Extremely Low (<=30%)	MC		0	0	0
Housing	Low (>30% and <=50%)	MC		0	0	0
Housing	Mod (>50% and <=80%)	MC		1	0	0
Housing	Total Low-Mod	MC		1	0	0
Housing	Non Low-Mod (>80%)	MC		0	0	0
Housing	Total Beneficiaries	MC		1	0	0
Non Housing	Extremely Low (<=30%)	MC		0	0	19,556
Non Housing	Low (>30% and <=50%)	MC		0	0	11,029
Non Housing	Mod (>50% and <=80%)	MC		0	0	4,400
Non Housing	Total Low-Mod	MC		0	0	34,985
Non Housing	Non Low-Mod (>80%)	MC		0	0	30,655
Non Housing	Total Beneficiaries	MC		0	0	65,640

**PUBLIC NOTICE
CITY OF WOODLAND
CONSOLIDATED ANNUAL
PERFORMANCE REPORT
FOR FY 2009-2010**

Notice is hereby given that the City of Woodland's Community Development Department has completed its Consolidated Annual Performance Evaluation Report (CAPER) for the period July 1, 2009 to June 30, 2010. The CAPER concerns the overall use of Community Development Block Grant (CDBG) funds received from the Department of Housing and Urban Development (HUD) in relationship to the needs of the community as outlined in its Consolidated Plan.

The City's overall objective in the CDBG program is the development of viable communities by providing decent housing, a suitable living environment, and expansion of economic opportunities primarily for low-to-moderate income persons.

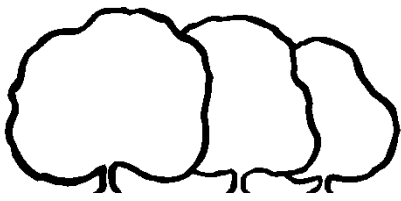
All persons interested in reviewing the CAPER may inspect the report at the City of Woodland, City Hall, 300 First Street or at www.cityofwoodland.org. Questions or comments may be directed to Wendy Ross at (530) 661-5921 or wendy.ross@cityofwoodland.org on or before January 18, 2011.

**AVISO PÚBLICO
CIUDAD DE WOODLAND
INFORME CONSOLIDADO ANUAL DE RESULTADOS
DEL 2009-2010**

El aviso se da por este medio que la ciudad de Woodland ha terminado el Informe Consolidado Anual de Resultados para el período del 1 de julio de 2009 al 30 de junio de 2010. El Informe Consolidado Anual de Resultados se refiere al uso total de los fondos de Desarrollo de la Comunidad de la ciudad de Woodland (Community Development Block Grant - CDBG) recibidos del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos en la relación a las necesidades de la comunidad conforme a su plan consolidado.

El objetivo general de la ciudad en el programa de CDBG es el desarrollo de comunidades viables por el proveo de viviendas adecuadas, un medio ambiente apropiado, y la extensión de oportunidades económicas principalmente para las personas de ingresos bajos a moderados.

El Informe Consolidado Anual de Resultados está disponible para la revisión pública en las oficinas administrativas de la ciudad localizada en el 300 First Street, en Woodland, CA 95695 o en www.cityofwoodland.org. Favor de comunicarse con Wendy Ross, al (530) 661-5921 o a wendy.ross@cityofwoodland.org si tiene preguntas o comentarios antes del 18 de Enero de 2011.



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: January 18, 2011

SUBJECT: Cal West Investors, LLC; Cal West Seeds Development Agreements
Second Reading

Report in Brief

This item was previously reviewed by the City Council at the December 14, 2010 meeting. The item included a CEQA EIR Addendum, Spring Lake Specific Plan Amendment and related Development Agreements and conditions of approval. The Council approved the project, including the proposed Development Agreements and conditions of approval.

Staff recommends that City Council adopt the attached Ordinance No ____ approving the Development Agreements between the City of Woodland and Cal West Investors, LLC and between the City of Woodland and Cal West Seeds.

Background

The Spring Lake Specific Plan has a requirement that “prior to attaching zoning to a property” that each developer enter into Development Agreement with the City. The 44.97 acre property is currently shared by two owners and separate agreements were prepared to remove issues of ‘cross liability’ with another property owner. As stated above, the City Council reviewed this item on December 14, 2010.

Discussion

Resolution 3542 adopted May 15, 1990 establishes procedures for the consideration of Development Agreements (DA) in the City of Woodland. These procedures essentially parallel the requirements of Section 65864 of the Government Code. In this case, unlike other DA’s executed in Spring Lake, there are no development entitlements requested, such as a Tentative Map. Therefore, when the applicants submit an application of a tentative map, a revised DA will be required.

Fiscal Impact

The proposed project would result in 76 unit surplus of dwelling unit equivalents and associated fees for the Spring Lake Specific Plan area. Therefore, the proposed project would have a favorable impact on the Spring Lake financial plan.

Public Contact

Posting of the Commission agenda.

Recommendation for Action

Staff recommends that City Council adopt the attached Ordinance No ____ approving the Development Agreements between the City of Woodland and Cal West Investors, LLC and between the City of Woodland and Cal West Seeds.

Prepared by: Cindy Norris, Principal Planner

Reviewed by: Paul Siegel, Deputy Director CDD

Mark G. Deven
City Manager

Attachment: Ordinance

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY OF WOODLAND,
CALIFORNIA, APPROVING DEVELOPMENT
AGREEMENTS BETWEEN THE CITY OF WOODLAND
AND CAL WEST INVESTORS LLC AND BETWEEN THE
CITY OF WOODLAND AND CAL/WEST SEEDS**

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

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

WHEREAS, Cal West Investors LLC and Cal/West Seeds (collectively, “Developer”) propose to develop certain real property located in the City of Woodland (“Property”), more particularly described in Exhibits “A” and “B,” attached hereto and incorporated herein by reference, for residential use (collectively, “Project”); and

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

WHEREAS, Developer proposes the Project to achieve the goals of the City’s General Plan (“General Plan”) and the Spring Lake Specific Plan (“SLSP”), as further described and conditioned in the development agreements attached hereto as Exhibits “A” and “B” and incorporated herein by reference (collectively, “Development Agreements”); and

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

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

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

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

housing opportunities created by the Project for residents of the City; and

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

WHEREAS, the City and Developer have reached mutual agreement and desire to voluntarily enter into the Development Agreement to facilitate development of the Project, subject to conditions and requirements set forth therein; and

WHEREAS, on December 14, 2010, the City Council conducted a public hearing pursuant to Government Code section 65867, not less than ten (10) days notice of which was provided in accordance with Government Code sections 65090 and 65091, at which hearing all persons wishing to testify in connection with the Development Agreement were heard and at which time the Development Agreement was comprehensively reviewed; and

WHEREAS, on December 14, 2010, the City Council introduced this Ordinance through a first reading of this Ordinance; and

WHEREAS, pursuant to the California Environmental Quality Act, Public Resources Code section 21000 et seq. ("CEQA"), on December 14, 2010, the City Council certified an EIR Addendum to the EIR previously certified for the Spring Lake Specific Plan, for the Project and Development Agreements; and

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

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

Section 1. Pursuant to California Government Code sections 65865 et seq., the City Council hereby approves the development agreements attached hereto as Exhibits "A" and "B."

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

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

Section 4. The City Council hereby expressly determines that all of the procedures of CEQA have been met with respect to the Agreement because, on December 14, 2010, the City Council certified an EIR Addendum to the EIR previously certified for the Spring Lake Specific Plan, for the Project and Development Agreements.

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

Section 6. This ordinance shall take effect thirty (30) days after its adoption and, within fifteen (15) days after its passage, shall be published at least once in a newspaper of general circulation published and circulated within the City of Woodland.

PASSED AND ADOPTED this _____ day of January, 2011 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Artemio Pimentel
Mayor

ATTEST:

Ana Gonzalez
City Clerk

APPROVED AS TO FORM:

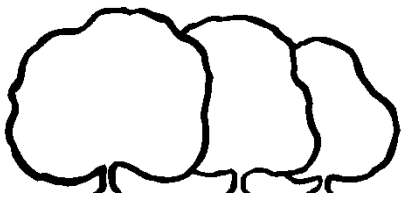
Andrew Morris
City Attorney

**EXHIBIT “A”
DEVELOPMENT AGREEMENT**

[to be attached]

**EXHIBIT “B”
DEVELOPMENT AGREEMENT**

[to be attached]



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR AND
CITY COUNCIL

DATE: January 18, 2011

SUBJECT: General Plan Amendment to Remove Deep Flooding Policy 8.B.3

Report in Brief

The Planning Commission has forwarded a recommendation to the City Council for a General Plan, Amendment, to remove Policy 8.B.3, Deep Flooding Policy, from the General Plan Policy Document. Policy 8.B.3 prohibits development in areas subject to deep flooding (i.e., over four feet deep) unless adequate mitigation is provided.

The Planning Commission recommendation included the following actions:

1. Adopt Resolution No. _____, approving the CEQA EIR Addendum together with the previously Certified General Plan EIR and Mitigated Negative Declaration as the appropriate level of environmental review in accordance with the California Environmental Quality Act (**Attachment “C”**); and
2. Adopt Resolution No. _____, amending the General Plan to remove Policy 8.B.3, Deep Flooding Policy, from the General Plan Policy Document (**Attachment “D”**).

Staff recommends that the City Council conduct a public hearing and consider the Planning Commission’s recommendation and approve the CEQA EIR Addendum and General Plan Amendment as described herein.

Background

The City updated its General Plan Policy Document in 2002. As part of this effort, a policy was added to the General Plan Health and Safety Element to address development in areas of deep flooding (defined as flood depths four feet or greater).

Policy 8.B.3 The City shall not allow development in areas subject to deep flooding (i.e., over four feet deep) unless adequate mitigation is provided, to include project levees designed for a standard project flood or a minimum of 400-year protection, whichever is less.

Policy 8.B.3 was prompted by the 2002 issuance of a revised Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA) for the City that generally identified increased flood depths in the easterly sections of the City, including three feet in the northeastern section of the City. While Policy 8.B.3 was intended to address safety concerns, the policy was not and is not a FEMA requirement. The revised FIRM resulted in a significant number of properties on the easterly side of Woodland being placed in a 100-year flood zone and many property owners were required to purchase flood insurance policies based on stipulations of their lenders.

In 2008, City staff began an effort to analyze the underlying data used by FEMA for the 2002 FIRM. The analysis was based largely on extensive flood modeling conducted by the City's storm drain consultant, Wood Rodgers of Sacramento. The analysis was completed in 2009 and resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than ones identified by FEMA that were used to support the 2002 FIRM, and (2) Present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety.

The City's 2009 analysis also confirmed that Woodland's flooding is generally not characterized by high velocities. Instead, the flooding is best described as a slow, pond type effect. While all flooding could result in property damage, staff believes the revised flood characteristics permit development with appropriate mitigation.

The City's analysis showed flood depths two feet less than the 2002 FEMA data for parts of the City's northeastern section. Based on the new data generated from 2009 flood analysis, the City submitted a Letter of Map Amendment (LOMA) to FEMA in order correct the flood depths in the easterly section of Woodland which would allow a significant number of properties to be removed from the 100-year flood zone. FEMA has conditionally accepted the LOMA and is processing an amended FIRM through the Physical Map Revision process and the new map is expected to become effective in January 2012.

The Planning Commission reviewed the proposed request at their regularly scheduled meeting on December 16, 2010 and recommended approval (6 to 0) of the proposed amendment. The Planning Commission Staff Report, **Attachment "E"**, provides additional project information.

Discussion

Removal of Policy 8.B.3, Deep Flooding Policy, from the General Plan Policy Document may allow a number of commercial projects to move forward in the City's northeastern section with the projects being developed in a manner consistent with federal and state flood regulations. One result of Policy 8.B.3 has been a significant curtailment of commercial development in the City's northeastern section. The present FEMA floodplain policies provide requirements for development in floodplains that protect property and public safety. For example, a non-residential building proposed for construction in a flood zone could be padded up, elevated, or designed with wet proof features in order to protect the constructed building from floodwaters. FEMA's policies eliminate the need for Policy 8.B.3 and allow appropriate use of floodplain areas without a use prohibition that is unnecessarily complex.

General Plan Amendment:

The 2002 General Plan would be amended to remove Policy 8.B.3, Deep Flooding Policy, from the General Plan Policy Document.

The proposed amendment to remove the Policy 8.B.3 from the General Plan Policy Document has been determined by staff to be substantively consistent with the General Plan. There are no significant changes that will impact key goals, policies, or implementation of the plan.

In accordance with Section 65358(b) of the Planning and Zoning Laws, except as otherwise provided, no mandatory element of the General Plan may be amended more frequently than four times in a calendar year. To date, the City has not approved a General Plan Amendment in the 2011 calendar year.

CEQA Clearance

General Plan:

General Plan Final Environmental Impact Report was adopted on February 27, 1996 (SCH # 95053061) (Resolution No 3944).

A Mitigated Negative Declaration for the General Plan update was adopted December 17, 2002 (Resolution 4044).

CEQA Addendum Process:

Section 15 182(a) of the California Environmental Quality Act (CEQA) provides that the lead agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary; however, none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

As documented in the EIR Addendum, **Attachment “C”**, a substantial increase in the severity of previously identified impacts will not occur as a result of the proposed Plan Amendment. As a result, no subsequent EIR or Negative Declaration is required for the proposed Amendment.

It should be noted that the actions described herein are not intended to reduce the need to develop a comprehensive strategy to mitigate the threat of flooding to Woodland. Staff remains engaged in this endeavor and will continue to work with local, state and federal agencies and elected leaders in order to develop the strategy. In fact, the work described herein by staff and consultants that has generated the recommended action is a result of flood mitigation efforts as directed by the City Council when the MOU with the County and the Flood Control and Water Conservation District was approved in 2007.

Fiscal Impact

Staff time for preparing the CEQA EIR Addendum and General Plan Amendment have been covered by the General Fund.

Public Contact

Public notice advertising for the public hearing on this project was prepared by the Community Development Department. Two methods of public notice were used:

1. A one-quarter page legal notice was published in the Woodland Daily Democrat on or before January 8, 2011.
2. The City Council agenda was posted.

In-lieu of sending out individual notices when more than 1,000 property owners are affected, Government Code Section 65091 permits a local agency to place a display advertisement of at least one-eighth page in a newspaper of general circulation within the local agency in which the proceeding is conducted at least 10 days prior to the hearing.

Commission Recommendation

On December 16, 2010, the Planning Commission recommended approval of the proposed project by a vote of 6 to 0.

Alternative Courses of Action

1. Conduct a Public Hearing and consider the Planning Commission's recommendation and adopt Resolution No. _____, approving the CEQA EIR Addendum together with the previously Certified General Plan EIR and Mitigated Negative Declaration as the appropriate level of environmental review in accordance with the California Environmental Quality Act (**Attachment "C"**); and adopt Resolution No. _____, amending the General Plan to remove Policy 8.B.3, Deep Flooding Policy, from the General Plan Policy Document (**Attachment "D"**).
2. Provide alternative direction to staff.
3. Deny the proposed CEQA EIR Addendum and the proposed General Plan Amendment.

Recommendation for Action

Staff recommends the City Council approve Alternative No. 1.

Prepared by: Dan Sokolow
Senior Planner

Reviewed by: Cindy Norris
Principal Planner

Reviewed by: Paul Siegel
Deputy Director CDD

Mark G. Deven
City Manager

Attachments:

- A. Recommended Findings of Fact
- B. Summary Table of Relevant General Plan and Specific Plan Policies and Regulations
- C. Resolution for CEQA Addendum for the General Plan EIR and ND
- D. Resolution Amending the General Plan
- E. Planning Commission Staff Report from December 16, 2010

ATTACHMENT A

FINDINGS FOR DEEP FLOODING POLICY AMENDMENT.

Prepared for approval by the Woodland City Council on January 18, 2011.

CEQA Addendum Findings:

1. The City has certified the following Environmental Documents:
 - a. **General Plan:**

General Plan Final Environmental Impact Report was adopted on February 27, 1996, (SCH # 95053061) (Resolution No 3944).

A Mitigated Negative Declaration for the General Plan update was adopted December 17, 2002. (Resolution 4044).
2. In accordance with the CEQA Guidelines, Section 15164. CEQA Guidelines Section 15164(a) states “The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.”
3. An analysis of CEQA Guidelines Section 15162 has been prepared and it has been determined that no additional review is required. Therefore, it has been determined that removal of Policy 8.B.3, Deep Flooding Policy, from the General Plan Policy Document is consistent with the goals, policies, and objectives, and mitigation measures of the General Plan.

General Plan Amendment Finding:

1. That the removal of General Plan Policy 8.B.3 will not undermine the City’s efforts to protect lives and property from flood hazards. Removing Policy 8.B.3 will not release the City from its obligations to follow Federal and state flood requirements.
2. The requested change is consistent with the overall goals, policies and objectives of the General Plan. General Plan Policies 8.B.1, 8.B.2, and 8.B.4 – 8.B.10 will continue to be enforced and serve as the basis for protecting lives and property from flood hazards.

ATTACHMENT B

**Review of Environmental and Policy Documents for Reference to the General Plan Amendment
to Remove Policy 8.B.3, Deep Flooding Policy, from the General Plan Policy Document**

Document	Policy/Description	Comments
1996 General Plan EIR	The 1996 General Plan Final EIR and Background report do not address or analyze the issue of deep flooding. As a result, the General Plan EIR does not contain mitigation measures that address deep flooding. General Plan Policy 8.B.3, Deep Flooding Policy, was prompted by the 2002 issuance of a revised Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA) for the City that generally identified increased flood depths in the easterly sections of the City, including three feet in the northeastern section of the City. While Policy 8.B.3 was intended to address safety concerns, the policy was not and is not a FEMA requirement. A flood analysis completed by the City's storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than ones identified by FEMA that were used to support the 2002 FIRM and (2) Present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. For example, a non-residential building proposed for construction in a flood zone could be padded up, elevated, or designed with wet proof features in order to protect the constructed building from floodwaters and satisfy FEMA regulatory policies.	No CEQA analysis is required.
General Plan Mitigated Negative Declaration 12-17-02	The mitigation measures contained in the 2002 General Plan Mitigated Negative Declaration do not address deep flooding. General Plan Policy 8.B.3, Deep Flooding Policy, was prompted by the 2002 issuance of a revised Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA) for the City that generally identified increased flood depths in the easterly sections of the City, including three feet in the northeastern section of	No CEQA analysis is required.

**Review of Environmental and Policy Documents for Reference to the General Plan Amendment
to Remove Policy 8.B.3, Deep Flooding Policy, from the General Plan Policy Document**

	the City. While Policy 8.B.3 was intended to address safety concerns, the policy was not and is not a FEMA requirement. A flood analysis completed by the City's storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than ones identified by FEMA that were used to support the 2002 FIRM and (2) Present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. For example, a non-residential building proposed for construction in a flood zone could be padded up, elevated, or designed with wet proof features in order to protect the constructed building from floodwaters and satisfy FEMA regulatory policies.	
2002 General Plan Update 12/17/2002	Relevant General Plan policy: 8.3.B The City shall not allow development in areas subject to deep flooding (i.e., over four feet deep) unless adequate mitigation is provided, to include project levees designed for a standard project flood or a minimum of 400-year protection, whichever is less.	The proposed General Plan Amendment would remove Policy 8.B.3. This policy was prompted by the 2002 issuance of a revised Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA) for the City that generally identified increased flood depths in the easterly sections of the City, including three feet in the northeastern section of the City. While Policy 8.B.3 was intended to address safety concerns, the policy was not and is not a FEMA requirement. A flood analysis completed by the City's storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than ones identified by FEMA that were used to support the 2002 FIRM and (2) Present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. (For example, a non-

**Review of Environmental and Policy Documents for Reference to the General Plan Amendment
to Remove Policy 8.B.3, Deep Flooding Policy, from the General Plan Policy Document**

		residential building proposed for construction in a flood zone could be padded up, elevated, or designed with wet proof features in order to protect the constructed building from floodwaters and satisfy FEMA regulatory policies.) As a result, no CEQA analysis is required.
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ATTACHMENT C

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING
A CEQA ADDENDUM TO THE GENERAL PLAN ENVIRONMENTAL IMPACT
REPORT AND MITIGATED NEGATIVE DECLARATION FOR THE GENERAL
PLAN AMENDMENT TO REMOVE POLICY 8.B.3, DEEP FLOODING POLICY,
FROM THE GENERAL PLAN POLICY DOCUMENT**

WHEREAS, the City of Woodland Planning Commission held a duly noticed public hearing on December 16, 2010, to receive public testimony concerning proposed amendment of the General Plan to remove Policy 8.B.3 (“Deep Flooding Policy”) from the General Plan Policy Document (the “Amendment”); and

WHEREAS, at the conclusion of the hearing, the Planning Commission voted to recommend approval of the Amendment to the City Council; and

WHEREAS, the Amendment involves a discretionary action by the City Council and is a “project” as defined by the California Environmental Quality Act (Pub. Res. Code § 21000, et seq.: “CEQA”) and the State Guidelines for Implementation of CEQA (14 C.C.R. § 15000, et seq.: “State CEQA Guidelines”); and

WHEREAS, pursuant to State CEQA Guidelines section 15164(a), the lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in State CEQA Guidelines section 15162 calling for preparation of a subsequent EIR have occurred; and

WHEREAS, pursuant to State CEQA Guidelines section 15164(b), an addendum to an adopted negative declaration may be prepared where only minor technical changes or additions to the negative declaration are necessary and as long as none of the conditions requiring preparation of a subsequent EIR or negative declaration have occurred; and

WHEREAS, on February 27, 1996, the Woodland City Council certified a Final Environmental Impact Report [SCH# 95053061] (“EIR”) for the General Plan pursuant to CEQA and the State CEQA Guidelines; and

WHEREAS, pursuant to CEQA and the State CEQA Guidelines, a Mitigated Negative Declaration (“MND”) for the General Plan Update was adopted by the City Council on December 17, 2002; and

WHEREAS, an analysis of State CEQA Guidelines section 15162 has been prepared and it has been determined that the General Plan EIR and MND fully analyzed and mitigated all potentially significant environmental impacts that would result from the Amendment, if any, and therefore, no additional environmental review is required; and

WHEREAS, removal of Policy 8.B.3 from the General Plan is consistent with the goals, policies, objectives, regulations, and mitigation measures of the General Plan EIR and MND; and

WHEREAS, the City Council caused an Addendum to the EIR and MND to be prepared for the proposed minor technical changes and the Addendum is attached hereto as Exhibit “1” and is incorporated herein by reference; and

WHEREAS, pursuant to State CEQA Guidelines section 15164(c), the Addendum is not required to be circulated for public review, but can be attached to the certified EIR and adopted MND; and

WHEREAS, on January 18, 2011, the City Council held a noticed public hearing to consider the proposed Amendment and the Addendum; and

WHEREAS, the City Council has carefully reviewed the Addendum in connection with the EIR and MND and has also considered all other relevant information contained in the record regarding the Amendment and determined that the proposed changes addressed in the Addendum are minor technical changes, which would not result in new significant environmental impacts, would not substantially increase the severity of previously identified environmental effects and would not require new or different mitigation; and

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

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

SECTION 1. Recitals. The City Council hereby finds and determines that the foregoing recitals are true and correct. The recitals set forth above are hereby incorporated as findings of this Resolution.

SECTION 2. Compliance with the California Environmental Quality Act. As the decision-making body, the City Council has reviewed and considered the information contained in the Addendum and supporting documentation in connection with the previously certified EIR and adopted MND. The City Council finds that the Addendum contains a complete and accurate reporting of any environmental impacts associated with the Amendment. The City Council further finds that the Addendum has been completed in compliance with CEQA and the State CEQA Guidelines. The City Council further finds that the Addendum reflects the independent judgment of the City Council.

SECTION 3. Findings on Environmental Impacts. Based on the substantial evidence set forth in the record, including but not limited to the Addendum, the City Council finds that the Amendment is a “minor technical change” pursuant to State CEQA Guidelines section 15164 such that an addendum to the EIR and MND is the appropriate document. None of the conditions triggering the need for subsequent environmental review has occurred. The City Council further finds that the no subsequent environmental review is required pursuant to State CEQA Guidelines section 15162 because the minor technical changes specified in the Addendum:

- a) do not constitute substantial changes that would require major revisions of the EIR or MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

- b) do not constitute substantial changes with respect to the circumstances under which the Plan Amendments are administered that would require major revisions of the EIR or MND due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
- c) does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the EIR or MND was adopted showing any of the following: (i) the modification would have one or more significant effects not discussed in the EIR or MND; (ii) significant effects previously examined would be substantially more severe than shown in the EIR or MND; (iii) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the City Council declined to adopt such measures; or (iv) mitigation measures or alternatives considerably different from those analyzed in the EIR or MND would substantially reduce one or more significant effects on the environment, but which the City Council declined to adopt.

SECTION 4. Adoption of Addendum. The City Council hereby approves and adopts the Addendum to the General Plan EIR and MND prepared for the Amendment.

SECTION 5. Notice of Determination. The City Council directs staff to prepare, execute, and file a Notice of Determination with the County Clerk within five (5) working days of the approval of the Amendment.

SECTION 6. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City Clerk's office. The custodian for these records is Dan Sokolow, Senior Planner, and is located at 520 Court Street, Woodland, CA 95695.

ADOPTED AND APPROVED this 18th day of January, 2011, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Artemio Pimentel, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana Gonzalez, City Clerk

Andrew Morris, City Attorney

Dated:_____

Exhibit "1" – Addendum to General Plan EIR and MND

EXHIBIT “1”

**Addendum to General Plan
Environmental Impact Report (SCH#95053061) and
Mitigated Negative Declaration**

Exhibit C-1

ADDENDUM TO GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (SCH#95053061) AND MITIGATED NEGATIVE DECLARATION

**FOR THE GENERAL PLAN AMENDMENT TO REMOVE
DEEP FLOODING POLICY**

CITY OF WOODLAND



DECEMBER 2010

1

Addendum to the General Plan EIR and MND

General Plan

The City of Woodland (“City”) General Plan contains various policies intended to protect existing development from flood damage and to require new development within a floodplain to be designed to avoid flood damage. (See General Plan Policy Document, Chapter 8, pp. 8-3 through 8-5.)

In 2002, the Federal Emergency Management Agency (“FEMA”) issued a revised Flood Insurance Rate Map (“FIRM”) for the City that generally identified increased flood depths in the easterly sections of the City, including three feet in the northeastern section of the City. As a result, a significant number of properties on the easterly side of the City were placed in a 100-year flood zone and many property owners were required by their lenders to purchase flood insurance policies.

In response to the 2002 FEMA data, and as part of the 2002 General Plan Update, the City added Policy 8.B.3 to the Flood Hazards and Protection Section (Health and Safety, Chapter 8) of the City’s General Plan Policy Document. Policy 8.B.3 prohibits development in areas subject to deep flooding (i.e., over four feet deep) unless adequate mitigation is provided, to include project levees designed for a standard project flood or a minimum of 400-year protection, whichever is less. While Policy 8.B.3 was intended to address safety concerns, the policy was not and is not a FEMA requirement.

In 2008, City staff began an effort to analyze the underlying data used by FEMA for the 2002 FIRM. The analysis was based largely on extensive flood modeling conducted by the City’s storm drain consultant, Wood Rodgers of Sacramento. The analysis was completed in 2009 and resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than the flood depths identified by FEMA that were used to support the 2002 FIRM, and (2) present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. For example, a non-residential building proposed for construction in a flood zone could be padded up, elevated, or designed with wet proof features in order to protect the constructed building from floodwaters and satisfy FEMA regulatory policies. The 2009 analysis confirmed that Woodland’s flooding is generally not characterized by high velocities. Instead, the flooding is best described as a slow ponding effect. Therefore, the safety concern that was raised by the 2002 FIRM does not actually exist in the City and it would be unnecessary for development projects to incorporate either project levees designed for a standard project flood or minimum of 400-year protection.

The findings of the City’s 2009 flood analysis support removal of Policy 8.B.3. One result of Policy 8.B.3 has been a significant curtailment of commercial development in the City’s northeastern section. Removal of Policy 8.B.3 may allow a number of commercial projects to move forward in the City’s northeastern section with the projects being developed in a manner consistent with Federal and state flood regulations. As further described below, all potential

environmental impacts of future development projects will be evaluated on a case-by-case basis as applications are submitted to the City for consideration.

General Plan Environmental Impact Report and Mitigated Negative Declaration

On February 27, 1996, the City Council of the City of Woodland adopted Resolution No. 3944 certifying the Final Environmental Impact Report (SCH # 95053061) for the 1996 General Plan Update. Thereafter, on December 17, 2002, the City Council of the City of Woodland adopted Resolution No. 4044 approving a Mitigated Negative Declaration (“MND”) for the 2002 General Plan Update.

The General Plan EIR and MND did not discuss or analyze the issue of deep flooding. As a result, the General Plan EIR and MND do not contain mitigation measures that address deep flooding. General Plan Policy 8.B.3, Deep Flooding Policy, was prompted by the 2002 issuance of a revised FIRM by FEMA for the City that generally identified increased flood depths in the easterly sections of the City, including three feet in the northeastern section of the City. While Policy 8.B.3 was intended to address safety concerns, the policy was not and is not a FEMA requirement. Moreover, based upon more recent data collected by the City, the areas in the northeastern section of the City are not subject to deep flooding.

Addendum to the General Plan EIR and General Plan MND

Removal of Policy 8.B.3 from the General Plan Policy Document (also referred to hereinafter as the “General Plan Amendment”) would not result in any environmental impacts that have not already been analyzed in the General Plan EIR and MND.

The State CEQA Guidelines provide that a lead agency “shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” (State CEQA Guidelines § 15164(a).) Section 15162 provides:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant, environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The City has evaluated whether the General Plan Amendment would require preparation of a subsequent EIR. (See Table 1 and the Environmental Checklist below.) In other words, whether removal of Policy 8.B.3 would result in any of the changes or circumstances identified above in State CEQA Guidelines section 15162. As documented below in the Environmental Checklist, the General Plan Amendment would not result in any such changes or circumstances. Therefore, preparation of a subsequent EIR is not necessary, and review of the General Plan Amendment under this Addendum is appropriate.

This Addendum need not be circulated for public review prior to adoption. (State CEQA Guidelines § 15164(c).) Rather, the City will consider this Addendum with the General Plan EIR and General Plan MND prior to making a decision on the General Plan Amendment. (*Id.* at (b).)

Plan Level Review

As an Addendum to the General Plan EIR and MND, this Addendum is itself a planning-level environmental review. Because the General Plan Amendment removes Policy 8.B.3 from the City's General Plan Policy Document but does not identify specific flood control policies for specific development project sites, environmental review of the General Plan Amendment will necessarily be general. The State CEQA Guidelines instruct that environmental review of a planning-level document need not contain the level of detail required for review of a construction project, for example. (State CEQA Guidelines § 15145(a): "[t]he degree of specificity required . . . will correspond to the degree of specificity involved in the underlying activity"; *Rio Vista Farm Bureau Ctr. V. County of Solano* (1992) 5 Cal.App.4th 351, 369-373; *Lake County Energy Council v. County of Lake* (1977) 70 Cal.App.3d 851, 854-855: "where future development is unspecified and uncertain, no purpose can be served by requiring an EIR to engage in sheer

speculation as to future environmental consequences”).) Appropriate site-specific environmental review will, therefore, be required once actual development projects are brought forward.

Later environmental review may tier from this Addendum to address potential site-specific environmental effects of flood potential for specific development projects. This Addendum may be incorporated by reference into the later second-tier environmental review that would be required for individual construction projects.

Project Description

The proposed General Plan Amendment would remove Policy 8.B.3, Deep Flooding Policy, from the Woodland General Plan Policy Document. A flood analysis completed by the City’s storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than the flood depths identified by FEMA that were used to support the 2002 FIRM, and (2) present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. Policy 8.B.3 was prompted by the flood depths identified by FEMA for the 2002 FIRM. Removal of Policy 8.B.3 will not relax City flood standards or release the City from its obligations to follow federal and state flood requirements. The proposed action does not constitute a major revision to the General Plan and will not result in new or unmitigated environmental impacts.

Summary and Determination

This Addendum demonstrates that the circumstances, impacts, and mitigation measures identified in the General Plan EIR and MND remain substantively unchanged by the proposed removal of the Deep Flooding Policy. The matrix below analyzes the General Plan Amendment in the context of the State CEQA Guidelines requirements for subsequent environmental review. (State CEQA Guidelines § 15162.) This Addendum supports the finding that the proposed General Plan Amendment does not raise any new issues or result in new significant environmental impacts.

Table 1
Comparison of 15162 CEQA Requirements and Project

CEQA Requirement (State CEQA Guidelines section 15162)	Relationship to Request
(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:	
(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;	General Plan EIR/MND: The General Plan EIR and MND did not discuss or analyze the issue of deep flooding. As a result, the General Plan EIR and MND do not contain mitigation measures that address deep flooding. General Plan Policy 8.B.3, Deep Flooding Policy, was prompted by the 2002 issuance of a revised FIRM by FEMA for the City that generally identified increased flood depths in the easterly sections of the City, including three feet in the northeastern section of the City. While Policy 8.B.3 was intended to address safety concerns, the Policy was not and is not a FEMA requirement. A flood analysis completed by the City's storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than the flood depths identified by FEMA that were used to support the 2002 FIRM and (2) present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. For example, a non-residential building proposed for construction in a flood zone could be padded up, elevated, or designed with wet proof features in order to protect the constructed building from floodwaters and satisfy FEMA regulatory policies. The findings of the City's 2009 flood analysis support removal of Policy 8.B.3.
(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or	General Plan EIR/MND: The General Plan EIR and MND did not discuss or analyze the issue of deep flooding. As a result, the General Plan EIR and MND do not contain mitigation measures that address deep flooding. General Plan Policy 8.B.3, Deep Flooding Policy, was prompted by the 2002 issuance of a revised FIRM by FEMA for the City that generally identified increased flood depths in the easterly sections of the City, including three feet in the northeastern section of the City. While Policy 8.B.3 was intended to address safety concerns, the Policy was not and is not a FEMA requirement. A flood analysis completed by the City's storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than the flood depths identified by FEMA that were used to support the 2002 FIRM, and (2) present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. (For example, a non-residential building proposed for construction in a flood zone could be padded up, elevated, or designed with wet proof features in order to protect the constructed building from floodwaters and satisfy FEMA regulatory policies.) Therefore, removing General Plan Policy 8.B.3 will not

	require revision or amendment of the environmental documents prepared for the General Plan.
(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:	
(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;	General Plan EIR/MND: See responses under (a)(1) and (2) above. No new significant effects would occur as a result of the General Plan Amendment.
(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;	General Plan EIR/MND: See response under (a)(1) above. Removing General Plan Policy 8.B.3 will not require a revision or amendment of the General Plan environmental documents.
(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or	General Plan EIR/MND: The General Plan EIR and MND did not discuss or analyze the issue of deep flooding. As a result, the General Plan EIR and MND do not contain mitigation measures that address deep flooding. General Plan Policy 8.B.3, Deep Flooding Policy, was prompted by the 2002 issuance of a revised FIRM by FEMA for the City that generally identified increased flood depths in the easterly sections of the City, including three feet in the northeastern section of the City. While Policy 8.B.3 was intended to address safety concerns, the Policy was not and is not a FEMA requirement. A flood analysis completed by the City's storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than the flood depths identified by FEMA that were used to support the 2002 FIRM, and (2) present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. (For example, a non-residential building proposed for construction in a flood zone could be padded up, elevated, or designed with wet proof features in order to protect the constructed building from floodwaters and satisfy FEMA regulatory policies.) As a result, removing General Plan Policy 8.B.3 will not require a revision or amendment of the environmental document.
(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.	General Plan EIR/MND: No revision or amendment of the environmental document is required since removing General Plan Policy 8.B.3 does not involve the adoption of a mitigation measure or a project alternative.
(b) If changes to a project or its circumstances occur or new information	General Plan EIR/MND: The City of Woodland, as the lead agency, determined the project would not

becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.	result in substantial changes or circumstances after adoption of the General Plan EIR and MND that would require the preparation of subsequent environmental review. As a result, the City of Woodland, as the lead agency, has determined that an Addendum to the General Plan EIR and MND, is the appropriate documentation prepared for the General Plan Amendment.
(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.	General Plan EIR/MND: None of the conditions as described in subdivision (a) have occurred. As such, neither a subsequent EIR nor a subsequent negative declaration would be required.
(d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.	General Plan EIR/MND: A subsequent EIR or Mitigated Negative Declaration is not required and therefore, an additional public review period pursuant to State CEQA Guidelines sections 15087 and 15072 is unnecessary.

Environmental Checklist

The following environmental checklist explains why implementation of the General Plan Amendment would not result in any potentially significant impacts.

I. AESTHETICS	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

a) through d)

No Impact. Removal of the Deep Flood Policy from the General Plan Policy Document would not impact aesthetic resources in the City. Moreover, removal of the Deep Flood Policy from the General Plan Policy Document would not result in new significant environmental effects or a substantial increase in the severity of aesthetic impacts discussed in the General Plan EIR and MND. The General Plan EIR and MND completely and adequately evaluated and mitigated the aesthetic impacts of buildout of the City. No supplemental environmental review is necessary regarding the removal of Policy 8.B.3.

The statute of limitations on the General Plan EIR closed on or about March 28, 2006 without any litigation. The statute of limitations on the General Plan MND closed on or about January 16, 2003 without any litigation. Therefore, both the General Plan EIR and MND are presumed valid.

While Policy 8.B.3 was intended to address safety concerns, the Policy was not and is not a FEMA requirement. A flood analysis completed by the City's storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than the flood depths identified by FEMA that were used to support the 2002 FIRM, and (2) present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. The 2009 analysis confirmed that Woodland's flooding is generally not characterized by high velocities. Instead, the flooding is best described as a slow ponding effect. Therefore, the safety concern that was raised by the 2002 FIRM does not actually exist in the City and it would be unnecessary for development projects to incorporate either project levees designed for a standard project

flood or minimum of 400-year protection. Therefore, Policy 8.B.3 is unnecessary within the City and should be removed from the General Plan Policy Document.

The General Plan EIR and MND do not discuss or analyze the issue of deep flooding. As a result, the General Plan EIR and MND do not contain project design features, mitigation measures, or other regulatory controls that address deep flooding. Therefore, the removal of Policy 8.B.3 would not lead to new or substantially different environmental impacts that were evaluated in the General Plan EIR and MND.

Potential aesthetic impacts of all future development projects would be evaluated pursuant to the Public Resources Code and the State CEQA Guidelines on a case-by-case basis as those projects are submitted to the City for consideration.

II. AGRICULTURE AND FORESTRY RESOURCES.	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (As defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

a) through e)

No Impact. Removal of the Deep Flood Policy from the General Plan Policy Document would not impact agriculture and forestry resources in the City. Moreover, removal of the Deep Flood Policy from the General Plan Policy Document would not result in new significant environmental effects or a substantial increase in the severity of agriculture and forestry impacts identified in the General Plan EIR and MND. The General Plan EIR and MND completely and adequately evaluated and mitigated all potential agriculture and forestry impacts of buildout of the City. No supplemental environmental review is necessary regarding the removal of Policy 8.B.3.

The statute of limitations on the General Plan EIR closed on or about March 28, 2006 without any litigation. The statute of limitations on the General Plan MND closed on or about January 16, 2003 without any litigation. Therefore, both the General Plan EIR and MND are presumed valid.

While Policy 8.B.3 was intended to address safety concerns, the Policy was not and is not a FEMA requirement. A flood analysis completed by the City's storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than the flood depths identified by FEMA that were used to support the 2002 FIRM, and (2) present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. The 2009 analysis confirmed that Woodland's flooding is generally not characterized by high velocities. Instead, the flooding is best described as a slow ponding effect. Therefore, the safety concern that was raised by the 2002 FIRM does not actually exist in the City and it would be unnecessary for development projects to incorporate either project levees designed for a standard project flood or minimum of 400-year protection. Therefore, Policy 8.B.3 is unnecessary within the City and should be removed from the General Plan Policy Document.

The General Plan EIR and MND do not discuss or analyze the issue of deep flooding. As a result, the General Plan EIR and MND do not contain project design features, mitigation measures, or other regulatory controls that address deep flooding. Therefore, the removal of Policy 8.B.3 would not lead to new or substantially different environmental impacts that were evaluated in the General Plan EIR and MND.

Potential agriculture and forestry impacts of all future development projects would be evaluated pursuant to the Public Resources Code and the State CEQA Guidelines on a case-by-case basis as those projects are submitted to the City for consideration.

III. AIR QUALITY.	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒

III. AIR QUALITY.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
c) Result in cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

a) through (e)

No Impact. Removal of the Deep Flood Policy from the General Plan Policy Document would not result in air quality impacts within the City. Moreover, removal of the Deep Flood Policy from the General Plan Policy Document would not result in new significant environmental effects or a substantial increase in the severity of air quality impacts identified in the General Plan EIR and MND. The General Plan EIR and MND completely and adequately evaluated and mitigated potential air quality impacts of buildout of the City. No supplemental environmental review is necessary regarding the removal of Policy 8.B.3.

The statute of limitations on the General Plan EIR closed on or about March 28, 2006 without any litigation. The statute of limitations on the General Plan MND closed on or about January 16, 2003 without any litigation. Therefore, both the General Plan EIR and MND are presumed valid.

While Policy 8.B.3 was intended to address safety concerns, the Policy was not and is not a FEMA requirement. A flood analysis completed by the City's storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than the flood depths identified by FEMA that were used to support the 2002 FIRM, and (2) present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. The 2009 analysis confirmed that Woodland's flooding is generally not characterized by high velocities. Instead, the flooding is best described as a slow ponding effect. Therefore, the safety concern that was raised by the 2002 FIRM does not actually exist in the City and it would be unnecessary for development projects to incorporate either project levees designed for a standard project

flood or minimum of 400-year protection. Therefore, Policy 8.B.3 is unnecessary within the City and should be removed from the General Plan Policy Document.

The General Plan EIR and MND do not discuss or analyze the issue of deep flooding. As a result, the General Plan EIR and MND do not contain project design features, mitigation measures, or other regulatory controls that address deep flooding. Therefore, the removal of Policy 8.B.3 would not lead to new or substantially different environmental impacts that were evaluated in the General Plan EIR and MND.

Potential air quality impacts of all future development projects would be evaluated pursuant to the Public Resources Code and the State CEQA Guidelines on a case-by-case basis as those projects are submitted to the City for consideration.

IV. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (<i>including, but not limited to, marsh, vernal pool, coastal, etc.</i>) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation	☐	☐	☐	☒

IV. BIOLOGICAL RESOURCES

Would the project:

Plan, or other approved local, regional, or state
habitat conservation plan?

*Potentially
Significant
Impact*

*Potentially
Significant
Unless
Mitigation
Incorporated*

*Less than
Significant
Impact*

No Impact

a) through f)

No Impact. Removal of the Deep Flood Policy from the General Plan Policy Document would not impact biological resources in the City. Moreover, removal of the Deep Flood Policy from the General Plan Policy Document would not result in new significant environmental effects or a substantial increase in the severity of biological resources impacts identified in the General Plan EIR and MND. The General Plan EIR and MND completely and adequately evaluated and mitigated potential biological resource impacts of buildout of the City. No supplemental environmental review is necessary regarding the removal of Policy 8.B.3.

The statute of limitations on the General Plan EIR closed on or about March 28, 2006 without any litigation. The statute of limitations on the General Plan MND closed on or about January 16, 2003 without any litigation. Therefore, both the General Plan EIR and MND are presumed valid.

While Policy 8.B.3 was intended to address safety concerns, the Policy was not and is not a FEMA requirement. A flood analysis completed by the City's storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than the flood depths identified by FEMA that were used to support the 2002 FIRM, and (2) present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. The 2009 analysis confirmed that Woodland's flooding is generally not characterized by high velocities. Instead, the flooding is best described as a slow ponding effect. Therefore, the safety concern that was raised by the 2002 FIRM does not actually exist in the City and it would be unnecessary for development projects to incorporate either project levees designed for a standard project flood or minimum of 400-year protection. Therefore, Policy 8.B.3 is unnecessary within the City and should be removed from the General Plan Policy Document.

The General Plan EIR and MND do not discuss or analyze the issue of deep flooding. As a result, the General Plan EIR and MND do not contain project design features, mitigation measures, or other regulatory controls that address deep flooding. Therefore, the removal of Policy 8.B.3 would not lead to new or substantially different environmental impacts that were evaluated in the General Plan EIR and MND.

Potential biological resource impacts of all future development projects would be evaluated pursuant to the Public Resources Code and the State CEQA Guidelines on a case-by-case basis as those projects are submitted to the City for consideration.

V. CULTURAL RESOURCES

Would the project:

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

a) through d)

No Impact. Removal of the Deep Flood Policy from the General Plan Policy Document would not impact cultural resources in the City. Moreover, removal of the Deep Flood Policy from the General Plan Policy Document would not result in new significant environmental effects or a substantial increase in the severity of cultural resources impacts identified in the General Plan EIR and MND. The General Plan EIR and MND completely and adequately evaluated and mitigated potential cultural resource impacts of buildout of the City. No supplemental environmental review is necessary regarding the removal of Policy 8.B.3.

The statute of limitations on the General Plan EIR closed on or about March 28, 2006 without any litigation. The statute of limitations on the General Plan MND closed on or about January 16, 2003 without any litigation. Therefore, both the General Plan EIR and MND are presumed valid.

While Policy 8.B.3 was intended to address safety concerns, the Policy was not and is not a FEMA requirement. A flood analysis completed by the City's storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than the flood depths identified by FEMA that were used to support the 2002 FIRM, and (2) present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. The 2009 analysis confirmed that Woodland's flooding is generally not characterized by high velocities. Instead, the flooding is best described as a slow ponding effect. Therefore, the safety concern that was raised by the 2002 FIRM does not actually exist in the City and it would be unnecessary for development projects to incorporate either project levees designed for a standard project flood or minimum of 400-year protection. Therefore, Policy 8.B.3 is unnecessary within the City and should be removed from the General Plan Policy Document.

The General Plan EIR and MND do not discuss or analyze the issue of deep flooding. As a result, the General Plan EIR and MND do not contain project design features, mitigation measures, or other regulatory controls that address deep flooding. Therefore, the removal of Policy 8.B.3 would not lead to new or substantially different environmental impacts that were evaluated in the General Plan EIR and MND.

Potential cultural resource impacts of all future development projects would be evaluated pursuant to the Public Resources Code and the State CEQA Guidelines on a case-by-case basis as those projects are submitted to the City for consideration.

VI. GEOLOGY AND SOILS	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a Known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides or mudflows?	☐	☐	☐	☒
b) Result in substantial changes in topography, unstable soil conditions from excavation, grading or fill, or soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the	☐	☐	☐	☒

VI. GEOLOGY AND SOILS	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
Would the project: disposal or wastewater?				

a) through e)

No Impact. Removal of the Deep Flood Policy from the General Plan Policy Document would not impact geology and soils in the City. Moreover, removal of the Deep Flood Policy from the General Plan Policy Document would not result in new significant environmental effects or a substantial increase in the severity of impacts to geology and soils as identified in the General Plan EIR and MND. The General Plan EIR and MND completely and adequately evaluated and mitigated the geology and soils impacts of buildout of the City. No supplemental environmental review is necessary regarding the removal of Policy 8.B.3.

The statute of limitations on the General Plan EIR closed on or about March 28, 2006 without any litigation. The statute of limitations on the General Plan MND closed on or about January 16, 2003 without any litigation. Therefore, both the General Plan EIR and MND are presumed valid.

While Policy 8.B.3 was intended to address safety concerns, the Policy was not and is not a FEMA requirement. A flood analysis completed by the City's storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than the flood depths identified by FEMA that were used to support the 2002 FIRM, and (2) present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. The 2009 analysis confirmed that Woodland's flooding is generally not characterized by high velocities. Instead, the flooding is best described as a slow ponding effect. Therefore, the safety concern that was raised by the 2002 FIRM does not actually exist in the City and it would be unnecessary for development projects to incorporate either project levees designed for a standard project flood or minimum of 400-year protection. Therefore, Policy 8.B.3 is unnecessary within the City and should be removed from the General Plan Policy Document.

The General Plan EIR and MND do not discuss or analyze the issue of deep flooding. As a result, the General Plan EIR and MND do not contain project design features, mitigation measures, or other regulatory controls that address deep flooding. Therefore, the removal of Policy 8.B.3 would not lead to new or substantially different environmental impacts that were evaluated in the General Plan EIR and MND.

Potential geology and soil impacts of all future development projects would be evaluated pursuant to the Public Resources Code and the State CEQA Guidelines on a case-by-case basis as those projects are submitted to the City for consideration.

VII. GREENHOUSE GAS EMISSIONS

Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

*Potentially
Significant
Impact**Potentially
Significant
Unless
Mitigation
Incorporated**Less than
Significant
Impact**No Impact*☐☐☐☒☐☐☐☒*a) and b)*

No Impact. Removal of the Deep Flood Policy from the General Plan Policy Document would not impact greenhouse gas emissions in the City. While Policy 8.B.3 was intended to address safety concerns, the Policy was not and is not a FEMA requirement. A flood analysis completed by the City's storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than the flood depths identified by FEMA that were used to support the 2002 FIRM, and (2) present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. The 2009 analysis confirmed that Woodland's flooding is generally not characterized by high velocities. Instead, the flooding is best described as a slow ponding effect. Therefore, the safety concern that was raised by the 2002 FIRM does not actually exist in the City and it would be unnecessary for development projects to incorporate either project levees designed for a standard project flood or minimum of 400-year protection. Therefore, Policy 8.B.3 is unnecessary within the City and should be removed from the General Plan Policy Document.

The General Plan EIR and MND do not discuss or analyze the issue of deep flooding. As a result, the General Plan EIR and MND do not contain project design features, mitigation measures, or other regulatory controls that address deep flooding. Therefore, the removal of Policy 8.B.3 would not lead to new or substantially different environmental impacts that were evaluated in the General Plan EIR and MND.

Potential greenhouse gas emissions impacts of all future development projects would be evaluated pursuant to the Public Resources Code and the State CEQA Guidelines on a case-by-case basis as those projects are submitted to the City for consideration.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

*Potentially
Significant
Impact**Potentially
Significant
Unless
Mitigation
Incorporated**Less than
Significant
Impact**No Impact*☐☐☐☒

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where Wildlands are adjacent to urbanized areas or where residences are intermixed?	☐	☐	☐	☒

a) through h)

No Impact. Removal of the Deep Flood Policy from the General Plan Policy Document would not create hazards or result in the upset of hazardous materials in the City. Moreover, removal of the Deep Flood Policy from the General Plan Policy Document would not result in new significant environmental effects or a substantial increase in the severity of hazards and hazardous materials impacts identified in the General Plan EIR and MND. The General Plan EIR and MND completely and adequately evaluated and mitigated potential hazard and

hazardous materials impacts of buildout of the City. No supplemental environmental review is necessary regarding the removal of Policy 8.B.3.

The statute of limitations on the General Plan EIR closed on or about March 28, 2006 without any litigation. The statute of limitations on the General Plan MND closed on or about January 16, 2003 without any litigation. Therefore, both the General Plan EIR and MND are presumed valid.

While Policy 8.B.3 was intended to address safety concerns, the Policy was not and is not a FEMA requirement. A flood analysis completed by the City's storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than the flood depths identified by FEMA that were used to support the 2002 FIRM, and (2) present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. The 2009 analysis confirmed that Woodland's flooding is generally not characterized by high velocities. Instead, the flooding is best described as a slow ponding effect. Therefore, the safety concern that was raised by the 2002 FIRM does not actually exist in the City and it would be unnecessary for development projects to incorporate either project levees designed for a standard project flood or minimum of 400-year protection. Therefore, Policy 8.B.3 is unnecessary within the City and should be removed from the General Plan Policy Document.

The General Plan EIR and MND do not discuss or analyze the issue of deep flooding. As a result, the General Plan EIR and MND do not contain project design features, mitigation measures, or other regulatory controls that address deep flooding. Therefore, the removal of Policy 8.B.3 would not lead to new or substantially different environmental impacts that were evaluated in the General Plan EIR and MND.

Potential hazard and hazardous materials impacts of all future development projects would be evaluated pursuant to the Public Resources Code and the State CEQA Guidelines on a case-by-case basis as those projects are submitted to the City for consideration.

IX. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in substantial discharges of typical storm water pollutants (<i>e.g. sediment from construction activities, hydrocarbons, and metals from motor vehicles, nutrients and pesticides from landscape maintenance activities, metals of other pollutants from industrial operation,</i>) or substantial changes to surface water quality including, but not limited to, temperature, dissolved oxygen, pH, or turbidity?	☐	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table	☐	☐	☐	☒

IX. HYDROLOGY AND WATER QUALITY

Would the project:

level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Potentially
Significant
ImpactPotentially
Significant
Unless
Mitigation
IncorporatedLess than
Significant
Impact

No Impact

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

☐☐☐☒

e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

☐☐☐☒

f) Place housing within a 100-year flood hazard area as mapped on Federal Flood Hazard boundary of Flood Insurance Rate Map or other flood hazard delineation map?

☐☐☐☒

g) Place structures or fill within a 100-year flood hazard area, which would impede or redirect flood flows?

☐☐☐☒

h) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

☐☐☐☒

i) Be susceptible to inundation by seiche, tsunami, or mudflow?

☐☐☐☒

j) Substantially change the amount of surface water in any water body or wetlands?

☐☐☐☒

a) through j)

No Impact. Removal of the Deep Flood Policy from the General Plan Policy Document would not impact hydrology and water quality in the City. Moreover, removal of the Deep Flood Policy from the General Plan Policy Document would not result in new significant environmental effects or a substantial increase in the severity of hydrology and water quality impacts identified in the General Plan EIR and MND. The General Plan EIR and MND completely and adequately evaluated and mitigated potential hydrology and water quality impacts of buildout of the City. No supplemental environmental review is necessary regarding the removal of Policy 8.B.3.

The statute of limitations on the General Plan EIR closed on or about March 28, 2006 without any litigation. The statute of limitations on the General Plan MND closed on or about January 16, 2003 without any litigation. Therefore, both the General Plan EIR and MND are presumed valid.

While Policy 8.B.3 was intended to address safety concerns, the Policy was not and is not a FEMA requirement. A flood analysis completed by the City's storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than the flood depths identified by FEMA that were used to support the 2002 FIRM, and (2) present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. The 2009 analysis confirmed that Woodland's flooding is generally not characterized by high velocities. Instead, the flooding is best described as a slow ponding effect. Therefore, the safety concern that was raised by the 2002 FIRM does not actually exist in the City and it would be unnecessary for development projects to incorporate either project levees designed for a standard project flood or minimum of 400-year protection. Therefore, Policy 8.B.3 is unnecessary within the City and should be removed from the General Plan Policy Document.

The General Plan EIR and MND do not discuss or analyze the issue of deep flooding. As a result, the General Plan EIR and MND do not contain project design features, mitigation measures, or other regulatory controls that address deep flooding. Therefore, the removal of Policy 8.B.3 would not lead to new or substantially different environmental impacts that were evaluated in the General Plan EIR and MND.

Potential hydrology and water quality impacts of all future development projects would be evaluated pursuant to the Public Resources Code and the State CEQA Guidelines on a case-by-case basis as those projects are submitted to the City for consideration.

X. LAND USE AND PLANNING	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

a) through c)

No Impact. Removal of the Deep Flood Policy from the General Plan Policy Document would not impact land use and planning within the City. Moreover, removal of the Deep

Flood Policy from the General Plan Policy Document would not result in new significant environmental effects or a substantial increase in the severity of land use and planning impacts identified in the General Plan EIR and MND. The General Plan EIR and MND completely and adequately evaluated and mitigated the potential land use and planning impacts of buildout of the City. No supplemental environmental review is necessary regarding the removal of Policy 8.B.3.

The statute of limitations on the General Plan EIR closed on or about March 28, 2006 without any litigation. The statute of limitations on the General Plan MND closed on or about January 16, 2003 without any litigation. Therefore, both the General Plan EIR and MND are presumed valid.

While Policy 8.B.3 was intended to address safety concerns, the Policy was not and is not a FEMA requirement. A flood analysis completed by the City's storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than the flood depths identified by FEMA that were used to support the 2002 FIRM, and (2) present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. The 2009 analysis confirmed that Woodland's flooding is generally not characterized by high velocities. Instead, the flooding is best described as a slow ponding effect. Therefore, the safety concern that was raised by the 2002 FIRM does not actually exist in the City and it would be unnecessary for development projects to incorporate either project levees designed for a standard project flood or minimum of 400-year protection. Therefore, Policy 8.B.3 is unnecessary within the City and should be removed from the General Plan Policy Document.

The General Plan EIR and MND do not discuss or analyze the issue of deep flooding. As a result, the General Plan EIR and MND do not contain project design features, mitigation measures, or other regulatory controls that address deep flooding. Therefore, the removal of Policy 8.B.3 would not lead to new or substantially different environmental impacts that were evaluated in the General Plan EIR and MND.

Potential land use and planning impacts of all future development projects would be evaluated pursuant to the Public Resources Code and the State CEQA Guidelines on a case-by-case basis as those projects are submitted to the City for consideration.

XI. MINERAL RESOURCES		<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒	
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒	

a) and b)

No Impact. Removal of the Deep Flood Policy from the General Plan Policy Document would not impact mineral resources in the City. Moreover, removal of the Deep Flood Policy from the General Plan Policy Document would not result in new significant environmental effects or a substantial increase in the severity of mineral resource impacts identified in the General Plan EIR and MND. The General Plan EIR and MND completely and adequately evaluated and mitigated the potential mineral resource impacts of buildout of the City. No supplemental environmental review is necessary regarding the removal of Policy 8.B.3.

The statute of limitations on the General Plan EIR closed on or about March 28, 2006 without any litigation. The statute of limitations on the General Plan MND closed on or about January 16, 2003 without any litigation. Therefore, both the General Plan EIR and MND are presumed valid.

While Policy 8.B.3 was intended to address safety concerns, the Policy was not and is not a FEMA requirement. A flood analysis completed by the City's storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than the flood depths identified by FEMA that were used to support the 2002 FIRM, and (2) present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. The 2009 analysis confirmed that Woodland's flooding is generally not characterized by high velocities. Instead, the flooding is best described as a slow ponding effect. Therefore, the safety concern that was raised by the 2002 FIRM does not actually exist in the City and it would be unnecessary for development projects to incorporate either project levees designed for a standard project flood or minimum of 400-year protection. Therefore, Policy 8.B.3 is unnecessary within the City and should be removed from the General Plan Policy Document.

The General Plan EIR and MND do not discuss or analyze the issue of deep flooding. As a result, the General Plan EIR and MND do not contain project design features, mitigation measures, or other regulatory controls that address deep flooding. Therefore, the removal of Policy 8.B.3 would not lead to new or substantially different environmental impacts that were evaluated in the General Plan EIR and MND.

Potential mineral resource impacts of all future development projects would be evaluated pursuant to the Public Resources Code and the State CEQA Guidelines on a case-by-case basis as those projects are submitted to the City for consideration.

XII. NOISE

Would the project result in

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
☐	☐	☐	☒

XII. NOISE

Would the project result in

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

a) through f)

No Impact. Removal of the Deep Flood Policy from the General Plan Policy Document would not result in noise impacts within the City. Moreover, removal of the Deep Flood Policy from the General Plan Policy Document would not result in new significant environmental effects or a substantial increase in the severity of noise impacts identified in the General Plan EIR and MND. The General Plan EIR and MND completely and adequately evaluated and mitigated the potential noise impacts of buildout of the City. No supplemental environmental review is necessary regarding the removal of Policy 8.B.3.

The statute of limitations on the General Plan EIR closed on or about March 28, 2006 without any litigation. The statute of limitations on the General Plan MND closed on or about January 16, 2003 without any litigation. Therefore, both the General Plan EIR and MND are presumed valid.

While Policy 8.B.3 was intended to address safety concerns, the Policy was not and is not a FEMA requirement. A flood analysis completed by the City's storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than the flood depths identified by FEMA that were used to support the 2002 FIRM, and (2) present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. The 2009 analysis confirmed that Woodland's flooding is generally not characterized by high velocities. Instead, the flooding

is best described as a slow ponding effect. Therefore, the safety concern that was raised by the 2002 FIRM does not actually exist in the City and it would be unnecessary for development projects to incorporate either project levees designed for a standard project flood or minimum of 400-year protection. Therefore, Policy 8.B.3 is unnecessary within the City and should be removed from the General Plan Policy Document.

The General Plan EIR and MND do not discuss or analyze the issue of deep flooding. As a result, the General Plan EIR and MND do not contain project design features, mitigation measures, or other regulatory controls that address deep flooding. Therefore, the removal of Policy 8.B.3 would not lead to new or substantially different environmental impacts that were evaluated in the General Plan EIR and MND.

Potential noise impacts of all future development projects would be evaluated pursuant to the Public Resources Code and the State CEQA Guidelines on a case-by-case basis as those projects are submitted to the City for consideration.

XIII. POPULATION AND HOUSING

Would the Project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a) through c)

No Impact. Removal of the Deep Flood Policy from the General Plan Policy Document would not impact population and housing within the City. Moreover, removal of the Deep Flood Policy from the General Plan Policy Document would not result in new significant environmental effects or a substantial increase in the severity of population and housing impacts identified in the General Plan EIR and MND. The General Plan EIR and MND completely and adequately evaluated and mitigated potential population and housing impacts of buildout of the City. No supplemental environmental review is necessary regarding the removal of Policy 8.B.3.

The statute of limitations on the General Plan EIR closed on or about March 28, 2006 without any litigation. The statute of limitations on the General Plan MND closed on or about January 16, 2003 without any litigation. Therefore, both the General Plan EIR and MND are presumed valid.

While Policy 8.B.3 was intended to address safety concerns, the Policy was not and is not a FEMA requirement. A flood analysis completed by the City's storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than the flood depths identified by FEMA that were used to support the 2002 FIRM, and (2) present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. The 2009 analysis confirmed that Woodland's flooding is generally not characterized by high velocities. Instead, the flooding is best described as a slow ponding effect. Therefore, the safety concern that was raised by the 2002 FIRM does not actually exist in the City and it would be unnecessary for development projects to incorporate either project levees designed for a standard project flood or minimum of 400-year protection. Therefore, Policy 8.B.3 is unnecessary within the City and should be removed from the General Plan Policy Document.

The General Plan EIR and MND do not discuss or analyze the issue of deep flooding. As a result, the General Plan EIR and MND do not contain project design features, mitigation measures, or other regulatory controls that address deep flooding. Therefore, the removal of Policy 8.B.3 would not lead to new or substantially different environmental impacts that were evaluated in the General Plan EIR and MND.

Potential population and housing impacts of all future development projects would be evaluated pursuant to the Public Resources Code and the State CEQA Guidelines on a case-by-case basis as those projects are submitted to the City for consideration.

XIV. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
a) Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☐	☒
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

No Impact. Removal of the Deep Flood Policy from the General Plan Policy Document would not impact public services within the City. Moreover, removal of the Deep Flood Policy from the General Plan Policy Document would not result in new significant

environmental effects or a substantial increase in the severity of public service impacts identified in the General Plan EIR and MND. The General Plan EIR and MND completely and adequately evaluated and mitigated potential public service impacts of buildout of the City. No supplemental environmental review is necessary regarding the removal of Policy 8.B.3.

The statute of limitations on the General Plan EIR closed on or about March 28, 2006 without any litigation. The statute of limitations on the General Plan MND closed on or about January 16, 2003 without any litigation. Therefore, both the General Plan EIR and MND are presumed valid.

While Policy 8.B.3 was intended to address safety concerns, the Policy was not and is not a FEMA requirement. A flood analysis completed by the City's storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than the flood depths identified by FEMA that were used to support the 2002 FIRM, and (2) present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. The 2009 analysis confirmed that Woodland's flooding is generally not characterized by high velocities. Instead, the flooding is best described as a slow ponding effect. Therefore, the safety concern that was raised by the 2002 FIRM does not actually exist in the City and it would be unnecessary for development projects to incorporate either project levees designed for a standard project flood or minimum of 400-year protection. Therefore, Policy 8.B.3 is unnecessary within the City and should be removed from the General Plan Policy Document.

The General Plan EIR and MND do not discuss or analyze the issue of deep flooding. As a result, the General Plan EIR and MND do not contain project design features, mitigation measures, or other regulatory controls that address deep flooding. Therefore, the removal of Policy 8.B.3 would not lead to new or substantially different environmental impacts that were evaluated in the General Plan EIR and MND.

Potential public services impacts of all future development projects would be evaluated pursuant to the Public Resources Code and the State CEQA Guidelines on a case-by-case basis as those projects are submitted to the City for consideration.

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
XV. RECREATION				
b) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Would the project include recreational facilities or require the construction or expansion of recreational facilities that would have an adverse physical effect on the environment? | ☐ | ☐ | ☐ | ☒ |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

a) and b)

No Impact. Removal of the Deep Flood Policy from the General Plan Policy Document would not impact recreation within the City. Moreover, removal of the Deep Flood Policy from the General Plan Policy Document would not result in new significant environmental effects or a substantial increase in the severity of recreation impacts identified in the General Plan EIR and MND. The General Plan EIR and MND completely and adequately evaluated and mitigated potential recreation impacts of buildout of the City. No supplemental environmental review is necessary regarding the removal of Policy 8.B.3.

The statute of limitations on the General Plan EIR closed on or about March 28, 2006 without any litigation. The statute of limitations on the General Plan MND closed on or about January 16, 2003 without any litigation. Therefore, both the General Plan EIR and MND are presumed valid.

While Policy 8.B.3 was intended to address safety concerns, the Policy was not and is not a FEMA requirement. A flood analysis completed by the City's storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than the flood depths identified by FEMA that were used to support the 2002 FIRM, and (2) present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. The 2009 analysis confirmed that Woodland's flooding is generally not characterized by high velocities. Instead, the flooding is best described as a slow ponding effect. Therefore, the safety concern that was raised by the 2002 FIRM does not actually exist in the City and it would be unnecessary for development projects to incorporate either project levees designed for a standard project flood or minimum of 400-year protection. Therefore, Policy 8.B.3 is unnecessary within the City and should be removed from the General Plan Policy Document.

The General Plan EIR and MND do not discuss or analyze the issue of deep flooding. As a result, the General Plan EIR and MND do not contain project design features, mitigation measures, or other regulatory controls that address deep flooding. Therefore, the removal of Policy 8.B.3 would not lead to new or substantially different environmental impacts that were evaluated in the General Plan EIR and MND.

Potential recreation impacts of all future development projects would be evaluated pursuant to the Public Resources Code and the State CEQA Guidelines on a case-by-case basis as those projects are submitted to the City for consideration.

XVI. TRANSPORTATION AND TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
Would the project:				

		<i>Incorporated</i>			
a)	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	☒
b)	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c)	Result in change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d)	Substantially increase hazards due to a design feature (<i>e.g., sharp curves or dangerous intersections</i>) or incompatible uses (<i>e.g., farm equipment</i>)?	☐	☐	☐	☒
e)	Result in inadequate emergency access?	☐	☐	☐	☒
f)	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

a) through f)

No Impact. Removal of the Deep Flood Policy from the General Plan Policy Document would not impact transportation and traffic within the City. Moreover, removal of the Deep Flood Policy from the General Plan Policy Document would not result in new significant environmental effects or a substantial increase in the severity of transportation and traffic impacts identified in the General Plan EIR and MND. The General Plan EIR and MND completely and adequately evaluated and mitigated potential transportation and traffic impacts of buildout of the City. No supplemental environmental review is necessary regarding the removal of Policy 8.B.3.

The statute of limitations on the General Plan EIR closed on or about March 28, 2006 without any litigation. The statute of limitations on the General Plan MND closed on or about January 16, 2003 without any litigation. Therefore, both the General Plan EIR and MND are presumed valid.

While Policy 8.B.3 was intended to address safety concerns, the Policy was not and is not a FEMA requirement. A flood analysis completed by the City's storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than the flood depths identified by FEMA that were used to support the 2002 FIRM, and (2) present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. The 2009 analysis confirmed that Woodland's flooding is generally not characterized by high velocities. Instead, the flooding is best described as a slow ponding effect. Therefore, the safety concern that was raised by the 2002 FIRM does not actually exist in the City and it would be unnecessary for development projects to incorporate either project levees designed for a standard project flood or minimum of 400-year protection. Therefore, Policy 8.B.3 is unnecessary within the City and should be removed from the General Plan Policy Document.

The General Plan EIR and MND do not discuss or analyze the issue of deep flooding. As a result, the General Plan EIR and MND do not contain project design features, mitigation measures, or other regulatory controls that address deep flooding. Therefore, the removal of Policy 8.B.3 would not lead to new or substantially different environmental impacts that were evaluated in the General Plan EIR and MND.

Potential transportation and traffic impacts of all future development projects would be evaluated pursuant to the Public Resources Code and the State CEQA Guidelines on a case-by-case basis as those projects are submitted to the City for consideration.

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
a) Require or result in the construction or relocation of water or wastewater treatment or transmission facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
b) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
d) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
e) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
f) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

a) through f)

No Impact. Removal of the Deep Flood Policy from the General Plan Policy Document would not impact utilities and service systems within the City. Moreover, removal of the Deep Flood Policy from the General Plan Policy Document would not result in new significant environmental effects or a substantial increase in the severity of utility and service system impacts identified in the General Plan EIR and MND. The General Plan EIR and MND completely and adequately evaluated and mitigated potential utility and service system impacts of buildout of the City. No supplemental environmental review is necessary regarding the removal of Policy 8.B.3.

The statute of limitations on the General Plan EIR closed on or about March 28, 2006 without any litigation. The statute of limitations on the General Plan MND closed on or about January 16, 2003 without any litigation. Therefore, both the General Plan EIR and MND are presumed valid.

While Policy 8.B.3 was intended to address safety concerns, the Policy was not and is not a FEMA requirement. A flood analysis completed by the City's storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than the flood depths identified by FEMA that were used to support the 2002 FIRM, and (2) present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. The 2009 analysis confirmed that Woodland's flooding is generally not characterized by high velocities. Instead, the flooding is best described as a slow ponding effect. Therefore, the safety concern that was raised by the 2002 FIRM does not actually exist in the City and it would be unnecessary for development projects to incorporate either project levees designed for a standard project flood or minimum of 400-year protection. Therefore, Policy 8.B.3 is unnecessary within the City and should be removed from the General Plan Policy Document.

The General Plan EIR and MND do not discuss or analyze the issue of deep flooding. As a result, the General Plan EIR and MND do not contain project design features, mitigation measures, or other regulatory controls that address deep flooding. Therefore, the removal of Policy 8.B.3 would not lead to new or substantially different environmental impacts that were evaluated in the General Plan EIR and MND.

Potential utility and services system impacts of all future development projects would be evaluated pursuant to the Public Resources Code and the State CEQA Guidelines on a case-by-case basis as those projects are submitted to the City for consideration.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b) Does the project have impacts that are individually limited, but cumulatively considerable? (<i>"Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.</i>)	☐	☐	☐	☒
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

a) through c)

No Impact. Removal of the Deep Flood Policy from the General Plan Policy Document would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The proposed General Plan Amendment does not have impacts that are individually limited, but cumulatively considerable. Finally, the proposed General Plan Amendment does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

The General Plan EIR and MND completely and adequately evaluated and mitigated all environmental impacts of buildout of the City. No supplemental environmental review is necessary regarding the removal of Policy 8.B.3.

The statute of limitations on the General Plan EIR closed on or about March 28, 2006 without any litigation. The statute of limitations on the General Plan MND closed on or

about January 16, 2003 without any litigation. Therefore, both the General Plan EIR and MND are presumed valid.

While Policy 8.B.3 was intended to address safety concerns, the Policy was not and is not a FEMA requirement. A flood analysis completed by the City's storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than the flood depths identified by FEMA that were used to support the 2002 FIRM, and (2) present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. The 2009 analysis confirmed that Woodland's flooding is generally not characterized by high velocities. Instead, the flooding is best described as a slow ponding effect. Therefore, the safety concern that was raised by the 2002 FIRM does not actually exist in the City and it would be unnecessary for development projects to incorporate either project levees designed for a standard project flood or minimum of 400-year protection. Therefore, Policy 8.B.3 is unnecessary within the City and should be removed from the General Plan Policy Document.

The General Plan EIR and MND do not discuss or analyze the issue of deep flooding. As a result, the General Plan EIR and MND do not contain project design features, mitigation measures, or other regulatory controls that address deep flooding. Therefore, the removal of Policy 8.B.3 would not lead to new or substantially different environmental impacts that were evaluated in the General Plan EIR and MND.

Potential environmental impacts of all future development projects would be evaluated pursuant to the Public Resources Code and the State CEQA Guidelines on a case-by-case basis as those projects are submitted to the City for consideration.

ATTACHMENT D

RESOLUTION NO. _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AMENDING THE GENERAL PLAN TO REMOVE POLICY 8.B.3, DEEP FLOODING
POLICY, FROM THE GENERAL PLAN POLICY DOCUMENT

WHEREAS, the City of Woodland Planning Commission held a duly noticed public hearing on December 16, 2010, to receive public testimony concerning proposed amendment of the General Plan by the removal of Policy 8.B.3 (“Deep Flooding Policy”) from the General Plan Policy Document (the “Amendment”); and

WHEREAS, at the conclusion of the hearing the Planning Commission voted to recommend approval of the Amendment to the City Council; and

WHEREAS, the City of Woodland City Council held a duly noticed public hearing on January 18, 2011 to receive public testimony concerning the Amendment, consider the Planning Commission's recommendations, and take action on the Amendment; and

WHEREAS, the environmental impacts of the Amendment have been analyzed and addressed through the adoption, concurrently with this Resolution, of an addendum to the Environmental Impact Report previously certified for the General Plan and the Mitigated Negative Declaration previously adopted for the 2002 General Plan update; and

WHEREAS, the City of Woodland City Council, based on oral testimony and documentary evidence submitted during the public hearing, now finds it proper to amend the General Plan in order to remove Policy 8.B.3, Deep Flooding Policy, from the General Plan Policy Document;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland ordains AS FOLLOWS:

1. The foregoing recitals are hereby true and correct.
2. The City of Woodland City Council finds that the actions as set forth in this Resolution are in the public interest and necessary to the public health, safety, and welfare.
3. The City Council hereby certifies that its members have reviewed and considered the information in the CEQA Addendum and find the document to be adequate, complete and in full compliance with the California Environmental Quality Act (CEQA) as set forth in the CEQA Guidelines.
4. The City Council hereby amends the General Plan by removing Policy 8.B.3, Deep Flooding Policy, from the General Plan Policy Document.

This Resolution shall take effect and be in force thirty (30) days after its passage.

PASSED AND ADOPTED by the City Council on January 18, 2011, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Artemio Pimentel, Mayor

ATTEST:

Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

Andrew Morris, City Attorney

Dated:_____

ATTACHMENT E

PROJECT TITLE: **General Plan Amendment for Removal of Deep Flooding Policy** – The Amendment would remove Deep Flooding Policy 8.B.3 from the General Plan Policy Document.

LOCATION: The proposed policy change would affect areas generally located in the northeastern section of the City.

APPLICANT: **City of Woodland
Community Development Department
300 First Street
Woodland, CA 95695**

PROJECT PLANNER: Dan Sokolow, Senior Planner

STAFF RECOMMENDATION: Recommend City Council Approval

REPORT FOR: Planning Commission – December 16, 2010

ENVIRONMENTAL REPORT: In review of the proposed General Plan Amendment, staff has concluded, pursuant to Section 15162, that the project does not represent a substantive change in the modification to the General Plan and General Plan EIR (SCH # 95053061) and Mitigated Negative Declaration approved December 17, 2002. This proposed project does not result in any new or more significant potential impacts than those identified in the certified environmental documents. Therefore, an addendum to the environmental documents has been prepared.

PENDING/POTENTIAL ACTIONS: The Planning Commission recommends the City Council take the following actions:

1. Adopt the attached Resolution No. _____, approving the CEQA EIR Addendum together with the previously Certified General Plan EIR and Mitigated Negative Declaration as the appropriate level of environmental review in accordance with the California Environmental Quality Act (**Attachment “C”**); and
2. Adopt the attached Resolution No. _____, amending the General Plan to remove Policy 8.B.3, Deep Flooding Policy, from the General Plan Policy Document (**Attachment “D”**).

BACKGROUND: The City updated its General Plan Policy Document in 2002. As part of this effort, a policy was added to the General Plan Health and Safety Element to address development in areas of deep flooding (defined as flood depths four feet or greater).

Policy 8.B.3 The City shall not allow development in areas subject to deep flooding (i.e., over four feet deep) unless adequate mitigation is provided, to include project levees designed for a standard project flood or a minimum of 400-year protection, whichever is less.

Policy 8.B.3 was prompted by the 2002 issuance of a revised Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA) for the City that generally identified increased flood depths in the easterly sections of the City, including three feet in the northeastern section of the City. While Policy 8.B.3 was intended to address safety concerns, the policy was not and is not a FEMA requirement. The revised FIRM resulted in a significant number of properties on the easterly side of Woodland being placed in a 100-year flood zone and many property owners were required to purchase flood insurance policies based on stipulations of their lenders.

In 2008, City staff began an effort to analyze the underlying data used by FEMA for the 2002 FIRM. The analysis was based largely on extensive flood modeling conducted by the City's storm drain consultant, Wood Rodgers of Sacramento. The analysis was completed in 2009 and resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than ones identified by FEMA that were used to support the 2002 FIRM, and (2) Present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. The City's 2009 analysis confirmed that Woodland's flooding is generally not characterized by high velocities. Instead, the flooding is best described as a slow, ponding effect.

The City's analysis showed flood depths two feet less than the 2002 FEMA data for parts of the City's northeastern section. Based on the new data generated from 2009 flood analysis, the City submitted a Letter of Map Amendment (LOMA) to FEMA in order correct the flood depths in the easterly section of Woodland which would allow a significant number of properties to be removed from the 100-year flood zone. FEMA has conditionally accepted the LOMA and is processing an amended FIRM through the Physical Map Revision process and the new map is expected to become effective in January 2012.

Removal of Policy 8.B.3, Deep Flooding Policy, may allow a number of commercial projects to move forward in the City's northeastern section with the projects being developed in a manner consistent with Federal and state flood regulations. One result of Policy 8.B.3 has been a significant curtailment of commercial development in the City's northeastern section. The present FEMA floodplain policies provide requirements for development in floodplains that protect property and public safety. For example, a non-residential building proposed for construction in a flood zone could be padded up, elevated, designed with wet proof features, or constructed with its own detention facility in order to protect the constructed building from floodwaters. FEMA's policies eliminate the need for Policy 8.B.3 and allow appropriate use of floodplain areas without a use prohibition that is unnecessarily complex.

PROJECT PROPOSAL: The proposed General Plan Amendment would remove Policy 8.B.3, Deep Flooding Policy, from the Woodland General Plan Policy Document. A flood analysis completed by the City's storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than ones identified by FEMA that were used to support the 2002 FIRM and (2) Present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. Policy 8.B.3 was prompted by the flood depths identified by FEMA for the 2002 FIRM. The findings of the City's 2009 flood analysis document that Policy 8.B.3 is no longer necessary.

GENERAL PLAN AMENDMENT

The 2002 General Plan would be amended to remove Policy 8.B.3, Deep Flooding Policy, from the General Plan Policy Document.

APPLICABLE LAWS, CODES, AND ORDINANCES: The project is subject to several laws, codes, and ordinances:

- The California Environmental Quality Act (CEQA)
- The City of Woodland General Plan
- The City of Woodland Municipal Code

PUBLIC NOTIFICATION: Public notice advertising for the public hearing on this project was prepared by the Community Development Department in accordance with notification procedures set forth in the City of Woodland's Municipal Code and State Planning Law. The following method of public notice was used:

A one-quarter page legal notice was published in the Woodland Daily Democrat on December 6, 2010.

In-lieu of sending out individual notices when more than 1,000 property owners are affected, Government Code Section 65091 permits a local agency to place a display advertisement of at least one-eighth page in a newspaper of general circulation within the local agency in which the proceeding is conducted at least 10 days prior to the hearing.

Copies of the staff report for the proposed project have been on file at the City Hall Annex since December 10, 2010.

CEQA CLEARANCE:

General Plan:

General Plan Final Environmental Impact Report was adopted on February 27, 1996, (SCH # 95053061) (Resolution No 3944).

A Mitigated Negative Declaration for the General Plan update was adopted December 17, 2002. (Resolution 4044)

CEQA Addendum Process:

Section 15 182(a) of the California Environmental Quality Act (CEQA) provides that the lead agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

Section 15162 of the California Environmental Quality Act (CEQA) provides that when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following have occurred:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement

- of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the existence of reasonable diligence at the time the previous EIR was Certified as complete, shows the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR;
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - C. Mitigation Measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the Mitigation Measure or alternative; or
 - D. Mitigation Measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or alternative.

If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

Consistency with CEQA Requirements

General Plan FEIR and MND:

The 1996 General Plan Final EIR and the 2002 General Plan Mitigated Negative Declaration do not address or analyze the issue of deep flooding. As a result, the General Plan EIR and MND do not contain mitigation measures that address deep flooding. General Plan Policy 8.B.3, Deep Flooding Policy, was prompted by the 2002 issuance of a revised Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA) for the City that generally identified increased flood depths in the easterly sections of the City, including three feet in the northeastern section of the City. While Policy 8.B.3 was intended to address safety concerns, the policy was not and is not a FEMA requirement. A flood analysis completed by the City's storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than ones identified by FEMA that were used to support the 2002 FIRM and (2) Present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. Therefore, no revision or amendment of the environmental document is required in order to remove Policy 8.B.3.

STAFF ANALYSIS: Staff supports this project based on the findings of fact. A summary analysis of the various plan's policies, standards, and descriptions are included in the Table provided in **Attachment "B"**.

GENERAL PLAN CONSISTENCY

The proposed amendment to remove General Plan Policy 8.B.3, Deep Flooding Policy, from the General Plan Policy Document has been determined by staff to be substantively consistent with the General Plan. There are no significant changes that will impact key goals, policies or implementation of the plan.

In accordance with Section 65358(b) of the Planning and Zoning Laws, except as otherwise provided, no mandatory element of the General Plan may be amended more frequently than four times in a calendar year. To date, the City has approved one General Plan Amendment in the 2010 calendar year.

RECOMMENDATION:

Staff recommends approval of the project by making an affirmative motion as follows:

MOTION #1 I move that the Planning Commission make a recommendation to the City Council for the approval of a General Plan Amendment to remove Policy 8.B.3, Deep Flooding Policy, from the General Plan Policy Document based on the identified Findings of Fact, by taking the following actions:

1. Adopt the attached Resolution No. _____, approving the CEQA EIR Addendum together with the previously Certified General Plan EIR and Mitigated Negative Declaration as the appropriate level of environmental review in accordance with the California Environmental Quality Act (**Attachment "C"**);
2. Adopt the attached Resolution No. _____, amending the General Plan to remove Policy 8.B.3, Deep Flooding Policy, from the General Plan Policy Document (**Attachment "D"**).

OR

Should the Commission decide to deny the project, the motion should be made as follows:

MOTION #2 I move that the Planning Commission deny the proposed General Plan Amendment, Based On The Identified Findings Of Fact (Specify Findings)

ATTACHMENTS:

- A.** Amendment Findings
- B.** Summary Table of relevant General Plan and Specific Plan Policies and Regulations
- ~~**C.** Resolution for CEQA Addendum for the General Plan EIR and MND~~
- ~~**D.** Resolution Amending the General Plan~~

*See City Council Staff Report
for Resolutions*

ATTACHMENT A

FINDINGS FOR DEEP FLOODING POLICY AMENDMENT.

Prepared for approval by the Woodland Planning Commission on December 16, 2010.

CEQA Addendum Findings:

1. The City has certified the following Environmental Documents:
 - a. **General Plan:**

General Plan Final Environmental Impact Report was adopted on February 27, 1996, (SCH # 95053061) (Resolution No 3944).

A Mitigated Negative Declaration for the General Plan update was adopted December 17, 2002. (Resolution 4044).
2. In accordance with the CEQA Guidelines, Section 15164. CEQA Guidelines Section 15164(a) states “The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.”
3. An analysis of CEQA Guidelines Section 15162 has been prepared and it has been determined that no additional review is required. Therefore, it has been determined that removal of Policy 8.B.3, Deep Flooding Policy, from the General Plan Policy Document is consistent with the goals, policies, and objectives, and mitigation measures of the General Plan.

General Plan Amendment Finding:

1. That the removal of General Plan Policy 8.B.3 will not undermine the City’s efforts to protect lives and property from flood hazards. Removing Policy 8.B.3 will not release the City from its obligations to follow Federal and state flood requirements.
2. The requested change is consistent with the overall goals, policies and objectives of the General Plan. General Plan Policies 8.B.1, 8.B.2, and 8.B.4 – 8.B.10 will continue to be enforced and serve as the basis for protecting lives and property from flood hazards.

ATTACHMENT B

**Review of Environmental and Policy Documents for Reference to the General Plan Amendment
to Remove Policy 8.B.3, Deep Flooding Policy, from the General Plan Policy Document**

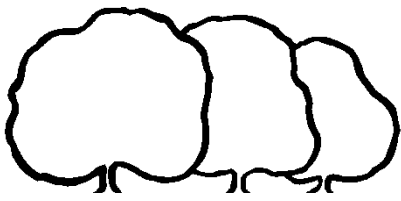
Document	Policy/Description	Comments
1996 General Plan EIR	The 1996 General Plan Final EIR and Background report do not address or analyze the issue of deep flooding. As a result, the General Plan EIR does not contain mitigation measures that address deep flooding. General Plan Policy 8.B.3, Deep Flooding Policy, was prompted by the 2002 issuance of a revised Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA) for the City that generally identified increased flood depths in the easterly sections of the City, including three feet in the northeastern section of the City. While Policy 8.B.3 was intended to address safety concerns, the policy was not and is not a FEMA requirement. A flood analysis completed by the City's storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than ones identified by FEMA that were used to support the 2002 FIRM and (2) Present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. For example, a non-residential building proposed for construction in a flood zone could be padded up, elevated, or designed with wet proof features in order to protect the constructed building from floodwaters and satisfy FEMA regulatory policies.	No CEQA analysis is required.
General Plan Mitigated Negative Declaration 12-17-02	The mitigation measures contained in the 2002 General Plan Mitigated Negative Declaration do not address deep flooding. General Plan Policy 8.B.3, Deep Flooding Policy, was prompted by the 2002 issuance of a revised Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA) for the City that generally identified increased flood depths in the easterly sections of the City, including three feet in the northeastern section of	No CEQA analysis is required.

**Review of Environmental and Policy Documents for Reference to the General Plan Amendment
to Remove Policy 8.B.3, Deep Flooding Policy, from the General Plan Policy Document**

	the City. While Policy 8.B.3 was intended to address safety concerns, the policy was not and is not a FEMA requirement. A flood analysis completed by the City's storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than ones identified by FEMA that were used to support the 2002 FIRM and (2) Present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. For example, a non-residential building proposed for construction in a flood zone could be padded up, elevated, or designed with wet proof features in order to protect the constructed building from floodwaters and satisfy FEMA regulatory policies.	
2002 General Plan Update 12/17/2002	Relevant General Plan policy: 8.3.B The City shall not allow development in areas subject to deep flooding (i.e., over four feet deep) unless adequate mitigation is provided, to include project levees designed for a standard project flood or a minimum of 400-year protection, whichever is less.	The proposed General Plan Amendment would remove Policy 8.B.3. This policy was prompted by the 2002 issuance of a revised Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA) for the City that generally identified increased flood depths in the easterly sections of the City, including three feet in the northeastern section of the City. While Policy 8.B.3 was intended to address safety concerns, the policy was not and is not a FEMA requirement. A flood analysis completed by the City's storm drain consultant in 2009 resulted in two key findings: (1) The flood depths in the easterly portion of the City are less than ones identified by FEMA that were used to support the 2002 FIRM and (2) Present FEMA regulatory policies for non-residential construction in flood zones provide for use of the site while protecting health and safety. (For example, a non-

**Review of Environmental and Policy Documents for Reference to the General Plan Amendment
to Remove Policy 8.B.3, Deep Flooding Policy, from the General Plan Policy Document**

		residential building proposed for construction in a flood zone could be padded up, elevated, or designed with wet proof features in order to protect the constructed building from floodwaters and satisfy FEMA regulatory policies.) As a result, no CEQA analysis is required.
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City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: January 18, 2011

SUBJECT: Appeal of Planning Commission Denial of the General Plan Petition
from New Woodland Partners

Report in Brief

New Woodland Partners submitted a petition to amend the City's General Plan on approximately 22-acres (APN: 027-852-005¹) of undeveloped land, presently being used for agricultural purposes located just east of the Woodland City Limits, on the south side of Interstate 5 (**See Enclosed 1 - General Plan Petition**).

The applicant proposes annexation of the property into the City and changing the General Plan designation from Urban Reserve (UR) to Highway Commercial (HC). This highway commercial designation provides for restaurants, service stations, truck stops, hotels and motels, and retail and amusement uses that are oriented principally to highway and through traffic, regional retail uses, regional offices, public and quasi-public uses, and similar and compatible uses.

The Planning Commission denied the General Plan petition, expressing concerns with the **(1)** potential impacts on the downtown; **(2)** lack of other Urban Reserve designated land; **(3)** possible impacts to the City Waste Water Treatment facility; and **(4)** the uncertainty of what will happen with the Gateway II application.

Staff recommends that the City Council conduct a hearing on New Woodland Partners appeal (**See Enclosure 2 – Notice of Appeal**) and approve Resolution No. _____ to uphold the Planning Commission's action to deny the New Woodland Partners General Plan Amendment Petition.

Background

On February 17, 2004 the City Council adopted Resolution No. 4516-B outlining a process to allow initial consideration of an amendment to the General Plan through a Petition application. The process is intended to evaluate an amendment for consistency with General Plan goals and policies

¹ The Assessor Parcel Number (APN) is different from the number provide in the application due to a county wide update of parcel numbers.

and to identify possible development issues that may arise. The Planning Commission shall consider the merits of the proposed amendment and make a “threshold decision” on whether the proposal should be considered for further application and processing. If accepted, a formal application would be filed with the Community Development Department.

On March 6, 2009, New Woodland Partners submitted their General Plan petition for consideration by the Planning Commission. The item was scheduled on three separate occasions for public hearing including June 4, 2009, June 18, 2009, and July 16, 2009. Each time the applicant requested the item be postponed. On October 21, 2010, the Planning Commission reviewed the petition and then denied New Woodland Partners’ General Plan petition (6 to 1).

Any person dissatisfied with any decision by the Planning Commission may appeal to the City Council at any time within ten (10) days after the rendering of the decision by the Planning Commission. The Planning Commission rendered its decision on October 21, 2010, and New Woodland Partners appealed the Planning Commission decision on October 29, 2010.

Discussion

The purpose of this petition request was for the Planning Commission to determine whether or not to move forward with a General Plan Amendment and subsequent rezone of the property from Urban Reserve to Highway Commercial. There were two questions that the Planning Commission considered for this General Plan Petition. Those two questions are as follows:

1. Is there merit in considering a change from Urban Reserve to Highway Commercial?
2. Can the project move forward, given the significant number of environmental and development issues that will need to be evaluated and which may have larger citywide implications?

The 2002 General Plan’s Urban Reserve (UR) designation was applied to land outside the Urban Limit Line (ULL) and within the City’s Planning Area. However, the voter initiative approved in June 2006, creating a permanent Urban Limit Line Boundary, places the property within the revised permanent ULL boundary.

The addition of 22 acres of Highway Commercial property along Interstate 5 and adjacent to the Gateway Commercial Center would provide additional opportunities for “big-box” retail. An analysis of the appropriate mix of uses for a Highway Commercial site would be recommended upon further application. This analysis would provide a list of appropriate Highway Commercial uses that would minimize competition with other retail centers throughout Woodland and existing Downtown businesses.

General Plan Policy 1.J.2 includes a listing of various factors that require further analysis prior to consideration of a General Plan Amendment for the Urban Reserve designation. Some of the areas that will require evaluation in an Environmental Impact Report (EIR) include:

- **Traffic** – Subject area was not included in the City’s Traffic Model or Streets Master Plan.
- **Water** – Growth in this area was not included in the City’s Water Master Plan.
- **Wastewater Treatment** – Growth in this area was not included in either the Wastewater Treatment Master Plan or the current plant expansion. Odor contours will be required.
- **Storm water** – Growth in this area was not included in the City Storm Water Model or Storm Drain Master Plan.
- **Flood** – Portions are in the deep flood zone. Urbanization in this area was not included in the MBK flood depth model.
- **Urban Decay** – The project could result in significant adverse physical deterioration of properties due to economic impacts on existing businesses and the inability of property owners to lease existing vacant buildings and buildings that may be vacated as a consequence of economic impacts resulting from the proposed project.
- **Greenhouse Gas Analysis** – The impacts of the proposed project on local and regional air quality and impacts related to greenhouse gas (GHS) emissions and global climate change.

The subject property does not have direct public improved roadway access. The property is located 1,700 feet from County Road 102. In 2007, the City Council allowed the Petrovich Development Company to extend Bronze Star Drive (formally Wintun Drive) from County Road 102 as a private road serving the Gateway Retail Center. This road is the most logical point of connection between County Road 102 and the subject property.

The majority of the Planning Commission (6 to 1) could not find that there was merit with this petition given the significant number of environmental and development.

Staff agrees with the Planning Commission’s action. In addition to the factors listed above that require further study, staff believes the lack of direct roadway access to County Road 102 will require the project sponsor to negotiate a point of connection to extend Bronze Star Drive. Staff believes some attempts have been made between the New Woodland Partnership and the Petrovich Development Company to negotiate such access. At this point there has been no information presented to staff that the roadway access negotiations have been successful. Given the environmental factors listed above and the lack of roadway access, staff believes the Planning Commission’s action should be upheld.

Should the City Council decide to overturn the Planning Commission’s action, staff recommends that such action include direction to state the following findings and conditions which were stated in the October 21 report to the Planning Commission:

- Acceptance of the petition does not imply that the Planning Commission and City Council will ultimately approve the project.

- The necessary environmental and technical studies, project review and land use issues will have to be addressed and resolved as the project moves forward.

Fiscal Impact

There is no impact to the City's budget as the processing fees for the General Plan petition is paid for by the developer.

Public Contact

Posting of the City Council agenda.

Alternative Courses of Action

1. Conduct a hearing on the New Woodland Partners Appeal and approve Resolution No. ____ to uphold the Planning Commission's action to deny the New Woodland Partners General Plan Amendment Petition.
2. Conduct a hearing on the New Woodland Partners Appeal and do not approve Resolution No. ____ to overturn the Planning Commission's action to deny the New Woodland Partners General Plan Amendment Petition and direct staff to continue processing the Petition subject to the Findings and Conditions described herein.

Recommendation for Action

Staff recommends that the City Council approve Alternative No. 1.

Prepared by: Paul L. Hanson, AICP
Senior Planner

Reviewed By: Cindy Norris
Principal Planner

Reviewed by: Paul Siegel
Deputy Director, CDD

Mark G. Deven
City Manager

Resolution No. ____

Enclosure 1: - Planning Commission memo dated October 21, 2010

Enclosure 2: - Notice of Appeal

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
UPHOLDING THE PLANNING COMMISSION'S ACTION TO DENY A GENERAL
PLAN PETITION FROM NEW WOODLAND PARTNERS**

WHEREAS, the City Council has previously adopted Resolution No. 4516-B outlining a process to allow initial consideration of an amendment to the General Plan through a "petition" application, requiring the Planning Commission to consider the merits of the proposed amendment and make a threshold decision on whether the proposal should be considered for further application and processing; and

WHEREAS, the City of Woodland ("City") accepted and processed an application ("Application") for a General Plan Petition on March 6, 2009, from New Woodland Partners requesting approval to allow for further application and processing of a General Plan amendment and annexation; and

WHEREAS, the Application sought to change the General Plan land use designation of approximately 22-acres (APN: 027-852-005) of undeveloped land ("Subject Property") located just east of the Woodland City Limits, on the south side of Interstate 5, from Urban Reserve (UR) to Highway Commercial (HC); and

WHEREAS, the Subject Property is currently undeveloped and used for agricultural purposes, and the proposed change in the land use designation would allow for restaurants, service stations, truck stops, hotels and motels, and retail and amusement uses that are oriented principally to highway and through traffic, regional retail uses, regional offices, public and quasi-public uses, and similar and compatible uses; and

WHEREAS, the City of Woodland Planning Commission held a duly noticed public hearing on October 21, 2010 to consider the General Plan Petition request, to receive public testimony and based oral testimony and documentary evidence submitted during the public hearing; and

WHEREAS, at the conclusion of the hearing, the Planning Commission denied the Application, citing concerns with the (1) potential impacts on downtown Woodland; (2) lack of other Urban Reserve designated land; (3) possible impacts to the City Waste Water Treatment facility; and (4) the uncertainty of what will happen with the Gateway II application; and

WHEREAS, on October 29, 2010 the City of Woodland received an Appeal Notice from New Woodland Partners appealing the Planning Commission's action denying the Application; and

WHEREAS, the City of Woodland City Council held a duly noticed public hearing on January 18, 2011, to receive public testimony, consider the appeal of the Planning Commission's action denying the General Plan Petition; and

WHEREAS, at the conclusion of the hearing the City of Woodland City Council, based on oral testimony and documentary evidence submitted during the public hearing, upheld the Planning Commission's action and denied the appeal from New Woodland Partners;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland ordains AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are hereby true and correct.

Section 2. Findings. The Application is hereby denied based on all written and oral evidence presented to the Planning Commission and to the City Council (including staff reports, public testimony, and deliberation) and based on the following findings, which are hereby made and adopted by the City Council:

A. The Application could result in significant adverse physical deterioration of properties in downtown Woodland and elsewhere due to economic impacts on existing businesses and the inability of property owners to lease existing vacant buildings and buildings that may be vacated as a consequence of economic impacts resulting from the proposed project.

B. There is currently a shortage of land in Woodland designated as Urban Reserve under the General Plan, and retaining the Subject Property in the Urban Reserve designation will help ensure that the City has the flexibility to allow future development on the Subject Property that is consistent with community needs and reflects patterns of development nearby, including the potential Gateway II project, and in Woodland generally.

C. The proximity of the Subject Property to the City's Waste Water Treatment facility creates the possibility that the Subject Property could experience odors from the facility, potentially rendering the Subject Property not appropriate for uses other than agricultural uses.

D. The Subject Property is currently not located within Woodland's city limits, and would require annexation. The County of Yolo has, to date, expressed an intention to keep most or all of the sales and property tax revenue derived from property annexed into Woodland, as a condition of permitting annexation, creating a likelihood that the development of the Subject Property with the uses contemplated by the Highway Commercial designation would create insufficient revenues to offset the increased demand for City services.

E. The owners of the Subject Property have no right to an annexation of the Subject Property, the City Council does not believe annexation is appropriate at this time, and an amendment of the General Plan designation for the Subject Property as contemplated in the Application is unnecessary and premature given the City's lack of interest in annexing the Subject Property.

F. The Subject Property is significantly constrained by a lack of access rights to public roads. The Subject Property is located 1,700 feet from County Road 102, which is the most logical access point, but has no appurtenant right of access across the private land in

between or across other private land between the Subject Property and public roads. The proposed designation of Highway Commercial is therefore inappropriate since the uses allowed are not feasible without access rights.

G. The environmental and other impacts of development of the Subject Property with uses permitted by the Highway Commercial designation have not been evaluated. The impacts were not included in the City's Traffic Model, Streets Master Plan, Water Master Plan, Wastewater Treatment Master Plan or plant expansion, Storm Water Model, Storm Drain Master Plan, or flood depth model.

Section 3. Substantial Evidence. The City of Woodland City Council has determined that above referenced findings, in conjunction with all written and oral evidence presented to the Planning Commission and to the City Council, including staff reports, public testimony, and deliberation, constitutes substantial evidence for denial of the Application, and that the denial is necessary to protect the public health, safety, and welfare.

Section 4. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City Clerk's office. The custodian for these records is Paul L. Hanson, AICP, Senior Planner and is located at 520 Court Street, Woodland, CA 95695.

Section 5. This Resolution shall take effect immediately, and a copy of this Resolution shall be sent to the applicant at the address set forth in the application for the Application.

PASSED AND ADOPTED by the City Council this ____ day of _____ 2011, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Artemio Pimentel, Mayor

ATTEST:

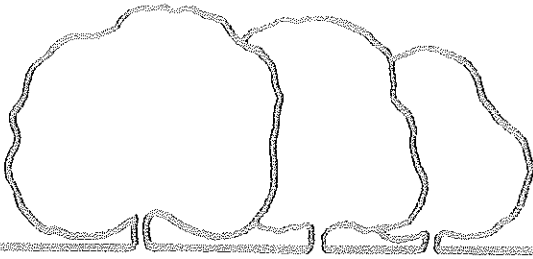
APPROVED AS TO FORM:

Ana Gonzales, City Clerk

Andrew Morris, City Attorney

Dated: _____

ENCLOSURE 1



City of Woodland

COMMUNITY DEVELOPMENT DEPARTMENT
(530) 661-5820

520 COURT STREET
(530) 406-0832 FAX

WOODLAND CA 95695
<http://www.cityofwoodland.org>

MEMORANDUM

TO: MEMBERS OF THE PLANNING COMMISSION MEMBERS

FROM: Paul L. Hanson, AICP, Senior Planner

SUBJECT: General Plan Petition for a Proposed 22-acre General Plan Amendment – New Woodland Partners – located east of the approved Woodland Gateway Center, south of Interstate-5; APN: 027-852-005

DATE: October 21, 2010

RECOMMENDATION

That the Planning Commission consider the petition for a General Plan amendment and annexation and **accept** the proposal for further application and processing.

BACKGROUND

On February 17, 2004 the City Council adopted Resolution No. 4516-B outlining a process to allow initial consideration of an amendment to the General Plan through a Petition application. The process is intended to evaluate an amendment for consistency with General Plan goals and policies and to identify possible development issues that may arise. The Planning Commission shall consider the merits of the proposed amendment and make a “threshold decision” on whether the proposal should be considered for further application and processing. If accepted, a formal application would be filed with the Community Development Department and necessary CEQA analysis would be conducted. Any action by the Planning Commission to accept a petition proposal does not imply that the project will be ultimately approved by the Planning Commission or City Council. *It must be understood by the applicant that acceptance of the petition does not imply approval for this proposal.*

PROJECT DESCRIPTION

The applicant, New Woodland Partnership, has submitted a petition to amend the City’s General Plan on approximately 22-acres (APN: 027-852-005¹) of undeveloped land, presently being used for agricultural purposes located just east of the Woodland City Limits, on the south side of Interstate 5. (See **Attachment A** - General Application & Statement of Justification).

¹ The Assessor Parcel Number (APN) is different from the number provide in the application due to a county wide update of parcel numbers.

The property is outside the City limits in Yolo County, but within the City's Urban Limit Line and Sphere of Influence (See **Attachment B** - Sphere of Influence). The proposed project site has a Woodland General Plan designation of Urban Reserve (UR) (See **Attachment C** - Woodland General Plan Map).

The applicant proposes annexation of the property into the City and changing the General Plan designation from Urban Reserve (UR) to Highway Commercial (HC). This highway commercial designation provides for restaurants, service stations, truck stops, hotels and motels, and retail and amusement uses that are oriented principally to highway and through traffic, regional retail uses, regional offices, public and quasi-public uses, and similar and compatible uses.

The applicant is proposing to construct two commercial pads with approximately 180,000 square feet of leasable space for Highway Commercial uses. The proposed commercial pads would provide enough leasable space for a variety of large retail / commercial uses. The remaining acreage would accommodate the necessary infrastructure and storm water related uses as well as parking, lighting and landscaping requirements (See **Attachment D** - Project Data).

Surrounding Land Use: (See **Attachment E** - Surrounding Property Map)

LOCATION	LAND USE/ ZONING/ USE
North	Interstate-5 -- Owned and operated by Caltrans
South	Proposed Gateway 2 Commercial Development -- Owned by Petrovich Development Company and a City-owned linear parcel
East	Urban Reserve/Open Space -- Owned by Petrovich Development Company and a City-owned detention basin
West	Highway Commercial/ EOZ -- CH / PD. Approved Gateway project with commercial/retail uses. Owned by Petrovich Development Company
Southwest	Wastewater Treatment Plan, City of Woodland

The most significant land use compatibility issue that will require further analysis will be an evaluation of the wastewater treatment plant and potential safety and nuisance impacts due to noise/odors and future expansion of the treatment plant (See **Attachment F** - General Plan Consistency Table). General Plan Policy 1.J.2 includes a listing of various factors that require analysis prior to consideration of a General Plan Amendment for the Urban Reserve designation.

PUBLIC NOTIFICATION

The Community Development Department's Office Manager in accordance with notification procedures set forth in the City of Woodland's Municipal Code and State Planning Law prepared public notice advertising for the public hearing on this project. Legal notice was published in the Woodland Daily Democrat on or before Monday October 11, 2010.

OTHER GENERAL PLAN AMENDMENTS BEING CONSIDERED

Project	Location	Proposal
Gateway 2 153 Acres	East of County Road 102, North of Gibson Road, South of the Gateway. APN: 027-852-006-000	General Plan Amendment and Annexation. 65 acres of Highway Commercial (HC) 73 acres of General Commercial (GC)
Knaggs 102 145 Acres	South of East Beamer Street, North of West Main Street, West of County Road 102. APN: 027-390-029-000	General Plan Amendment and Annexation. 145 acres of Industrial (I)

GENERAL PLAN ISSUE EVALUATION

The purpose of this petition request is for the Planning Commission to determine whether or not to move forward with a General Plan Amendment and subsequent rezone from Urban Reserve to Highway Commercial. This decision is independent of all future site plan and building design review applications which will be required prior to all future development in the subject area.

There are three questions for this General Plan Petition that the Planning Commission must consider. Those three questions are as follows:

1. Is there merit in considering a change from Urban Reserve to Highway Commercial?
2. Can the project move forward, given the significant number of environmental and development issues that will need to be evaluated and which may have larger citywide implications?

1. Is there merit in considering a change from Urban Reserve to Highway Commercial?

The 2002 General Plan's Urban Reserve (UR) designation was applied to land outside the Urban Limit Line within the Planning Area, which may be considered for development with urban uses. However, the voter initiative approved in June 2006, creating a permanent Urban Limit Line Boundary, places the property within the revised permanent ULL boundary. Allowable uses in the UR include wastewater treatment facilities and other uses specified under the Agriculture (A) and Open Space (OS) designations. No urban development may occur on lands designated Urban Reserve before the General Plan is amended to specify a primary land use designation for the property.

The addition of 22-acres of Highway Commercial property along Interstate 5 and adjacent to the Gateway Commercial Center would provide additional opportunities for "big-box" retail. An analysis of the appropriate mix of uses for a Highway Commercial site will be recommended upon further application. This analysis would provide a list of appropriate Highway Commercial uses that would minimize competition with other retail centers throughout Woodland and existing Downtown businesses.

The project site was not originally included within the ULL boundaries and was not included in master plan analysis for future development. There are a number of infrastructure and public facility studies that will be required of the applicants to determine the appropriateness of further development in this area.

It is recommended that the request for a Highway Commercial designation be considered for this site subject to a commercial use evaluation study to minimize impact to the Downtown and other retail centers throughout Woodland.

2. Can the project proceed, given the significant number of environmental and development issues that will need to be evaluated which may have larger citywide implications?

General Plan Policy 1.J.2 includes a listing of various factors that require further analysis prior to consideration of a General Plan Amendment for the Urban Reserve designation. Some of the areas that will require evaluation in an Environmental Impact Report (EIR) include:

- **Traffic** – Subject area was not included in the City's Traffic Model or Streets Master Plan.
- **Water** – Growth in this area was not included in the City's Water Master Plan.
- **Wastewater Treatment** – Growth in this area was not included in either the Wastewater Treatment Master Plan or the current plant expansion. Odor contours will be required.
- **Storm water** – Growth in this area was not included in the City Storm Water Model or Storm Drain Master Plan.
- **Flood** – Portions are in the deep flood zone. Urbanization in this area was not included in the MBK flood depth model.
- **Urban Decay** – Could the project result in significant adverse physical deterioration of properties due to economic impacts on existing businesses and the inability of property owners to lease existing vacant buildings and buildings that may be vacated as a consequence of economic impacts resulting from the proposed project.
- **Greenhouse Gas Analysis** – The impacts of the proposed project on local and regional air quality and impacts related to greenhouse gas (GHS) emissions and global climate change.

It is recommended that allowance for the project to proceed be considered, but that the applicant shall be fully aware that significant environmental and development studies analysis will be required, at the applicant's cost, to determine feasibility of possible future development.

OTHER SITE ISSUES

The subject property does not have direct public improved roadway access. The property is located 1,700 feet from County Road 102. In 2007, the City Council allowed the Petrovich Development Company to extend Bronze Star Drive (formally Wintun Drive) from County Road 102 as a private road serving the Gateway Retail Center. This road is the most logical point of connection between County Road 102 and the subject property.

The lack of public access on this road is a major constraint to the development of this property. Another constraint on the property is the sizing of Bronze Star Drive through the Woodland Gateway Retail Center. The approved road width of Bronze Star Drive is 68 feet, extending from County Road 102 to the subject property. Development of the property would certainly increase traffic demand on Bronze Star Drive, so it is anticipated that additional improvements to this road would need and to be determined through a traffic analysis.

In addition, the City of Woodland and Yolo County are in the process of developing a Collaborative Planning Principles statement. The Principles would facilitate development of a Memorandum of Agreement (MOA) that will establish the process for implementation of development proposals within annexation lands and a renegotiated Master Tax Sharing Agreement. Prior to approval of any new annexations, a MOA between the City of Woodland and Yolo County will be established and a new Master Tax Sharing Agreement adopted.

SUMMARY

A petition is before the Planning Commission requesting acceptance to proceed with an annexation, a General Plan Amendment and subsequent Rezone, to consider changing the land use designation for the property (22 ac) located east of the approved Woodland Gateway Center, south of Interstate-5; (APN: 027-852-005) from Urban Reserve (UR) to Highway Commercial (HC).

RECOMMENDATION

Staff is recommending that the Commission review the proposal, take public comments, and make appropriate motions and findings to accept or not accept the petition for a General Plan Amendment. *The Commission is being asked to make a threshold decision to accept the petition by determining whether there is merit in the request to change the existing Urban Reserve Designation to Highway Commercial and related processing determinations. Acceptance of the petition does not imply that the Planning Commission will ultimately approve the project. Necessary environmental and technical studies will have to be addressed and resolved for the project to move forward.*

Staff recommends that the Planning Commission consider acceptance of the petition by making an affirmative motion as follows:

Motion 1: Move To Accept The New Woodland Partners General Plan Amendment Petition For Further Processing Subject To The Following Findings And Conditions.

Findings

- Acceptance of the petition does not imply that the Planning Commission will ultimately approve the project.
- The necessary environmental and technical studies, project review and land use issues will have to be addressed and resolved as the project moves forward.

-OR-

Should the Commission decide to deny the petition, the motion should be made as follows:

Motion 2: MOVE TO DENY New Woodland Partners General Plan Amendment Petition For Further Processing Subject To The Following Findings (SPECIFY).

Attachments:

- A – General Application/ Statement of Justification
- B – Sphere of Influence Map
- C – Woodland General Plan Map
- D – Project Data Table
- E – Parcel and Surrounding Properties Map
- F – Project Consistency with General Plan Policies

H:\APAU\Annexation\New Woodland Partners Petition\New Woodland Partners GP Petition.docx

ATTACHMENT A



City of Woodland

Department Of Community Development

A

This application form is required as part of any request to process the planning actions listed below. In addition, the City of Woodland Zoning Code requires specific material to be submitted in conjunction with this form.

Other required items are indicated on the accompanying instruction packets and development brochures. It is the applicant's responsibility to insure that application packages are complete and accurate.

Note: AN INCOMPLETE APPLICATION CANNOT BE SCHEDULED FOR HEARING

1 Application Requested

Check one:	☒ General Plan Amendment	☐ Lot Line Adjustment	☐ Site Plan Review
	☐ Rezone	☐ Variance	☐ Design Review
	☐ Tentative Subdivision Map	☐ Use Permit	☐ Zoning Administrator Permit
	☐ Tentative Parcel Map	☐ Planned Development Permit	
	☐ Vesting Tentative Map	☐ Other _____	

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

2 Project Description

Site address or location: <u>Outside city limits, within ULL, and directly east of the Woodland Gateway I project.</u>	Project Name: <u>New Woodland Partnership</u>
Assessor's Parcel Number: <u>027-300-31</u>	Is this project located in a Redevelopment Area? ☐ Yes ☒ No
Total Acres: <u>22</u>	Does this request include signage? ☐ Yes ☒ No

3 Justification for Each Request

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

4 Owner/Applicant

OWNER: <u>New Woodland Partnership/Morgenstern Prop.</u>	APPLICANT: <u>Morgenstern Property Company</u>
ADDRESS: <u>2100 Main Street, Suite 104, Irvine CA 92614</u>	ADDRESS: <u>2100 Main Street, Suite 104, Irvine, CA 92614</u>
PHONE: <u>(949) 724-1500</u>	PHONE: <u>(949) 724-1500</u>
DEVELOPER:	ARCHITECT/ENGINEER <u>Morton & Pitalo (Greg Bardini, PE)</u>
PHONE:	PHONE: <u>(916) 927-2400</u>

5 General Plan Amendments

Existing General Plan Designation	Gross Acres	Proposed General Plan Designation	Gross Acres
Urban Reserve (City of Woodland)	22	Highway Commercial (HC)	22
Agriculture (Yolo County)	22	-	-

6 Rezoning Request

Existing Land Use Zone	Gross Acres	Proposed General Plan Designation	Gross Acres

7 Residential Development

How many residential units are being requested?		How many lots will be created by this project? _____
Single Family _____	Half-plex _____	Do you intend to market the units for sale? Yes ☐ No ☐ Do you intend to market the units for rent? Yes ☐ No ☐
Duplex _____	Apartments _____	
Condominiums _____	Other _____	
Townhomes _____	Total Units _____	

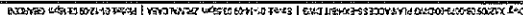
8 Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:	Indicate the gross and leasable square footage for each type of development:
Highway Commercial	Approximately 180,000 square feet
Parking	Approximately 914 spaces
Detention Basin	Approximately 4.1 acres

9 Authority to File Application

Check one: ☒ 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 Section 65962.5 of the Government code, and found that my project is: ☒ not on the list. ☐ on the list. APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT Applicant: <u>A. M. West-Walsh</u> Date: <u>March 5, 2009</u> Legal Owner: <u>A. M. West-Walsh</u> Date: <u>March 5, 2009</u>
Department Use Only G.P. Designation: _____ Zoning Designation: _____ Applicable Zoning Code Sections: _____ Hearing Body: _____ Environmental Determination: _____	Request: _____ Logged by: _____ Date: _____ Planner: _____ Date: _____

New Woodland Partnership





1415 20th Street
Sacramento, CA 95811
(916) 446-0522
FAX (916) 446-7520
mintier@mintierharnish.com
www.mintierharnish.com

March 6, 2009

Jimmy Stillman, Associate Planner
City of Woodland
520 Court Street
Woodland, CA 95695

Subject: New Woodland Partnership—General Plan Amendment Application Justification

Dear Barry:

We are pleased to submit this application for a General Plan Amendment. We represent the "New Woodland Partnership" group which owns an approximately 22-acre parcel adjacent to the city (hereafter referred to as "NWP Parcel"). The NWP Parcel (APN 027-300-31) is located just east of the Woodland city limits and within the city's urban limit line and sphere of influence. The NWP Parcel is currently vacant open land, but was used formerly for agriculture. The NWP Parcel is bounded on the north by I-5, on the south by the proposed Woodland Gateway II project, on the east by property owned by PDC and the City of Woodland (detention basin), and on the west by the Woodland Gateway I project.

The property's current City of Woodland General Plan Designation is "Urban Reserve." This designation is described in the General Plan as follows:

"No urban development may occur on lands designated Urban Reserve before the General Plan is amended to specify a primary land use designation for the property. Allowable uses shall include wastewater treatment facilities and other uses specified under the Agriculture (A) and Open Space (OS) designations."

We are requesting a General Plan Amendment in order to pursue annexation of the property and, ultimately, entitlement and development of a highway commercial center. Our goal is to work with the City to develop a project that is mutually beneficial. Our initial concern that we would like to discuss with the Planning Commission is site access. We understand that decisions were made in the past that have limited our ability to ensure adequate access for highway-serving commercial uses. We would like to work with the City to formulate a solution to site access that creates a logical circulation network for the eastern part of Woodland.

The following is our preferred access solution, which is also shown on our Conceptual Development Map. This two-part solution will allow us to obtain both primary and secondary access as follows:

- **Primary Access.** The primary access to the NWP Parcel would be via an extension of Bronze Star Drive from the already entitled Gateway I project (Contextual Map Reference #1). There is an existing 24-foot "Right-of-Way, Sewage, Water, and Utility Easement" that was recorded in 1968

along what is now Bronze Star Drive (Contextual Map Reference #2). According to document 886 OR 596, "this easement shall be expanded to 60 feet upon the rezone and development of any property on the south half of the northeast quarter of Section 35 to either industrial, commercial, or residential." This part of Section 35 includes the undeveloped Petrovich-owned parcel (APN 027-300-89) and the City of Woodland-owned detention basin parcel (APN 027-300-90), both located east of the NWP Parcel.

We feel strongly that since the City-owned detention basin (APN 027-300-90) located directly to the east of the NWP Parcel has been developed to support an urban use (i.e., Woodland Gateway I), the condition to expand this easement to 60 feet has now been triggered. To further support this argument, the NWP Parcel is now surrounded on three sides by entitled urban uses (Woodland Gateway I development, City-owned infrastructure easement to the south, and City-owned detention basin to the east). We would like the City to confirm our understanding concerning this easement.

We are also proposing to extend this road to the two parcels east of our project (Contextual Map Reference #2), which includes the City-owned detention basin (APN 027-300-90) and the former Dinsdale Property (APN 027-300-89), currently owned by Petrovich Development. This will allow for an integrated commercial area with logical access points between the properties. Our goal is to blend our project seamlessly with the neighboring commercial uses.

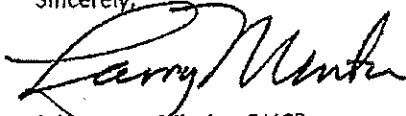
- **Secondary Access.** The secondary access to the NWP Parcel would be via an extension of Maxwell Road through the proposed Gateway II project. This extension (Contextual Map Reference #4) would tie into the planned Gateway II project and provide interior access through the entire commercial southeast Woodland area. Maxwell Road could be extended easterly to the City's Wastewater Treatment Plant site (APN 027-390-07) and then north to the NWP Parcel. This would require that the City obtain a right-of-way (65-foot) from the Gateway II property.

There also seems to be an opportunity to gain access via the Costco-owned property either at the north or middle of the NWP Parcel, depending on meeting ownership provisions (Contextual Map Reference #3). It would be logical to develop these access points to facilitate the flow of traffic through the overall highway commercial area.

We feel that our preferred access solution as outlined in this letter will allow us to develop the NWP Parcel while preserving future access to the parcels located directly to the east of the NWP Parcel. Additionally, we feel that this solution will benefit the City by integrating the NWP Parcel into the larger southeast Woodland area.

Please feel free to contact me at (916) 446-0522 or mintier@mintierharnish.com if you have any further questions regarding this letter, our application materials, or this project. We look forward to resolving this issue and, ultimately, developing a project that benefits both the City of Woodland and its residents.

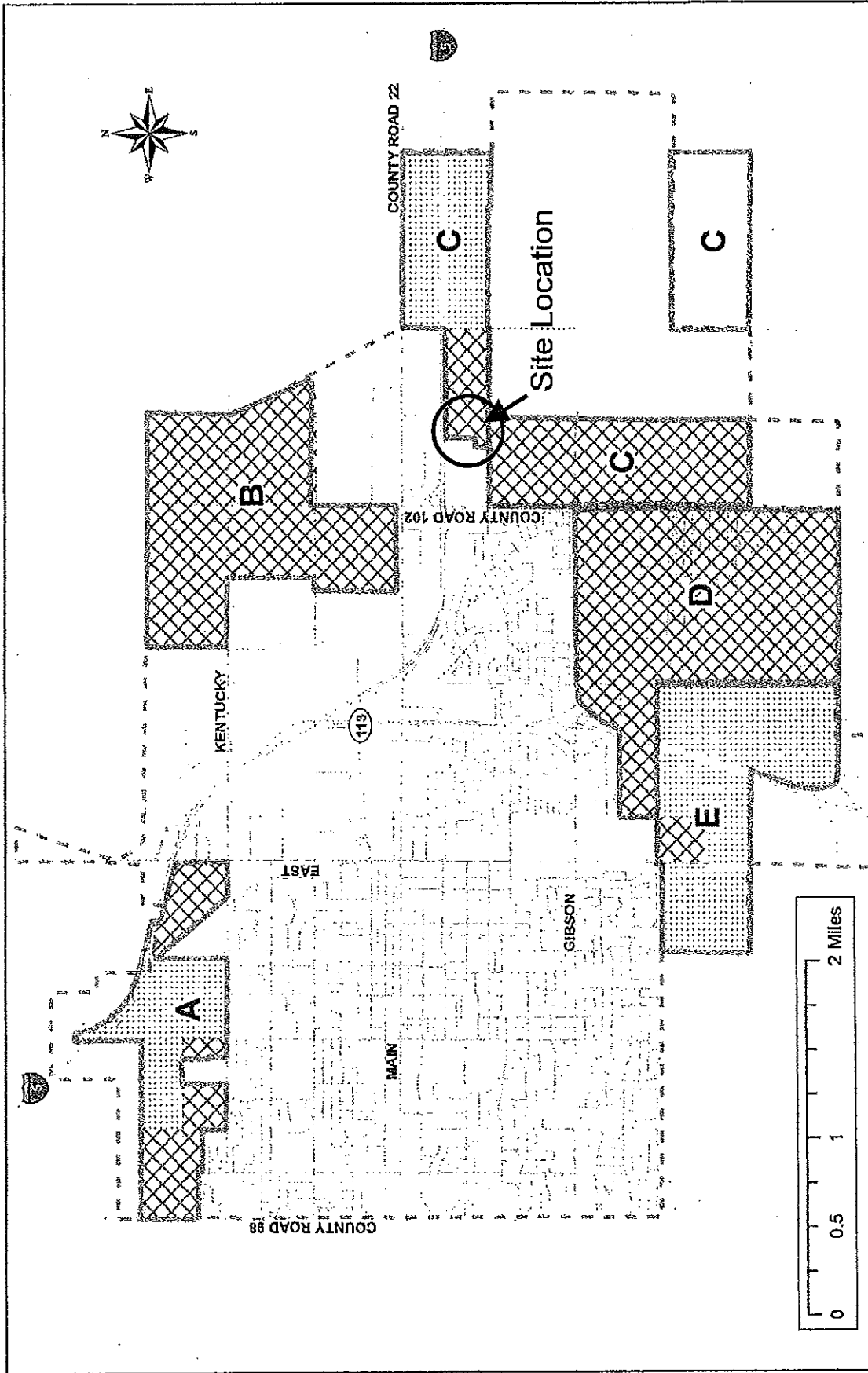
Sincerely,



J. Laurence Mintier, FAICP
Principal

ATTACHMENT B

City of Woodland Spheres of Influence



June, 2007

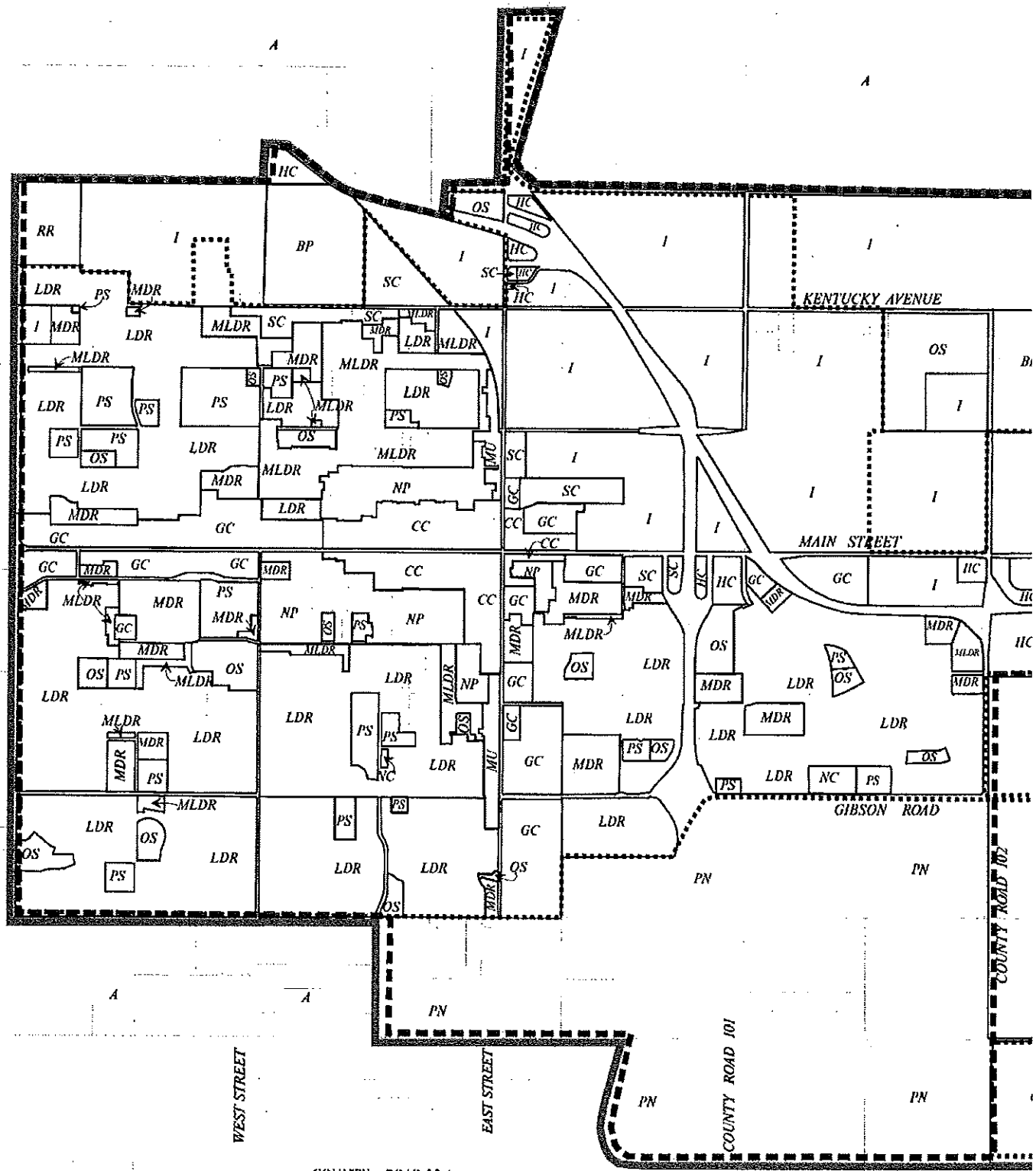
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Produced by the Yolo County Information Technology Department

Woodland Urban Limit Line	20 Year SOI	Analysis Areas
City Limit	10 Year SOI	Roads

ATTACHMENT C

PLH



ATTACHMENT D

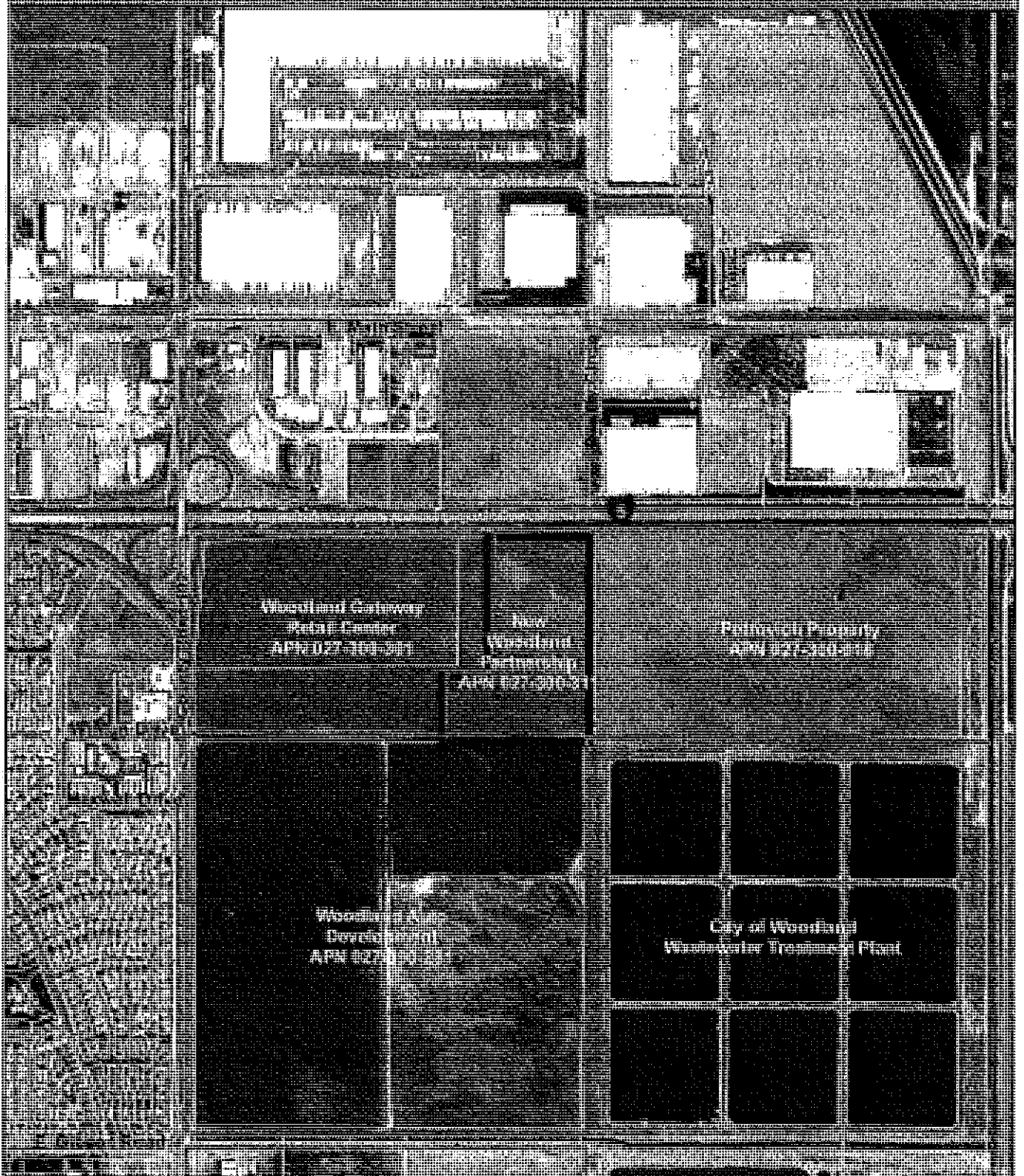
Project Data

Project Information		Description	
Project Location	The 22-acre Parcel is located just east of the Woodland city limits and within the city's Urban Limit Line. The Parcel is bounded on the north by I-5, on the south by the proposed Woodland Auto Development, on the east by property owned by Petrovich (vacant ag land), and on the west by the Woodland Gateway Retail Center.		
APN	027-300-31		
Applicant	Morgenstern Property Company/New Woodland Partnership		
Property Owner	New Woodland Partnership		
Property Size	22 acres		
Existing General Plan	Urban Reserve		
Proposed General Plan	Highway Commercial (C-H)		
Existing Zoning	N/A		
Proposed Pre-Zoning	Application is proposing Highway Commercial (C-H)		
Adjacent Land Use and Zoning	Location		Land Use/ Zoning/ Use
	North	Interstate – 5	
	South	Proposed Woodland Auto Development, owned by Paul Petrovich.	
	East	Vacant ag land, owned by Petrovich.	
	West	Woodland Gateway Retail Center	
Project Description	The project site is 22 acres with two commercial pads totaling 180,000 square feet (4.1 acres) of leasable retail commercial space. These pads will provide enough space for a variety of commercial uses. The pads would be proposed for the north and southwest parts of the Parcel because these areas have the highest visibility, and are the highest points of the property. Primary access to the Parcel would ideally be provided via an extension of Winton Drive in the southwest corner. The site would provide approximately 914 parking spaces. A detention basin would be located in the southeast corner of the Parcel, because it is the lowest point on the property.		
Issues	Site Access, Utilities including water, sewer and wastewater treatment, Storm Drainage, Grading, Detention/Retention, Flood Depths, Fire Access, Noise and Odor Issues, Environmental Review,		
Entitlement Summary	It is anticipated that the following entitlements would need to be applied for and approved prior to issuance of any permits: GP Petition, General Plan Amendment/Annexation/Rezone, Conditional Use Permit, Tentative Map, Site Plan & Design Review, Appropriate Environmental Review, Development Agreement		

ATTACHMENT E

NEW WOODLAND PARTNERSHIP

FIGURE 1: PARCEL AND SURROUNDING PROPERTIES



0 500 1,000 1,500 2,000 Feet

Map Source: Aerial Imagery, 2014

Privileged Material
For Internal Purposes Only



Mintier
& Associates
Engineers, Architects & Planners
4444 Lake Center Dr., Suite 100
Woodland, CA 95694

ATTACHMENT F

Project Consistency with General Plan Policies

Relevant Plan Goals and Policies	Explanation and Discussion
Consistent	
General Plan Planning Area (definition) – <i>The Planning Area includes all land designated for or to be considered for future development as part of Woodland, including land within the Urban Limit Line</i>	The site falls within the City's Planning Area Boundary. It has been designated as Urban Reserve , indicating that the City will study this area and consider it for future development. The Urban Reserve area surrounds the City's domestic wastewater treatment plant site and includes the City's industrial wastewater treatment facilities. The General Plan states that, " <i>Future development of most of the Urban Reserve</i> " area may depend on the City relocating its industrial wastewater treatment facilities and converting the land to urban development."
General Plan Urban Limit Line (definition) – <i>Within the Planning Area, the General Plan defines an Urban Limit Line encompassing all land to be considered for urban development within the time frame of the General Plan (2020).</i>	Prior to approval of the Voter Initiative in June of 2006, the City's Urban Limit Line excluded this parcel. However, the Urban Limit Line has been extended significantly to the East of the proposed project site
Potentially Consistent	
General Plan Policy I.E.2 – <i>The types and locations of future outlying commercial uses should be examined to minimize any adverse effects on the vitality of Downtown and the East Street Corridor. New commercial development along East Main Street near the entrances to the City via I-5 and SR 113 should be designed to avoid detracting from the Central Commercial core.</i>	As part of any future application, analysis of impact to the downtown and appropriate community and regional serving uses will be evaluated in order to capture retail leakage that is under served within the City.
General Plan Policy I.E.10 – <i>The commercial area designated east of County Road 102 and south of I-5 is designated Highway Commercial with the express intention of permitting and encouraging an auto mall, and other retail/commercial uses; development of other Highway Commercial Uses shall also be allowed to achieve a mixed retail project. The development of the 22 acres shall be subject to a development agreement.</i>	The initial intent of the Gateway Retail Center was the development of auto related uses. However, that was changed and only retail related uses were approved. It is clear that consideration for additional Highway Commercial related uses in this general vicinity, east of CR 102 has been considered as an acceptable land use.
General Plan Policy I.J.1 – <i>No urban</i>	The applicant is requesting a General Plan

Relevant Plan Goals and Policies	Explanation and Discussion
<i>development of Urban Reserve areas will be permitted without a General Plan amendment. Prior to any General Plan Amendment, the City shall only allow wastewater treatment and other uses consistent with the Open Space and Agricultural designations. No General Plan amendment will be considered without an analysis that includes the factors listed in Policy 1.J.2.</i>	amendment to change the land use from Urban Reserve to General Commercial/Highway Commercial. The City may need to evaluate other lands within the Urban Reserve areas for master planning purposes.
General Plan Policy 1.J.2. – The City shall, when deemed necessary, consider the appropriateness of development of Urban Reserve lands based upon the following factors: <i>Availability of land for development within the Urban Limit Line.</i> <i>Possible location and mix of land uses.</i> <i>Implications for overall community form and relationship to the existing community and Downtown Woodland.</i> <i>Flooding and Drainage implications.</i> <i>Depth of water table and implications for the development of buildings and infrastructure.</i> <i>Market feasibility of development in this area, including the expected rate of absorption.</i> <i>Economic feasibility of relocating industrial wastewater facilities, including consideration of the Williamson Act status of the land, repayment of federal grants, costs of acquiring an alternative location for this facility, and fair market value of the property before and after urban development.</i> <i>Availability of water supply.</i> <i>Consideration of circulation patterns and improvements.</i> <i>Effect on and compatibility with existing City infrastructure (e.g.</i>	There are multiple implications and studies that will need to be developed and prepared before any determination can be provided on the acceptability of use of this land as other than Urban Reserve. This project may need to be evaluated in coordination with the Gateway II EIR which is currently in process. An Environmental Impact Report will be required. Other studies that may be required include: • Traffic – how will this project impact and affect the existing Gateway center and the proposed Gateway II EIR analysis that is currently under way. • Sewer – A sewer capacity study will be required. • Wastewater Treatment Capacity/Noise/Odors – Odor analysis has been conducted for the Gateway II application. Assessment of this site will be required as well. • Storm water – Growth in this area was not included in the City Storm water model or Storm Drain Master Plan. It is a concern that development in this area could not occur without improvement of the outfall channel and connection to the bypass. • Flood – Portions of the area are in the deep flood zone. Urbanization in this area is not included in the MBK flood depth model. Urbanization may cause the flood plain to increase to more than one foot. Future modeling will be required. • Fiscal Analysis – There is a potential impact to existing retail development

Relevant Plan Goals and Policies	Explanation and Discussion
wastewater treatment plant). k. Buffering requirements around the wastewater treatment plant to ensure protection from noise and potential hazardous releases. l. Implications of providing law enforcement and fire protection services. m. Potential impacts on sensitive biological resources. n. Soil classification as compared to other potential development sites. o. Air quality implications.	elsewhere in the city and a fiscal analysis may be required to measure the impact this development may have on city's annual budget.
General Plan Policy 3.A.3 – The City shall strive to meet the level of service standards through a balanced transportation system that provides alternatives to the automobile and by promoting pedestrian, bicycle, and transit connections between industrial areas and major residential and commercial areas.	As part of any future development proposal, evaluation of local and regional alternative transportation modes shall be provided. Steps to promote bike/ped uses and minimize air quality and traffic impacts shall be incorporated.
General Plan Policy 4.B.1. – The City shall require that new development pay its fair share of the cost of providing new public services and /or the costs of upgrading of all existing facilities attributable to the new development;	Studies and analysis will be provided to evaluate new service needs.
General Plan Policy 4.D.5 – The City shall review development proposals in the vicinity of the wastewater treatment plant site to ensure their safety and compatibility.	See discussion above. Evaluation of noise, odors and service capacity.
General Plan Policy 8.B.3. – The City shall not allow development in areas subject to deep flooding (i.e. over four feet deep) unless adequate mitigation is provided, to include project levees designed for a standard project flood or a minimum of 400-year protection, whichever is less.	The City is in the process of updating the flood model and will have more information on the location and nature of deep flooding areas. Flood modeling will be required with this project.
General Plan Policy 9.B.3. – The City shall seek the development of new businesses, especially those that provide primary wage-earner jobs, by designating adequate land and providing infrastructure	This area has potential for new development that may provide higher wage-earning jobs and employment generators. It may also serve to facilitate economic development goals.

Relevant Plan Goals and Policies	Explanation and Discussion
<i>in areas where resources and public facilities and services can accommodate employment generators.</i>	

ENCLOSURE 2

NOTICE OF APPEAL

To the Secretary of the Planning Commission of the City of Woodland:

I (we) wish to appeal the Planning Commission decision made on October 21, 2010, regarding the denial of the New Woodland Partners General Plan Petition for the project located East of Woodland Gateway Center, South of Interstate 5, APN 027-852-005, located in the Urban Reserve area of the city's Sphere of Influence, for the following reasons:

1. It is not possible to state specific reasons related to the findings of the Planning Commission or its action insofar as the resolution adopted by the commission and its findings have not yet been published or provided to the applicant. The applicant will supplement this notice of appeal when the Resolution is made available and the specific findings are set forth in writing.
2. The general grounds for the appeal are:
 - a. The action of the commission, denying the petition, was not supported by the findings made by the commission at the time of adoption of the resolution.
 - b. The findings made by the commission at the time of adoption of the resolution are not supported by the evidence in the record of the hearing before the commission.
 - c. The evidence presented by the applicant adequately sets forth facts demonstrating the merits of the petition and supports the granting of the petition.
 - d. The commission considered and based its decision in whole or in part upon evidence that is not relevant to the merits of the applicant's petition.
 - e. The staff misinformed the commission as to information and facts that are relevant to the petition, and if the true facts had been provided by staff, these facts would have supported the granting of the petition.

f. The provisions of the Woodland Municipal Code and of Resolution no. 4516-B provide no uniform standard by which the Planning Commission or the City Council shall determine the merits of a petition for amendment of the General Plan and Resolution 4516-B is therefore void as being unduly vague.

3. In view of the lack of written findings or the benefit of a copy of the resolution denying the petition, appellant reserves the right to supplement this Notice of Appeal with additional grounds of appeal.

Appeal is made in accordance with Resolution No. 4516-B of the City of Woodland and is accompanied by the filing fee of \$232.00.

BELZER & CARR, LLP

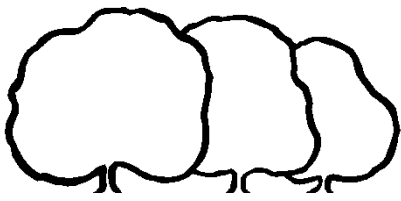
Dated: October 29, 2010

By: Steven P. Belzer
Steven P. Belzer

Attorneys for Applicant and Appellant,
New Woodland Partners
c/o Belzer & Carr, LLP
2715 K Street, Suite B
Sacramento, CA 95816
Telephone: (916) 442-6500

Date Received and Filing Fee Paid: 10-29-10

By: Paul Hanson



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: January 18, 2011

SUBJECT: Appeal of Planning Commission Approval of the Chase Bank Design
at 304 Main Street

Report in Brief

The City Council has been asked to consider an appeal of the Planning Commission's approval for the Chase Bank building design submitted by David Wilkinson. Callison Architects on behalf of JP Morgan Chase Bank submitted site plan and building elevations for a new bank building to be located at 304 Main Street in Woodland's Downtown. City staff reviewed the proposal and on November 18, 2010, the Planning Commission reviewed and approved (4 to 1 with 1 abstention) the site plan and building elevations for the Chase Bank (**See Enclosure 1 - Chase Bank Staff Report**).

Staff recommends that the City Council conduct a hearing on Chase Bank building design appeal (**See Enclosure 2 - Notice of Appeal**) and approve Resolution No. ____ to uphold the Planning Commission's action to approve the Chase Bank Design.

Background

On September 7, 2010, Callison Architects submitted their site plan and building design for the Chase Bank branch at Walnut and Main to the Community Development Department. Following review and discussion between Planning Division staff and Callison Architects, the site plan and building design was scheduled for review and consideration by the Planning Commission.

On November 18th the Planning Commission received a staff report and held a public hearing on the design of the proposed Chase Bank located at 304 Main Street which is west of and adjacent to the State Theater. This issue generated a significant amount of community interest because of the proposed bank's proximity to the State Theater.

The Planning Commission's role was to review the architectural design for conformance with the Downtown Specific Plan building design standards and guidelines. In fact, per the plan, the design could have been reviewed and approved or denied by staff; however, it was felt that due to the

significance of the building to the downtown that the item should be reviewed by the Planning Commission as community representatives.

Because the project (Chase Bank) is a conditionally allowed use for the site, the only consideration before the Planning Commission was the site plan and design of the building. Many people presented their concerns regarding the design and the Commissioners weighed all of the issues before approving the design by a 4 to 1 vote with 1 abstention. The Commission majority stated that they believed that the design met the requirements of the Downtown Specific Plan (DSP) guidelines and standards.

Any person dissatisfied with any decision by the Planning Commission may appeal to the City Council at any time within fourteen (14) days after the rendering of the decision by the Planning Commission. The Planning Commission made its decision on November 18, 2010, and David Wilkinson appealed the Planning Commission decision on November 24, 2010. As a result, Mr. Wilkinson's appeal was scheduled for the January 18, 2011 City Council meeting.

On January 10, Callison Architects on behalf of JP Morgan Chase Bank submitted a letter in response to the appeal (**See Enclosure 3 - Letter from Callison Architects**). This letter is included for the City Council's review.

Discussion

The Downtown Specific Plan was approved in March 2003 after significant community input. The DSP provides comprehensive design guidelines. In Chapter 6 the DSP states: *"These guidelines, while attempting to be comprehensive in scope, are not exhaustive in detail. The aim is to engender creative approaches and solutions within a workable framework, rather than laying out detailed and rigid standards."* Chapter 8 sets forth the policies and standards for uses and provides the process framework for project review. The DSP provides a mechanism for certain projects that might have otherwise required a Conditional Use Permit (CUP), such as financial institutions with drive thru lanes if specific performance standards are incorporated into the design. A key element in development of the downtown plan was to ensure the continued economic vitality of the downtown and to provide a sense of consistency and efficiency in project review process for those who met the guidelines and standards.

Chapter 3 covers Land Use and Development. The Downtown area is divided into five distinct districts, each with its own set of characteristics. The setting, issues, opportunities and vision for each district is discussed in this section. The project site is located within the Central Business District - A1 called the Western Gateway. District A1 is located at the western entrance to the Downtown area and is bordered by Cleveland, Court, and Elm Streets and the half block between Main Street and Lincoln Avenue. This district is dominated by auto-related uses and does not tie in well with the look and feel of the core Downtown area to the east. The proposed bank is the first new development within this area of Main Street in many years. The last proposed development for the site was the Tovar building; however, this mixed use project was never developed due to the recessionary economy.

The issues raised by many in the audience pertained to the location of the bank and its possible conflict with the proposal for an expansion of the State Theater. The City Attorney, present at the meeting, clearly stated to the Commissioners and the public that the location of the bank in relationship to the proposed State Theater project expansion was not to be considered by the Commission in their design review. This was stated because the site is zoned for the use and is allowed by right.

David Wilkinson filed an appeal expressing concerns that the proposed design is inconsistent with the DSP. Staff has prepared responses to his concerns with the proposed Chase Bank design at 304 Main Street:

1. The west facing façade is inconsistent with the DSP:

Section 6.3, Site Planning under discussion relating to street orientation is one of the recommended elements for buildings on corners, 50% of the wall area on the side street elevation shall include storefront design features. Staff recommended that the applicant add an arched window to the west façade to enhance this area and vertical articulation was added to the roof lines to stress the importance of this west elevation. The west elevation was also designed to provide for shadow lines that added to its visual interest.

2. There is no angled design to the Chase Bank:

The guideline in Section 6.3 for buildings on prominent corners is to have the corners of the buildings be cut at an angle. The DSP does not indicate which corners are prominent in the Downtown area. Staff concluded that the first intersection entering the historic downtown at the western gateway (Main and Cleveland Streets), could be considered prominent corner and therefore staff did not recommend that the building's corner be cut at an angle for this building at the intersection of Main and Walnut Streets.

3. The building design did not create a “street wall” along the entire Main Street frontage:

The guideline for buildings is to be placed near the sidewalk edge to maintain the continuity of the “street wall”. The building was placed at the back the sidewalk on both Main and Walnut Streets. There is no requirement for a building to occupy the entire frontage along Main Street.

4. Surface parking lots shall not be placed along Main Street:

The Downtown Specific Plan Site Planning guidelines in Section 6.3 restricts parking lots along Main Street in order to reduce their visual impact. The applicant provided an archway over the driveway and arbor between the bank building and the State Theater as a method to separate the parking from Main Street and to improve the visual design along Main Street.

5. The building should be a legitimate two story building:

The Downtown Specific Plan Section 6.5, Structures and Facades, Building Heights, provides that building heights on Main Street shall be a minimum of two stories, even if the building contains only one functional story (e.g., a single-story, high-ceilinged commercial building). Staff recommended a tall single-story to meet the needs of the user and still comply with the DSP. (A typical 2-story commercial building is between 20' to 24' in height, the Chase Bank design roof starts at 19' 2' and with tower elements goes to a height 25' 8")

6. The building entrance is not recessed or sheltered by an arcade structure, canopy or awning.

The Downtown Specific Plan Section 6.5 relating to entries and doorways, indicates the recessed entries shall be retained (in existing buildings) and strongly encourages in new store fronts and overly deep entries (over 5-feet) shall avoided. The original submittal from Callison Architects featured a bright blue canopy over both entries. Staff had concerns that the bright blue color was inappropriate for the downtown. The architects chose to remove the canopy because the canopy is not required. The building's entrances each feature a vestibule. Main Street entryway vestibule contains a walkup ATM machine providing safety and security for ATM users.

7. Planning Commission was mandated to approve the building design.

The Downtown Specific Plan contains the land use matrix used to determine the appropriate land uses in the Downtown. The Chase Bank is categorized as a 'financial institution with a drive-thru facility'. This is a conditionally allowed used within the Downtown and subject to performance standards. If it is determined that a project meets the required performance standards then it may be reviewed as an allowed use, with no CUP required. The performance standards are:

Drive Thrus (Financial Institutions)

- 1. New drive thrus must be located so that the transaction windows/areas are not located adjacent to or face directly towards a public right-of-way (does not include alleys).*
- 2. Speaker boxes for drive thrus shall be directed away from nearby residential or office uses.*
- 3. Queuing for drive thru facilities may not block required parking or drive aisles.*

The performance standards deal with the site planning and the impacts of the drive thru component of the bank. Once it has been determined the project complies with performance standards, the building design must also comply the DSP design guidelines. Based on staff's recommendation, the Planning Commission made the finding that the proposed bank building substantially satisfies the design requirements of the Downtown Specific Plan and the Community Design Standards.

Staff believes the design is representative of the Italianate and Richardsonian Romanesque styles prevalent throughout the downtown and listed as two of the eight architectural styles in the DSP: The Italianate style is defined by the use of bracketed cornices, arched windows decorated with hood

moldings, and classical columns. The Richardsonian Romanesque style is defined by the use of a heavy and solid masonry façade.

The review of building design per the DSP is to “encourage a quality of development that not only relates to Woodland’s past, but its vision of its future as well.” All building designs must be “compatible with the historic quality of the community”, while “improving the impressions of the Downtown area”. Both staff and Planning Commission feel the plan complies with this goal of the DSP.

It is important to note that Chase Bank began their review of opportunities to build in Downtown Woodland approximately a year ago. City staff began working with Chase Bank in early 2010 before the Request for Proposals were issued for the Downtown Theater. Planning Division staff work diligently to apply the Downtown Design Standards; however, the application of these standards needs to consider practical solutions. If practical solutions are not considered, the Standards could be applied in a manner as to not permit any development in the downtown area.

The Planning Commission also worked diligently as they reviewed the design and weighed all of the issues. Commission members understood their role to only consider the design of the building without consideration to the State Theater proposal as advised by staff and the City Attorney. This resulted in the Planning Commission’s approval of the design for the new Chase Bank based solely upon the design complying with the DSP.

Fiscal Impact

There is no impact to the City’s budget as the processing fee for the appeal is paid for by those appealing the Planning Commission’s decision.

Alternative Courses of Action

1. Conduct a hearing on Chase Bank building design appeal (**See Enclosure 2 – Notice of Appeal**) and approve Resolution No. ____ to uphold the Planning Commission’s action to approve the Chase Bank Design.
2. Conduct a hearing on Chase Bank building design appeal (**See Enclosure 2 – Notice of Appeal**) and do not approve Resolution No. ____ to overturn the Planning Commission’s action to approve the Chase Bank Design and direct staff to return the design to the Planning Commission.

SUBJECT: Appeal of Planning Commission Approval of the Chase
Bank Design

PAGE: 6
ITEM:

Recommendation for Action

Staff recommends that the City Council approve Alternative No. 1.

Prepared by: Paul L. Hanson, AICP
Senior Planner

Reviewed by: Cindy Norris
Principal Planner

Reviewed by: Paul Siegel
Deputy Director, CDD

Mark G. Deven
City Manager

Resolution No. _____

Enclosure 1: - Chase Bank Staff Report dated November 18, 2010

Enclosure 2: - Notice of Appeal

Enclosure 3 - Letter from Callison Architects

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
UPHOLDING THE PLANNING COMMISSION'S APPROVAL OF THE DESIGN FOR
THE JP MORGAN CHASE BANK BUILDING AT 304 MAIN STREET**

WHEREAS, the City of Woodland ("City") accepted and processed an application from JP Morgan Chase Bank for design review of a proposed new bank to be located at 304 Main Street ("Project"); and

WHEREAS, the City of Woodland Planning Commission held a duly noticed public hearing on November 18, 2010, to consider the design of the Project and receive public testimony and documentary evidence submitted during the public hearing; and

WHEREAS, at the conclusion of the hearing, the Planning Commission found that the proposed site plan and design for the Project are consistent with the Downtown Specific Plan, within which the Project is located, because the design incorporated architectural elements and themes which are consistent with the downtown area's historic designs and which are in harmony with surrounding buildings; and

WHEREAS, the City of Woodland received an Appeal Notice from Mr. David Wilkinson on November 24, 2010 appealing the Planning Commission's action approving the site plan and design review for the Project; and

WHEREAS, the City of Woodland City Council held a duly noticed public hearing on January 18, 2011, to receive public testimony and consider the appeal of the Planning Commission's action approving the site plan and design review for the Project; and

WHEREAS, at the conclusion of the hearing the City of Woodland City Council, based on oral testimony and documentary evidence submitted during the public hearing, found that the proposed site plan and design for the Project are consistent with the Downtown Specific Plan guidelines and standards, and based upon this finding upheld the Planning Commission's action approving the site plan and design review for the Project;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland ordains AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are hereby true and correct.

Section 2. Findings. The appeal of the Planning Commission's approval of the site plan and design review for the Project is hereby denied, based on all written and oral evidence presented to the Planning Commission and to the City Council (including staff reports, public testimony, and deliberation) and based on the following findings, which are hereby made and adopted by the City Council:

A. The site plan and design for the Project are consistent with the Downtown Specific Plan, for the following reasons:

i. The design incorporated architectural elements and themes which are consistent with the downtown area's historic designs and which are in harmony with surrounding buildings.

ii. The design of the Project is consistent with all applicable policies of the Downtown Specific Plan, including LU-4 and CD-2 regarding design consistency, LU-6 regarding infill development, CIR-8 regarding provision of adequate parking.

iii. The Project is a conditionally permitted use under the land use matrix in Table 8-1 of the Downtown Specific Plan.

iv. The Project is consistent with the development standards in Section 8.4 and Table 8-2 of the Downtown Specific Plan, and with the performance standards in Section 8.5.

B. The Project is consistent with the Downtown Specific Plan for the reasons set forth above, and the allegations of inconsistency between the Project and the Downtown Specific Plan raised by the appellant are without merit for the following reasons:

i. The appellant's contention regarding the inconsistency of the west-facing façade with the Downtown Specific Plan is without merit because the façade incorporates storefront design features which are encouraged by the Downtown Specific Plan.

ii. The appellant's contention concerning angled corners for buildings on corners in the Downtown Specific Plan is without merit because angled corners are required only for buildings on "prominent" corners, and the corner on which the Project is located is not considered to be "prominent."

iii. The appellant's contention concerning the Project not creating a "street wall" along the Main Street frontage is without merit because the Downtown Specific Plan calls for buildings to be placed near the sidewalk edge, but does not require the entire frontage to be occupied, and the Project is placed at the back of the sidewalk.

iv. The appellant's contention concerning surface parking along Main Street is without merit because the Downtown Specific Plan does not prohibit surface parking along Main Street, but only requires measures to reduce the visual impact of parking lots, and the Project's design does include visual buffers between Main Street and the parking lot.

v. The appellant's contention that the Project is required to be a two-storey building is without merit because the Downtown Specific Plan requires only that buildings have two-storey heights even if there is only one functional storey inside, a standard which the Project meets.

vi. The appellant's contention concerning the Project's entrance not being recessed or sheltered by an arcade structure, canopy, or awning is without merit because the Downtown Specific Plan does not require canopies, and the buildings entrances do feature vestibules.

vii. The appellant's contention concerning Planning Commission review of the Project design is without merit because the Downtown Specific Plan does not mandate that the City require a conditional use permit for the Project, and allows the Project to be approved without a conditional use permit if it meets "performance standards" set forth in the Downtown Specific Plan. The Project does meet the performance standards and approval of the Project without a conditional use permit is proper and allowed under the Downtown Specific Plan.

Section 3. Substantial Evidence. The City Council has determined that above referenced findings, in conjunction with all written and oral evidence presented to the Planning Commission and to the City Council, including staff reports, public testimony, and deliberation, constitutes substantial evidence for denial of the Variance, and that the denial is necessary to protect the public health, safety, and welfare.

Section 4. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City Clerk's office. The custodian for these records is Paul L. Hanson, AICP, Senior Planner and is located at 520 Court Street, Woodland, CA 95695.

Section 5. This Resolution shall take effect immediately, and a copy of this Resolution shall be sent to the applicant at the address set forth in the Project application.

PASSED AND ADOPTED by the City Council this ____ day of _____ 2011, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Artemio Pimentel, Mayor

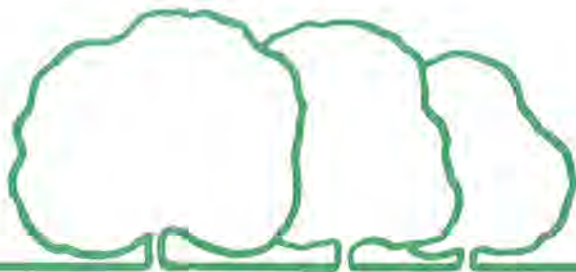
ATTEST:

APPROVED AS TO FORM:

Ana Gonzalez, City Clerk

Andrew Morris, City Attorney

ENCLOSURE 1



City of Woodland

COMMUNITY DEVELOPMENT DEPARTMENT
(530) 661-5820

520 COURT STREET
(530) 406-0832 FAX

WOODLAND CA 95695
<http://www.cityofwoodland.org>

MEMORANDUM

TO: WOODLAND PLANNING COMMISSION MEMBERS
FROM: Paul L. Hanson, AICP, Senior Planner
SUBJECT: Design Review for Chase Bank at 304 Main Street
DATE: November 18, 2010

RECOMMENDATION:

Staff recommends the Planning Commission:

- (1) Review and if necessary provide building design comments for the applicant and staff
- (2) Approve the architectural design for the Chase Bank building at 304 Main Street.

BACKGROUND:

The Chase Bank submitted on September 7, 2010, for site plan and design review. Staff met with representatives of both Chase Bank and Callison Architects to explain the design requirement of the Downtown Specific Plan and the Community Design Standards. The architectural firm of Callison Architects describes the design style of the new Chase Bank building as inspired by Italianate design as well as elements of Richardsonian Romanesque. Both these historic architectural building styles are represented in the Woodland's downtown. The project is not required to be review and approved by the City's Historic Preservation Commission because it is located outside of the Woodland Registered Historic District.

STAFF COMMENTS:

The proposed Chase Bank building design is required to comply with the Downtown Specific Plan adopted 2003 and Community Design Standards adopted 2004. The parcel is designated as Central Business District Area-A1, the "Western Gateway" to Woodland's historic downtown. The objective of the Downtown Specific Plan is:

To promote improvements which are appropriate and compatible with the historic quality of the community.

To stimulate high-quality design, encourage creativity and diversity, and improve impressions of the Downtown area.

Staff's review of the building elevations finds the design incorporates the design elements and qualities required by the Community Design Standards, such as a variety of surface textures, wall articulation and relief. The varied roofline breaks up the building appearance and the building façade uses various colors and materials to provide visual interest.

The materials being proposed include:

MATERIALS	COLORS
Acme Brick	"Red Sunset"
Accent Bands	Accessible Beige & Latte
Savanna Stone	Limestone
Aluminum store front	Dark bronze

The architectural design provides a dramatic change to adjacent Modern (Art Deco /Streamlined) architecture of the State Theater Mission and compliments the historic architecture of the downtown.

Features of the building design and site include:

- The facade is broken up into smaller components through the use of recessed facades and articulation in the building mass
- All building elevations have been architecturally designed.
- An arbor and archway is proposed between the Chase Bank and the State Theater.
- Landscaping and accent paving (integral colored stamped concrete) is being used to define the project.
- The vehicle parking is placed behind the building reducing its visual impact.
- The trash receptacle is fully enclosed with masonry materials and is architecturally compatible with the design of the building.

The project has a public art requirement and the design of the artwork will come before the Planning Commission for approval later. The designation as a "Western Gateway" to Woodland's historic downtown places a greater design emphasis for the public art component.

RECOMMENDED ACTION:

Staff recommends the Planning Commission:

- (1) Review and if necessary provide building design comments for the applicant and staff
- (2) Approve the architectural design for the Chase Bank building on Main Street.

MOTION NO. 1: I move to APPROVE the architectural building design for the Chase Bank building 304 Main Street, Based On The Identified Findings Of Fact And Subject To The Identified Conditions Of Approval, By Taking The Following Actions:

- Determine that the project, as conditioned, is consistent with the Downtown Specific Plan and Community Design Standards.
- Approve the building design for Chase Bank allowing the construction of a 4,120 square foot office building in the Central Business District Area A (CBD-A1) zone.

Findings

- ❖ The project's elevation substantially satisfies the design requirements of the Downtown Specific Plan and the Community Design Standards.

Conditions of Approval

1. The project is as described in the staff report prepared for the November 18, 2010, Planning Commission Meeting. The project shall be constructed as depicted on the elevations and color rendering dated November 8, 2010 and material sample board dated November 8, 2010, included in the staff report, except as modified in any conditions of approval and with any changes necessary to meet city codes and specifications as specified in the Zoning Ordinance, Community Design Standards and the Downtown Specific Plan.

-OR-

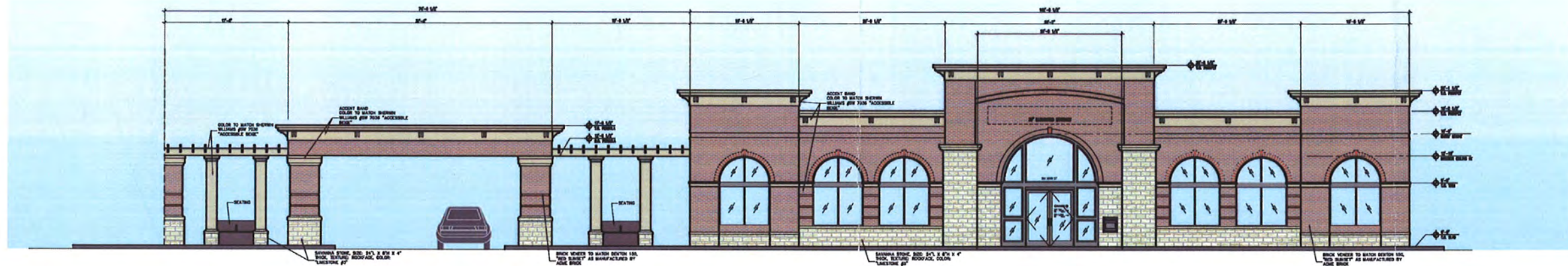
MOTION NO. 2: I move to DENY the architectural building design for the Chase Bank Building at 304 Main Street, Based On The Identified Findings Of Fact (Specify Findings).

ATTACHMENTS:

- A. Application and elevations

PLANNING COMMISSION REPORT ON THE CHASE BANK BUILDING DESIGN REVIEW

ATTACHMENT A

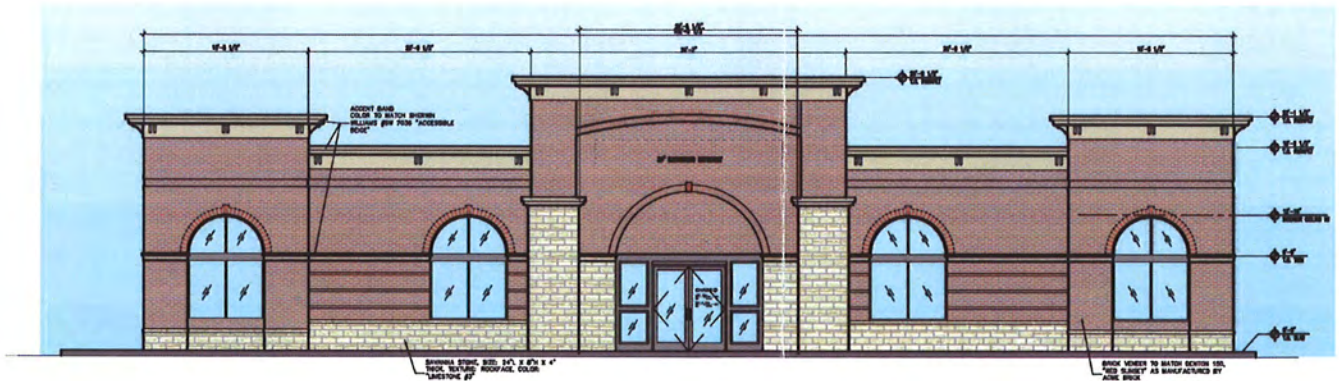


1 NORTH ELEVATION
1/8"=1'-0"



2 EAST ELEVATION
1/8"=1'-0"

3 WEST ELEVATION
1/8"=1'-0"



4 SOUTH ELEVATION
1/8"=1'-0"

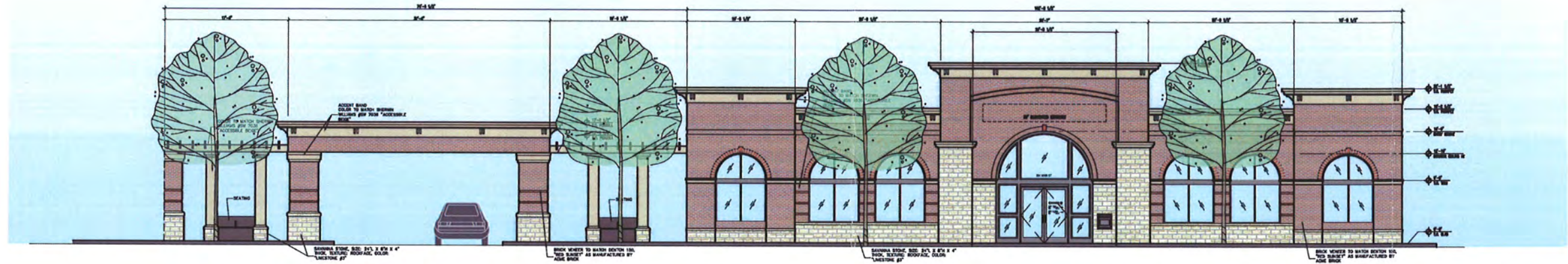
CALLISON
CALLISON ARCHITECTS, P.C.
www.callison.com

CHASE
NEW BUILD
DOWNTOWN WOODLAND
304 Main Street
Woodland, CA 95695

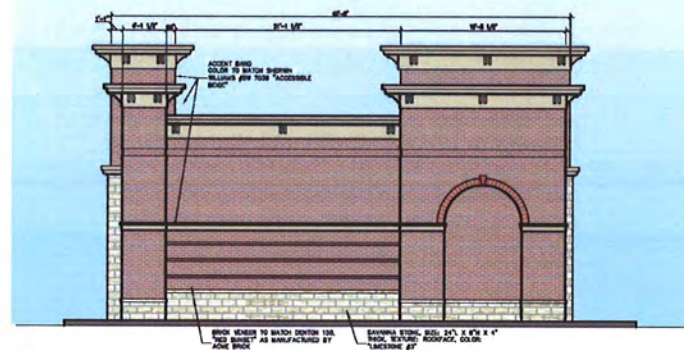
PROJECT #209461.38

ISSUED / REVISED	DATE
DESIGN REVIEW	9/03/2010
PLANNING COMMENTS	11/08/2010

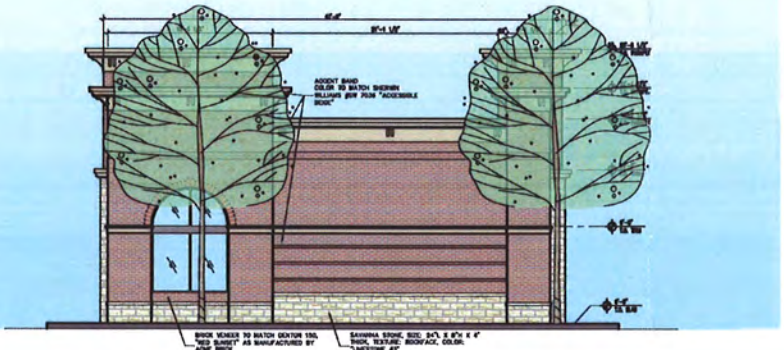
Exterior
Elevations
A4.1



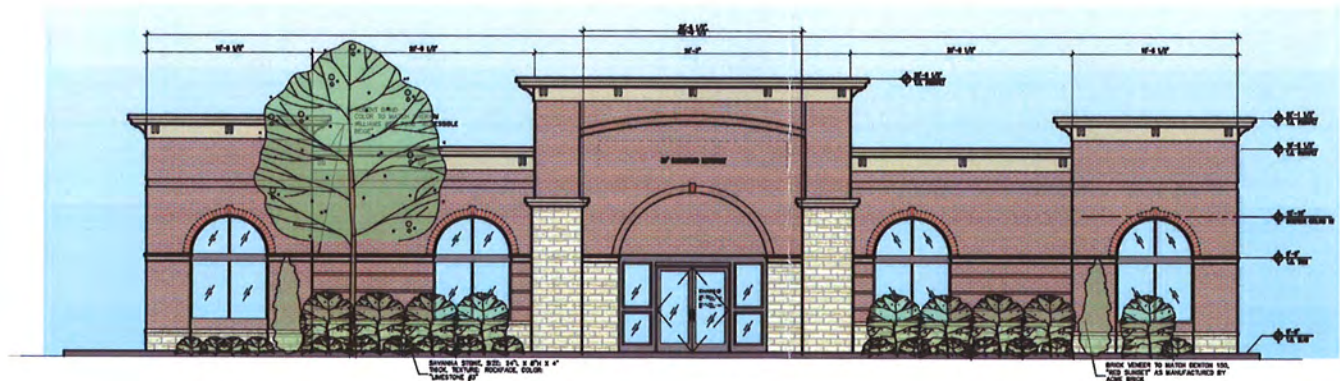
1 NORTH ELEVATION
1/8"=1'-0"



2 EAST ELEVATION
1/8"=1'-0"



3 WEST ELEVATION
1/8"=1'-0"



4 SOUTH ELEVATION
1/8"=1'-0"

CHASE

CALLISON
CALLISON ARCHITECTS, P.C.
www.callison.com

CHASE
NEW BUILD
DOWNTOWN WOODLAND
304 Main Street
Woodland, CA 95695
PROJECT #209481.38

ISSUED / REVISED	DATE
DESIGN REVIEW	9/03/2010
PLANNING COMMENTS	11/08/2010

Exterior
Elevations
A4.1

ENCLOSURE 2

10110008

November 24, 2010

Ana Gonzalez
City Clerk
City of Woodland
300 First Street
Woodland, CA. 95695

Dear Ms. Gonzalez,

I hereby appeal to the City Council the Woodland Planning Commission's decision on November 18, 2010 to approve of the design for the Chase Bank project located at Main and Walnut streets.

I have enclosed the Notice of Appeal form and reasons for the appeal and a check for \$232.00.

Please contact me with any questions at 916-712-9461

Sincerely,



David Wilkinson
745 First Street
Woodland

RECEIVED
NOV 29 2010
CITY CLERK'S OFFICE

November 24, 2010

NOTICE OF APPEAL

To the Secretary of the Planning Commission of the City of Woodland:

I (we) wish to appeal the Planning Commission decision made
November 18, 2010 regarding the (approval) (denial) of the
Chase Bank design for the Chase Bank
project located at Main/Walnut in the Downtown Specific Plan, District A1 Zone, for the following
reasons: See attached 14.5-Central Business District

Appeal is made in accordance with Section 14.5-Central Business District of the Zoning Ordinance of the City of Woodland is accompanied by the filing fee of \$ 232.00.
"Downtown Specific Plan"

Section
25-31-45
"Further Appeals"
(Zoning Ordinance)

David Wilkin 11/24/10
David Wilkin
Name(s)

745 First St.
Address

Woodland, CA
City

662-9202 home
Phone
916-712-9461 cell

Date Received and Filing Fee Paid: _____

By: _____

Chase Bank Design Approval by Woodland Planning Commission

Reasons for Appeal:

The project, located on the S/E corner of Main and Walnut streets is located in District A1 "Western Gateway" of the Downtown Specific Plan (DSP). According to the DSP, the current appearance of the Western Gateway "does not tie in well with the look and feel of the core Downtown area to the east.... There is no sense of entry into the Downtown area." I believe the design for Chase Bank has serious deficiencies in its current design that do not tie in well with the core area or "create a sense of entry" as follows:

Street Orientation

- "Buildings on corners shall include storefront design features for at least 50% of the wall area on the side street elevation." (DSP, p 6-10) The east and west elevations of the Chase design consist principally of wall space without storefronts. The west elevation features one arched window, flanked by a large blank wall—inconsistent with traditional Main Street design. Furthermore, the "street wall" along Walnut only extends about 21% of the length of Walnut Street, exposing a vast parking lot to motorists and pedestrians traveling east on Main Street.
- "Corners of new buildings on prominent intersections shall be cut at an angle to the street." (DSP p 6-10). There is no angled design to the Chase building, lessening the stature and prominence of the building to the street.
- "Ground-level elevations along Main Street shall be placed near the sidewalk edge to maintain the continuity of the "street wall." (DSP p 6-10). The Chase street wall facing Main Street breaks apart beyond the main building into a façade with large cavities in the "wall" created for the drive-through and arbor. Approximately, 41% of the Main Street frontage extends east beyond the building mass and is clearly not a street wall with a proportion of windows and openings consistent with the core area.
- "Surface parking lots shall not be placed along Main Street." (DSP p.6-10) The vast majority of the site plan consists of a large parking lot and drive-through, ie, oriented to the convenience of the automobile, not pedestrians. There is an attempt to hide the parking lot, but it is highly visible to east-bound Main Street motorists and pedestrians and "bleeds" to Main Street due to the ill-defined street wall along Main punctuated by a large opening for the drive-through. In general, the site plan is perceived as a small building surrounded by an expansive parking lot—resembling a suburban strip mall design.

Building Height

"The most fundamental guidance for building heights on Main Street is that the minimum height for any new building in the district shall be two stories, even if the building contains only one functional story... Low profile office buildings, commercial buildings, and residences will not yield the density, urban scale, character desired for downtown." (DSP p 6-14)

- The Chase building is clearly one story, 20-23 feet tall on average, except for the main entrance section that is 28 feet. This is inappropriate in scale for a building on a prominent corner of downtown. The building should be a legitimate two story building in appearance, ideally mixed uses with offices (or residences) on the second floor, that has a fenestration and "proportion of openings" similar to the second story vertical windows typifying the historic core area. (DSP p 6-15) The Chase design has only one row of tall arched windows typical of a one-story building.

Storefronts

"Although the storefront is only one of the architectural features of a building's façade, it is the most important visual element." (DSP p 6-17) "Commercial storefront entries are typically recessed and/or sheltered by a covered arcade structure, canopy or awning." (DSP p 6-18).

- The Chase entrance is not recessed or sheltered by an arcade structure, canopy, or awning. In general the design does not have a unifying effect with the traditional storefronts on Main Street.

Allowed Land Uses

Chase Bank, a "financial institution with drive-through," is a "conditionally allowed use." (DSP Table 8-1). This means the Planning Commission has discretion in approving the design of Chase's drive-through bank. In listening to the deliberations of the Planning Commission, it was apparent they felt the applicant met all requirements of an "allowed use" under the DSP and were, thus, "mandated" to approve the project as presented. I believe this is incorrect and, in fact, discouraged and all but eliminated serious debate on the merits and appropriateness of the design.

Comparative Examples

At this prominent location on Main Street and as the Western Gateway to downtown, we should demand a more prominent building with a footprint that covers most of the parcel, a legitimate two-story height, angled to the street corner, and unified with traditional storefronts. Historic downtown buildings that inspired these criteria include the Capital Hotel, Corner Drug, Odd Fellows Building and others that unfortunately were demolished, including the Farmers & Merchants Bank (Elliot Building) at Main/Second (now Opera House Plaza), and the Julian Hotel (now the Daily Democrat).

Another outstanding example of the intent of the DSP is the mixed-use "Tovar Building" designed by McCandless & Associates for (ironically) the same parcel as Chase Bank. The architectural design was approved by the city, but the developer never constructed the project. Subsequently, the owner agreed to sell the parcel to Chase. I obtained a rendering of the Tovar Building from McCandless & Associates and have included it with this appeal to illustrate how architecture in this location can meet or exceed the design and aesthetic intent of the DSP and to also illustrate the comparative deficiencies in the Chase design that must be addressed.

City Center Lofts, approved by the Planning Commission and directly across from Chase, also is consistent with the intent of the DSP, ie, monumental in scale, oriented to the corner intersection, a contemporary design with fenestration and density relating to the core area-and parking de-emphasized and hidden underground. With these two outstanding examples to use as guideposts for the Western Gateway, it is difficult to understand why the Planning Commission's expectations and standards were lowered for Chase Bank. As a community we should expect something better and I request that the City Council overturn the decision of the Planning Commission and require Chase Bank to modify their design in accordance with the Downtown Specific Plan.

S/E corner of Mc Walnut streets

TOVAR MAIN STREET

New Construction—Mixed Use

Woodland, California



Rendering of Proposed Corner View



North Elevation



West Elevation

Project Scope:

44,000 square feet

Ground Floor: Retail and Restaurant

Second Floor: Office

Third Floor: Residential



McCANDLESS & ASSOCIATES ARCHITECTS

ENCLOSURE 3

January 10, 2011

Paul Hanson
Senior Planner
City of Woodland
300 First Street
Woodland, CA, 95695

**Re: Chase: Main Street and Walnut Street
Woodland, CA
Response to Appeal of Chase Bank Design Review Approval**

Dear Mr. Hanson,

It has come to our attention that the Woodland Planning Commission's decision on November 18, 2010 to approve the design of the Chase Bank project located at 304 Main Street has been appealed to the City Council and will be considered at a hearing on January 18, 2011. We believe that the appeal is without merit. The appeal is premised upon inconsistency with the Downtown Specific Plan (DSP). At the outset, it should be noted that the DSP is meant to provide a vision of the "Downtown area as seen 20 years from today." (DSP, p 1-1) The DSP is intended to revitalize the Downtown area, as well as implement other goals, and, in doing so, the DSP is intended to function as a guiding document, but does not require adherence to each and every policy contained in the DSP. Nevertheless, the project is consistent with the DSP. Specifically, the following discussion includes the stated reasons for the appeal (in *italics*), along with detailed responses to the issues raised in the appeal.

Comment:

The project, located on the S/E corner of Main and Walnut streets is located in District A1 "Western Gateway" of the Downtown Specific Plan (DSP). According to the DSP, the current appearance of the Western Gateway "does not tie in well with the look and feel of the core Downtown area to the east.... There is no sense of entry into the Downtown area." I believe the design for Chase Bank has serious deficiencies in its current design that do not tie in well with the core area or "create a sense of entry" as follows:

Street Orientation

- *"Buildings on corners shall include storefront design features for at least 50% of the wall area on the side street elevation." (DSP, p 6-10) The east and west elevations of the Chase design consist principally of wall space without storefronts. The west elevation features one arched window, flanked by a large blank wall- inconsistent with traditional Main Street design. Furthermore, the "street wall" along Walnut only extends about 21% of the length of Walnut Street, exposing a vast parking lot to motorists and pedestrians traveling east on Main Street.*

Response:

First, it should be noted that in discussing various design guidelines, the Downtown Specific Plan lists a number of examples of ways in which particular principles may be achieved. Here, all of the guidelines for street orientation, including the guideline that buildings on corners shall include storefront design features for at least 50% of the wall area, are provided as examples of how to achieve the general principle to orient buildings "so as to engage and maintain pedestrian interest". (DSP, p 6-10 ["The following are specific directions on how this can be accomplished;..."]) Accordingly, it is not mandatory that a project achieve each of the design guidelines. Nevertheless, the project meets the intent of the principle to engage and maintain pedestrian interest. The proposed Chase Bank is a 4,120 square foot (sf) single occupant building. The building has been situated to be long and narrow to help create the street wall along Main Street. The building, by virtue of this layout, requires that a number of rooms which cannot have visibility into them (e.g., restrooms, cash counting rooms, data rooms) be located along the perimeter of the building. For the West elevation, instead of installing storefront and infilling it with spandrel glass (which would have met the letter of the 50% storefront), the building presents to the street a recessed arched window and variations in surface, texture and planes as well building height that address the concern about a "blank wall". For the east elevation, which is not at a street corner and would not fall under the 50% design guideline, the building has set in an arched relief that mirrors the window on the west side of the building and has variation in surface texture, façade planes, building height and color to address the concern about "blank walls". Also note that the arborway/paseo connects to the building and would provide a visual break along this façade.

As for the comment regarding the lack of a street wall along Walnut St, it should be noted that the DSP suggests that "[g]round-level elevations along *Main Street* shall be placed near the sidewalk edge to maintain the continuity of the 'street wall.'" (DSP, 6-10 [emphasis added]) Accordingly, this comment is not relevant in regards to the adherence of the proposed design to the Downtown Specific Plan. In addition, the incorporation of the arborway and landscaping along Walnut Street provides a transition between the commercial building and the residential area.

As for the comment regarding the exposure of parking to motorists and pedestrians traveling east on Main Street, the site's 29 parking spaces have been designed to be located on two sides of the building and have been segmented into areas with no more than 11 stalls in a row. The majority of the parking is blocked from view of pedestrians and motorists along Main Street by either the bank building itself, by landscaping, or by the arborways/paseos along Main Street and Walnut Street.

Comment:

"Corners of new buildings on prominent intersections shall be cut at an angle to the street." (DSP p 6-10). There is no angled design to the Chase building, lessening the stature and prominence of the building to the street.

Response:

As Walnut Street leads to a residential area of Woodland, the intersection of Walnut and Main Street is not believed to be a "prominent" intersection, making this design guideline inapplicable to the project site.

Comment:

"Ground-level elevations along Main Street shall be placed near the sidewalk edge to maintain the continuity of the "street wall." (DSP p 6-10). The Chase street wall facing Main Street breaks apart beyond the main building into a façade with large cavities in the "wall" created for the drive-through and arbor. Approximately, 41% of the Main Street frontage extends east beyond the building mass and is clearly not a street wall with a proportion of windows and openings consistent with the core area.

Response:

The DSP Design Guidelines mention a goal of maintaining a "street wall" and of having buildings maintain a common setback; however, there is no mention that a building shall be built along the entire frontage of Main Street. The Chase building is oriented so that the primary façade faces Main Street and has a common setback in line with the adjacent building. In addition, in the area along Main Street between the building and the State Theatre, the visual effect of the "street wall" is extended through the presence of an arborway/paseo. This structure is recessed back from the common building setback and is consistent with the DSP which recommends that site designs "[u]se building indentations to create small pedestrian spaces/plazas along the street wall." (DSP, p 6-10) Where the arborway/paseo is recessed, there are areas for seating benches, landscaping, and public art and, most importantly, a gathering place for before and after events at the State Theatre.

Comment:

"Surface parking lots shall not be placed along Main Street." (DSP p. 6-10) The vast majority of the site plan consists of a large parking lot and drive-through, ie, oriented to the convenience of the automobile, not pedestrians. There is an attempt to hide the parking lot, but it is highly visible to east-bound Main Street motorists and pedestrians and "bleeds" to Main Street due to the ill-defined street wall along Main punctuated by a large opening for the drive-through. In general, the site plan is perceived as a small building surrounded by an expansive parking lot-resembling a suburban strip mall design.

Response:

In regards to the comment that the site plan is not designed for pedestrians, in many ways this site plan serves pedestrians more than a project that takes up the entire frontage along Main Street. The space between the bank building and the State Theatre has been designed to accommodate gatherings before and after events at the State Theatre, to provide shade and shelter, and to be a location for public art.

In regards to the comment that the parking is "highly visible to east bound Main Street motorists and pedestrians," this is an inaccurate statement. While from a few hundred yards away there may currently be a glimpse of the parking behind the bank building from east bound travelers, the site's 29 parking spaces have been designed to be located on two sides of the

building and have been segmented into areas with no more than 11 stalls in a row. The majority of the parking is blocked from view of pedestrians and motorists along Main Street by either the bank building itself, by landscaping, or by the arborways/paseos along Main Street and Walnut Street. Finally, this very narrow view corridor will disappear once a building is constructed on the southwest corner of Main Street and Walnut.

Comment:

Building Height

"The most fundamental guidance for building heights on Main Street is that the minimum height for any new building in the district shall be two stories, even if the building contains only one functional story... Low profile office buildings, commercial buildings, and residences will not yield the density, urban scale, character desired for downtown." (DSP p 6-14)

- *The Chase building is clearly one story, 20-23 feet tall on average, except for the main entrance section that is 28 feet. This is inappropriate in scale for a building on a prominent corner of downtown. The building should be a legitimate two story building in appearance, ideally mixed uses with offices (or residences) on the second floor, that has a fenestration and "proportion of openings" similar to the second story vertical windows typifying the historic core area. (DSP p 6-15) The Chase design has only one row of tall arched windows typical of a one-story building.*

Response:

The DSP states that the "height" of a building has to be two stories. Without going into a discussion as to the exact height of a story (which one may argue is 10'), the height of this building was carefully considered in relationship to the scale and proportion of the downtown buildings, pedestrians and the design elements of the building itself.

In regards to the comment that the building should be a legitimate two story building in appearance, ideally with a mixed office (or residential) use on the second floor, the DSP specifically states that a building need not be two story's, stating that "[t]he most fundamental guidance for building heights on Main Street is that the minimum *height* for any new building in the district shall be two stories, *even if the building contains only one functional story* (e.g., a single-story, high-ceilinged commercial building). Low profile office buildings, commercial buildings, and residences will not yield the density, urban scale, and character desired for downtown." (DSP, p 6-14 [emphasis added]) The building proposed in this project is not a low profile commercial building. The entrance tower element is 28 feet in height (well over two stories). There is a precedence of tall single story buildings with Downtown Woodland and the proposed bank building is in line with the scale and proportion of these tall single story buildings.

Also note that project originally proposed a design that was technically a "two story" building with a series of faux windows that would define the 2nd story. This design was awkward, out of proportion and introduced a level of artificiality that did not fit downtown Woodland. The design was reworked to meet the height requirements and express the true one story nature of the building.

Comment:

Storefronts

"Although the storefront is only one of the architectural features of a building's façade, it is the most important visual element." (DSP p 6-17) "Commercial storefront entries are typically recessed and/or sheltered by a covered arcade structure, canopy or awning." (DSP p 6-18).

- The Chase entrance is not recessed or sheltered by an arcade structure, canopy, or awning. In general the design does not have a unifying effect with the traditional storefronts on Main Street.*

Response:

The comment is inaccurate in stating that the entrance is not recessed as the entrance to the bank building is recessed 30" from the face of the Tower piers. Also note that the DSP states that overly deep recesses (over 5-feet) shall be avoided as they create safety concerns. (DSP, p 6-18) The DSP does not require that canopies be used as part of the building design. The proposed design meets the DSP recommendation for storefront entrance and window design in that the entrance is recessed, "flanked [by] columns, piers, decorative fixtures or other details"; the entrance is "recessed within a larger arched...decorative openings" and "punctuated by means of a tower.." and has "a break in the surface of the subject wall". (DSP, p 6-18) In addition, the window bulkhead is 36" above the ground as stipulated in the DSP. (DSP, p 6-18) In each of these ways, the entrance achieves the DSP goal of emphasizing the main entry to the building, thereby announcing the point of arrival.

Comment:

Allowed Land Uses

Chase Bank, a "financial institution with drive-through," is a "conditionally allowed use." (DSP Table 8-1). This means the Planning Commission has discretion in approving the design of Chase's drive-through bank. In listening to the deliberations of the Planning Commission, it was apparent they felt the applicant met all requirements of an "allowed use" under the DSP and were, thus, "mandated" to approve the project as presented. I believe this is incorrect and, in fact, discouraged and all but eliminated serious debate on the merits and appropriateness of the design.

Response: The DSP provides that conditionally allowed uses that meet appropriate performance standards, comply with the Specific Plan, and do not pose any design or operational features that would warrant further public review will be considered an allowed use. (DSP, p. 8-11) The performance standards for drive-thru financial institutions include the following:

1. new drive thrus must be located so that the transaction windows/areas are not located adjacent to or face directly towards a public right-of-way (does not include alleys);
2. speaker boxes for drive thrus shall be directed away from nearby residential or office uses; and
3. queuing for drive thru facilities may not block required parking or drive aisles. (DSP, p. 8-18).

The project meets all of these performance standards in that the VAT (Vacuum Air Tube) Teller is located over 100 feet from Walnut Street and faces the bank building rather than a public right of way. The ATM does not have a speaker box and the VAT Teller (which is only operated during bank hours) is located over 65' from the nearest residentially zoned property and is buffered from residential uses by the ATM structure, a 20' landscaping area, and the alley. The site layout provides approximately 100' of queuing for the drive thru lanes. The queuing will not block the parking or drive aisles and provides for stacking of up to five automobiles. Recent studies performed by Chase's ATM group (looking at 118 similar drive-thru ATM facilities) show that with service times estimated between 45 seconds and 1 minute that there is a statistical probability of 0.03% that there will be more than 5 cars in the queue at Peak hour which is between 5:00pm & 6:00pm. Further, the project complies with the Downtown Specific Plan as discussed throughout this letter. Finally, the site does not pose any design or operational features that warrant further review. Accordingly, the proposed use is an allowed use and it was appropriate for the Planning Commission to consider it as such.

Comment:

Comparative Examples

At this prominent location on Main Street and as the Western Gateway to downtown, we should demand a more prominent building with a footprint that covers most of the parcel, a legitimate two-story height, angled to the street corner, and unified with traditional storefronts. Historic downtown buildings that inspired these criteria include the Capital Hotel, Corner Drug, Odd Fellows Building and others that unfortunately were demolished, including the Farmers & Merchants Bank (Elliot Building) at Main/Second (now Opera House Plaza), and the Julian Hotel (now the Daily Democrat).

Another outstanding example of the intent of the DSP is the mixed-use "Tovar Building" designed by McCandless & Associates for (ironically) the same parcel as Chase Bank. The architectural design was approved by the city, but the developer never constructed the project. Subsequently, the owner agreed to sell the parcel to Chase. I obtained a rendering of the Tovar Building from McCandless & Associates and have included it with this appeal to illustrate how architecture in this location can meet or exceed the design and aesthetic intent of the DSP and to also illustrate the comparative deficiencies in the Chase design that must be addressed.

City Center Lofts, approved by the Planning Commission and directly across from Chase, also is consistent with the intent of the DSP, ie, monumental in scale, oriented to the corner intersection, a contemporary design with fenestration and density relating to the core area- and parking de-emphasized and hidden underground. With these two outstanding examples to use as guideposts for the Western Gateway, it is difficult to understand why the Planning Commission's expectations and standards were lowered for Chase Bank. As a community we should expect something better and I request that the City Council overturn the decision of the Planning Commission and require Chase Bank to modify their design in accordance with the Downtown Specific Plan.

Response:

As detailed throughout this letter, we believe that the proposed project would be a beneficial addition to the Downtown area in keeping with the Downtown Specific Plan design guidelines. Design features such as the arbor, archway, paseo and public seating will create a site that is attractive and pedestrian-friendly.

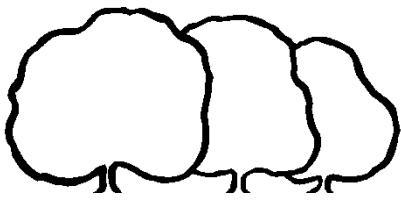
Thank you for your consideration and please do not hesitate to contact us for additional information.

Sincerely,

Douglas Dohan, AIA
Associate, Callison Architects P.C.

DD:dd

Cc: Chase: Greg Aguirre
Callison: William Shen



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: January 18, 2011

SUBJECT: Appeal of Planning Commission Denial of LED Fuel Price Sign
from Pacific Neon Company

Report in Brief

The City Council has been requested to consider an appeal of the Planning Commission's denial for a variance to allow a LED fuel price sign. Pacific Neon Company submitted for a variance from the Community Design Standards to allow the use of LED (light-emitting diode) modules to illuminate the fuel price sign (digital display) for the Tower Market at 901 East Street. **(See Enclosed 1 – Tower Market Sign Variance Staff Report).**

The Planning Commission denied (4 to 2) the requested variance, making the findings that the variance was inconsistent with **(1) General Plan; (2) Zoning Ordinance; (3) Community Design Standards; and (4) East Street Corridor Specific Plan.**

Staff recommends that the City Council conduct a hearing on Pacific Neon Company appeal **(See Enclosure 2 – Notice of Appeal)** and approve Resolution No. ____ to uphold the Planning Commission's action to deny the appeal.

Background

On July 26, 2010, Pacific Neon Company submitted their request for a variance for consideration by the Planning Commission. The Pacific Neon Company requested a variance from the Community Design Standards to allow the use of LED (light-emitting diode) modules to illuminate the fuel price sign (digital display) for the Tower Market at 901 East Street. The proposed sign would replace the existing fuel price sign. On November 18, 2010, the Planning Commission reviewed the variance request and then denied Pacific Neon Company's General Plan variance (4 to 2).

Any person dissatisfied with any decision by the Planning Commission may appeal to the City Council at any time within fourteen (14) days after the rendering of the decision by the Planning Commission. The Planning Commission rendered its decision on November 18, 2010 and Pacific Neon Company appealed the Planning Commission decision on December 2, 2010.

Discussion

The purpose of these City's sign design standards and zoning ordinance is to provide minimum standards to safeguard the life, health, property and public welfare in keeping with the character of the City by regulating and controlling the size, height and structural design, quality of materials and construction of all structures. Staff uses these codes and standards to ensure that the design, placement and frequency of signage within the City of Woodland adhere to the design values and visual landscape that has been envisioned for the City by the General Plan as implemented by the Zoning Ordinance, East Street Corridor Specific Plan and Community Design Standards.

The sense of community is rooted in the history of Woodland, its small town atmosphere and its architectural heritage. The community has the right of visual self-determination in order to maintain and enhance Woodland's image. The Design Review process is a means of ensuring the compatibility of building design and signage with local visual character and aspirations. Current City codes and design standards demonstrate a desire for (1) signs to be attractive, (2) to complement the associated building design and (3) to not detract from Woodland's streetscape.

It is the intrusive nature of LED signs with its red and green digital display to attract attention of passing motorist. The aesthetic goals of the City are much harder to achieve with Las Vegas-type "attention getting" signs displayed along its major corridors.

LED technology with its digital display does not complement the historic agricultural heritage of the East Street Corridor area. The purpose of LED signs is as an attention-getting device with its bright digital display. This type of digital display may distract motorists and thereby placing pedestrians and other motorists at risk. LED lights are allowed for internally illumination in price signs by replacing the florescent tubes with LED lights without the bright digital display appearance.

Summary of concerns with LED signs

Aesthetics

1. Brightest objects in the landscape
2. Become dominant visual element
3. Digital displays can be particularly showy
4. Distraction from other visual/scenic qualities
5. Clash with historic or established architectural elements

Vehicle Safety

1. Brightest object in the driver's field of vision, especially at night
2. Cause inadvertent and instinctual glances
3. Digital signs are designed to pull drivers' attention from the roadway

4. Drivers already have too much distraction inside and outside the car

The City Council heard a similar appeal six (6) years ago from the Pacific Neon Company on November 16, 2004. This appeal was also for a LED fuel price sign, the location was the Gibson Plaza Shopping Center for the “Bel Air Aisle 1” fueling station. The City Council upheld the appeal, permitting the variance and allowing a LED fuel price sign. The sign was never installed and the variance has expired. Because of the infrequency of applications for LED displays, staff does not believe there is an overwhelming demand with only two (2) requests in 6 years from the fuel stations owners to install LED fuel price signs.

Variance

In Section 28 (**Variances**) of the Zoning Ordinance provides for variances from City Code. The purpose (SEC. 25-28-01) is:

To allow variations from the rules, regulations, and provisions of this chapter where practical difficulties or unnecessary hardships may result from the strict application of the provisions of this chapter.

To grant a variance the City Council must be able to make the following five findings:

- A. *That any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is located.*

Staff believes that this finding cannot be made because other properties in the area are prohibited by City Code from installing LED signs and a variance which allows the installing of a LED sign would constitutes a special privilege.

- B. *That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the zoning regulation is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under the same zone classification.*

Staff believes that this finding cannot be made because other properties in the surrounding area are also prohibited from installing a LED signs and there are no special circumstances or physical limitations depriving this owner or user of the property of privileges by complying with City Code.

- C. *That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or the zone in which the subject property is located.*

Staff believes that this finding can only be partially made because while one LED sign may not be injurious to improvements in the vicinity; however, numerous LED signs along East Street could have a negative impact to the historic agriculture corridor.

D. That the granting of such variance will be in conformity with the general purpose and intent of this chapter and the general plan.

Staff believes that this finding cannot be made because the proposed LED sign is inconsistent with the following General Plan goals and polices of the City to protect and enhance the quality of Woodland's major corridor with high-quality signs.

General Plan Goal 1.K: To maintain and enhance the quality of Woodland's major corridors, city entrances, landscape, and streetscape.

Policies 1.K.4: Within major corridors, signs shall be made of high-quality materials such as stone, tile, cast concrete, or similar materials. No bare metals, wood, or any other non-durable material shall be allowed.

E. A variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zoning regulations governing the parcel of property.

Staff believes that this finding cannot be made because LED signs are expressly prohibited by the Community Design Standards.

Staff and the Planning Commission were not able to support the findings for a LED sign variance from the Community Design Standards. Staff believes granting such a variance would constitute a special privilege for the property owner and staff cannot find any special circumstance that deprives the property owner of privileges enjoyed by other properties in the vicinity. That granting such a variance would not be in conformity with the City's General Plan and with other City zoning regulations.

Should the City Council desire to allow LED fuel prices, it is recommended that the Community Design Standards and other appropriate City Code be amended by developing new standards for the purpose of allowing LED fuel price signs. Pacific Neon Company would need to submit an application requesting to amend City Code and pay the appropriate processing fee.

Fiscal Impact

There is no impact to the City's budget as the processing fees are paid by the applicant.

Public Contact

Posting of the City Council agenda

Alternative Courses of Action

1. Conduct a hearing on Pacific Neon Company appeal (**See Enclosure 2 – Notice of Appeal**) and approve Resolution No. ____ to uphold the Planning Commission's action to deny the appeal.
2. Conduct a hearing on Pacific Neon Company appeal (**See Enclosure 2 – Notice of Appeal**) and do not approve Resolution No. ____ to overturn the Planning Commission's action to deny the appeal and direct staff to amend the Community Design Standards and other appropriate City Code as described herein.

Recommendation for Action

Staff recommends that the City Council approve Alternative No. 1.

Prepared by: Paul L. Hanson, AICP
Senior Planner

Reviewed by: Cindy Norris
Principal Planner

Reviewed by: Paul Siegel
Deputy Director, CDD

Mark G. Deven
City Manager

Resolution No. ____

Enclosure 1: - Planning Commission memo dated November 18, 2010

Enclosure 2: - Notice of Appeal

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
UPHOLDING THE PLANNING COMMISSION'S ACTION TO DENY
A VARIANCE REQUEST FROM PACIFIC NEON COMPANY**

WHEREAS, the City of Woodland ("City") accepted and processed an application for a variance request on July 26, 2010, from Pacific Neon Company requesting a variance to install a LED (Light-emitting diode) sign for the Tower Market at 901 East Street ("Variance"); and

WHEREAS, the City of Woodland Planning Commission held duly noticed public hearings on November 18, 2010, to consider the variance request and receive public testimony and documentary evidence submitted during the public hearing;

WHEREAS, at the conclusion of the hearing, the Planning Commission found that the conditions under which a variance may be issued, as specified in Chapter 25, Article 28 of the Woodland Municipal Code, do not exist with respect to the application from Pacific Neon Company for the Variance, and based upon this finding denied the variance request; and

WHEREAS, the City of Woodland received an Appeal Notice appealing the Planning Commission's action denying the Variance on December 2, 2010, from Pacific Neon Company; and

WHEREAS, the City of Woodland City Council held a duly noticed public hearing on January 18, 2011, to receive public testimony and consider the appeal of the Planning Commission's action denying the Variance; and,

WHEREAS, at the conclusion of the hearing the City of Woodland City Council, based on oral testimony and documentary evidence submitted during the public hearing, found that the conditions under which a variance may be issued, as specified in Chapter 25, Article 28 of the Woodland Municipal Code, do not exist with respect to the application for the Variance, and based upon this finding upheld the Planning Commission's action denying the appeal;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland ordains AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are hereby true and correct.

Section 2. Findings. The application for the Variance is hereby denied based on all written and oral evidence presented to the Planning Commission and to the City Council (including staff reports, public testimony, and deliberation) and based on the following findings, which are hereby made and adopted by the City Council in accordance with Article 28 of Chapter 25 of the Woodland Municipal Code:

A. The Variance cannot be granted without the approval of the installation of an LED sign constituting a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is located. LED signs are not permitted in Woodland pursuant to Article 24 of Chapter 25 of the Woodland Municipal Code and the Community Design Standards adopted pursuant thereto, and granting the Variance would entail giving Tower Market privileges not afforded to other businesses in the vicinity or in the East Street Corridor Specific Plan.

B. There are no special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, which would necessitate the installation of an LED sign instead of other sign types permitted under the Municipal Code, and the strict application of the zoning regulation prohibiting LED signs will not deprive the subject property of privileges enjoyed by other properties in the vicinity and under the same zone classification. Rather, other properties in the vicinity and in the East Street Corridor Specific Plan are subject to the same prohibition on LED signs as the subject property.

C. The granting of the Variance will be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or the zone in which the subject property is located, because the addition of an LED sign will detract from East Street's historic corridor by becoming the brightest object in the landscape, becoming a dominant visual element distracting attention from other visual and scenic qualities of the corridor, and will clash with historic and/or established architectural elements.

D. The granting of the Variance will not be in conformity with the general purpose and intent of Article 24 of Chapter 25 of the Woodland Municipal Code and the General Plan, because granting the Variance would inconsistent with the following General Plan goals and policies of the City to protect and enhance the quality of Woodland's major corridor with high-quality signs:

General Plan Goal 1.K: To maintain and enhance the quality of Woodland's major corridors, city entrances, landscape, and streetscape.

General Plan Policy 1.K.4: Within major corridors, signs shall be made of high-quality materials such as stone, tile, cast concrete, or similar materials. No bare metals, wood, or any other non-durable material shall be allowed.

E. The granting of the Variance would authorize a use or activity which is not otherwise expressly authorized by the zoning regulations governing the parcel of property, because LED signs are expressly prohibited by the Community Design Standards adopted pursuant to Article 24 of Chapter 25 of the Woodland Municipal Code.

Section 3. Substantial Evidence. The City Council has determined that above referenced findings, in conjunction with all written and oral evidence presented to the Planning Commission and to the City Council, including staff reports, public testimony, and deliberation, constitutes substantial evidence for denial of the Variance, and that the denial is necessary to protect the public health, safety, and welfare.

Section 4. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City Clerk's office. The custodian for these records is Paul L. Hanson, AICP, Senior Planner and is located at 520 Court Street, Woodland, CA 95695.

Section 5. This Resolution shall take effect immediately, and a copy of this Resolution shall be sent to the Applicant at the address set forth in the application for the Variance.

PASSED AND ADOPTED by the City Council this ____ day of _____ 2011, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Artemio Pimentel, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana Gonzales, City Clerk

Andrew Morris, City Attorney

Dated: _____

ENCLOSURE 1

PROJECT TITLE: **Tower Market Sign Variance.** Request for a variance from the Community Design Standards to allow a fuel price sign (digital display) to be illuminated with LED (Light-Emitting Diodes) in the East Street District, Area E.

APPLICANT/OWNER: Applicant: Pacific Neon Company / Owner: Tower Energy

A.P.N. 066-160-17

PROJECT PLANNER: Paul L. Hanson, AICP, Senior Planner

STAFF RECOMMENDATION: Denial

REPORT FOR: Planning Commission Meeting – 11/18/10

GENERAL PLAN DESIGNATION General Commercial (GC)

EXISTING LAND USES: Tower Market (Mini Mart)

FLOOD ZONE: Zone X (Areas Determined to be outside 500-Year Floodplain), Flood Insurance Rate Map (FRIM), Map Number 0604260440 C Map, Revised July 9, 2003

STREET ACCESS: East Street and East Gum Avenue

**ADJACENT
LAND USES & ZONING:**

North	Commercial	ESD Area E
South	Commercial	ESD Area E
East	Commercial	ESD Area C
West	Commercial	ESD Area C

PENDING/POTENTIAL ACTION

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

- Denial of a Variance from the Community Design Standards to allow a LED (Light-emitting diode) lighted sign (digital display) for a fuel price sign Tower Market located at 901 East Street in the East Street Corridor Specific Plan (ESD-E).

PROJECT PROPOSAL

OVERVIEW

The applicant is requesting a variance from the Community Design Standards to allow the use of LED (light-emitting diode) modules to illuminate the fuel price sign (digital display) for the Tower Market at 901 East Street. The proposed sign would replace the existing fuel price sign. (See Attachment A – Application and Letter of Justification dated 7/05/10).

APPLICABLE LAWS, CODES, AND ORDINANCES

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

- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance
- East Street Corridor Specific Plan
- Community Design Standards

PUBLIC NOTIFICATION

Public notice advertising for the public hearing on this variance request was prepared by the Community Development Department in accordance with notification procedures set forth in the City of Woodland's Municipal Code and State Planning Law. Two methods of public notice were used: legal notice was published in the Woodland Daily Democrat on Monday November 8, 2010, and notices were mailed to all property owners within 300 feet of the project site. Copies of the staff report for the proposed project have been on file at City Hall since Friday November 12, 2010.

PREVIOUS ACTIONS TAKEN

1. On August 6, 1992, the Planning Commission approved the Condition Use Permit for the mini-mart/convenience store at 901 East Street, known as the Triond Project.
2. On October 7, 2004, the Planning Commission denied a request for a LED fuel price sign (digital display) the for Gibson Plaza Fueling Station (Bel Air Aisle 1) 1813 East Gibson Road.

STAFF ANALYSIS

Staff does **not** support this variance request and recommends **denial** of the variance and provides the following analysis.

It is the intrusive nature of LED signs with its red and green digital display to attract attention of passing motorist. The aesthetic goals of the City are much harder to achieve with Las Vegas-type "attention getting" signs displayed along its major corridors.

The sense of community is rooted in the history of Woodland, its small town atmosphere and its architectural heritage. The community has the right of visual self-determination in order to maintain and enhance Woodland's image. The Design Review process is a means of ensuring the compatibility of building design with local visual character and aspirations. Current City codes and design standards demonstrate a desire for signs to be attractive, complement the associated building design and to not detract from Woodland's streetscape.

LED technology with its digital display does not complement with the historic agricultural heritage of the East Street Corridor area. However, LED lights can be used for internally illumination in signs by replacing the florescent tubes with LED lights without the digital display appearance.

The following goals and policies from various City codes illustrate this desire to maintain and enhance Woodland's image:

GENERAL PLAN

The proposed LED sign is inconsistent with General Plan goals and policies of the City to protect and enhance the quality of Woodland's major corridor with high-quality signs

*As the "City of Trees," Woodland's streetscape and landscape is critical to its identity. The City's major corridors--Main Street, **East Street**, Interstate 5, State Route 113, and County Road 98--carry heavy traffic volumes and are major elements in the city's development pattern.*

GOAL 1.K *To maintain and enhance the quality of Woodland's major corridors, city entrances, landscape, and streetscape.*

POLICY *1.K.4 - Within major corridors, signs shall be made of high-quality materials such as stone, tile, cast concrete, or similar materials. No bare metals, wood, or any other non-durable material shall be allowed.*

ZONING ORDINANCE

The City's Zoning Ordinance prohibits the use of exposed bulbs, except in time and temperature signs and whose surfaces change with time.

If lighting is provided it shall be arranged to reflect away from the surrounding property and away from any public street, alley, or highway. Exposed bulbs are prohibited, except in time and temperature signs. Signs utilizing inert gases such as neon are permitted, except in residential zones.

Signs which move or simulate motion are prohibited. This shall include: flashing, blinking, animated, rotating signs, or signs whose illumination or surface change with time but shall not include time and temperature signs, or wall-mounted barber poles which project less than one foot (1').

COMMUNITY DESIGN STANDARDS

The Community Design Standards adopted April 6, 2004 specify prohibits the use of LED signs.

*Signs to be designed with permanent (non-changeable) graphics that are either backlit or illuminated by means of recessed light fixtures at the sign base. Back-lit sign letters fixed directly to the sign face are encouraged over other types of lettering. **Flashing, LED, video display, or message-board signs are not allowed.***

EAST STREET CORRIDOR SPECIFIC PLAN

The proposed LED sign is inconsistent with the goals of the East Street Corridor Specific Plan to increasing the attractiveness of the East Street Corridor.

GOAL 2.6 *Increase the attractiveness of the East Street Corridor in order to improve Woodland's overall image as a place to live, work, shop, and do business.*

POLICIES 4.4.G.3 - *All signs shall be constructed of high quality and weatherproof materials. Appropriate materials should be used on all elements of signs, including all letters, exposed edges and surfaces.*

4.4.G.4 - *Signage shall be integrated into the basic form of the building. All signs should relate proportionately in placement and size to other building elements, and sign style and color should complement the building.*

4.4.G.5 - *Conduit, tubing, raceways, conductors, transformers, mounting hardware, and other equipment shall be concealed.*

4.4.G.7 - *The wording of signs shall be limited to the occupant's names and/or company logo. Words describing the type of business are permitted. **Prohibited** elements include phone number or words describing products, services, **prices**, slogans or other types of advertising except as part of the occupant's trade name or logo.*

4.4.G.8 - *Sign colors shall be harmonious with colors of the building. One or more major body colors with one lettering color shall be included for each sign.*

4.4.G.10 - *Monument signs must be architecturally compatible with the building design.*

The purpose of these City's sign design standards and zoning ordinance is to provide minimum standards to safeguard the life, health, property and public welfare in keeping with the character of the City by regulating and controlling the size, height and structural design, quality of materials and construction. Staff uses these codes and standards to ensure that the design, placement and frequency of signage within the City of Woodland adhere to the design values and visual landscape that has been envisioned for the City by the General Plan as implemented by the Zoning Ordinance, East Street Corridor Specific Plan and Community Design Standards.

East Street Corridor Sign Requirement

One of the requirements of the East Street Corridor Specific Plan regarding the content of signs states that "*The wording of signs shall be limited to the occupant's names and/or company logo*" and the Specific Plan further prohibits prices from being displayed on signs. The Woodland Zoning Ordinance does make an allowance for gas stations to have price signs under Section 25-24-30-B (b), but the code is very specific:

Gasoline service stations are permitted one (1) separate price sign not to exceed twenty (20) square feet in area or six (6) feet in height. The price sign shall be permitted even when pricing information is incorporated into the primary ground sign and can take the form of a permanent illuminated ground sign or non illuminated portable sign. A price sign is required to have City approval for design and location.

The current proposal is for a 6-foot 4-inch by 9-foot cabinet sign mounted on a 2-foot base. The overall height will be 8-foot 11-inches with a sign area of 57 square feet. The proposed sign does not comply with the Zoning Ordinance requirements for a gas station price sign. The proposal exceeds the height limitation by 2-feet 11-inches and sign area limitation by 37 square feet (See Table below).

	Proposed price sign for Tower Mart	Zoning Ordinance allowance for gasoline station price sign	East Street Corridor Specific Plan (monument signs without prices)
Height	8 feet 11 inches	6 feet	12 feet
Area	57 sq. ft	20 sq. ft	½ of the total signage allowance for the building

VARIANCE

In Section 28 (**Variances**) of the Zoning Ordinance provides for the Planning Commission to allow variances from City Code. The purpose (SEC. 25-28-01) is:

To allow variations from the rules, regulations, and provisions of this chapter where practical difficulties or unnecessary hardships may result from the strict application of the provisions of this chapter.

To grant a variance the Planning Commission must be able to make the following five findings:

- A. That any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is located.*
- B. That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the zoning regulation is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under the same zone classification.*
- C. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or the zone in which the subject property is located.*

- D. That the granting of such variance will be in conformity with the general purpose and intent of this chapter and the general plan.*
- E. A variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zoning regulations governing the parcel of property.*

Staff cannot support such findings for this LED (digital display) sign variance from the Community Design Standards. Staff believes granting such a variance would constitute a special privilege for the property owner and staff cannot find any special circumstance that deprives the property owner of privileges enjoyed by other properties in the vicinity. That granting such a variance would not be in conformity with the City's General Plan and with other City zoning regulations.

APPEALS

The planning commission's action on the variance shall be final unless, within fourteen (14) calendar days after the decision, the applicant or any other person, including the city council, any individual city council member, or the city manager, not satisfied with the decision of the planning commission may appeal in writing to the city council. No conflict of interest shall exist solely by reason of the filing of an appeal by the city council, an individual city council member, or the city manager. The appeal shall be filed with the city clerk and, except an appeal by the city council, a council member, or the city manager, shall be accompanied by a filing fee as prescribed by city council resolution. The clerk shall set a date for a public hearing and shall give notice to the appellant, the applicant and the neighboring property owners in the manner provided in Section 25-28-20.

SUMMARY

The applicant is requesting approval for a variance to allow a LED (Light-emitting diode) lighted sign for Tower Market located at 901 East Street in the East Street Corridor Specific Plan (ESD-E).

Staff recommends denial of the requested variance. The proposed LED sign does not comply with City adopted codes and design standards and staff does not believe that the necessary finding can be made to grant such a variance.

RECOMMENDATION

Staff recommends denial of the variance by making an affirmative motion as follows:

Motion #1 Move That The Planning Commission Deny The Variance For Tower Market at 901 East Street Lane Based on the Identified Findings Of Fact By Taking The Following Actions:

- Determine that the project is inconsistent with the General Plan.
- Determine that the project is inconsistent with the Zoning Ordinance.
- Determine that the project is inconsistent with the East Street Specific Plan.
- Determine that the project is inconsistent with the Community Design Standards.

- Deny the variance allowing a LED (Light-emitting diode) lighted sign for Tower Market located at 901 East Street in the East Street Corridor Specific Plan (ESD-E).

-OR-

Should the Planning Commission decide to approve the variance, the motion should be made as follows:

Motion #2 Move That The Planning Commission approved The Variance For Tower Market at 901 East Street, Based On The Identified Findings Of Fact (Specify Findings) And Subject To The Identified Conditions Of Approval, By Taking The Following Actions (specific Actions)

ATTACHMENTS:

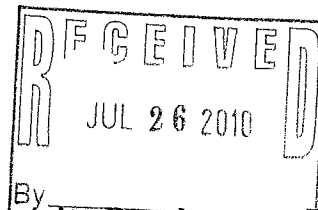
A. Application, Letter of Justification, Plans dated 7/15/10.

ATTACHMENT A



City of Woodland

520 Court St, Woodland CA 95695 (530) 661-5820 Fax (530) 406-0832



Community Development Department

GENERAL APPLICATION FORM

This application form is required as part of any request to process the planning actions listed below. In addition, the City of Woodland Zoning Code requires specific material to be submitted in conjunction with this form.

Other required items are indicated on the accompanying instruction packets and development brochures. It is the applicant's responsibility to insure that application packages are complete and accurate.

NOTE: AN INCOMPLETE APPLICATION CANNOT BE SCHEDULED FOR PUBLIC HEARING

1 Application Requested

Project No. <u>108008</u>	☐ General Plan Amendment	☐ Lot Line Adjustment	☐ Site Plan Review
	☐ Rezone	☒ Variance	☐ Design Review
	☐ Tentative Subdivision Map	☐ Use Permit (CUP)	☐ Zoning Administrator Permit (ZAP)
Amount Paid: \$ _____	☐ Tentative Parcel Map	☐ Planned Development Permit	☐ Other
Amount Due: \$ _____	☐ Vesting Tentative Map		

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

2 Project Description

Site address or location: <u>901 East St</u> <u>Woodland, Ca</u>	Project Name: <u>Tower Market # 125</u>
Assessor's Parcel Number: _____	Is this project located in a Redevelopment Area? ☐ Yes ☐ No
Total Acres: _____	Does this request include signage? ☒ Yes ☐ No
Is Your Project Located in a Flood Zone? Yes _____ No _____	

3 Justification for Request



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

4 Owner/Applicant

OWNER: Tower Energy	APPLICANT: Pacific Neon Company
ADDRESS: 1983 W 190th St	ADDRESS: 2939 Academy Way
CITY STATE ZIP CODE Torrance, Ca 90504	CITY STATE ZIP CODE Sacramento, Ca 95815
PHONE: 707-864-2506	PHONE: 916-927-0527
E-MAIL ADDRESS MarkV@TowerEnergy.com	E-MAIL ADDRESS charity@pacificneon.com or ryan@pacificneon.com

5 General Plan Amendment

Existing General Plan Designation	Gross Acres	Proposed General Plan Designation	Gross Acres

6 Rezoning Request

Existing Land Use Zone	Gross Acres	Proposed General Plan Designation	Gross Acres

7 Residential Development

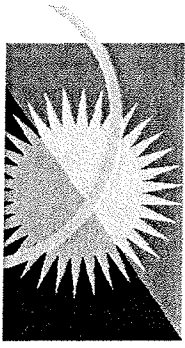
How many residential units are being requested? ? _____	How many lots will be created by this project? _____
Single Family _____ Half-plex _____	Do you intend to market the units for sale? Yes _____ No _____
Duplex _____ Apartments _____	Do you intend to market the units for rent? Yes _____ No _____
Condominiums _____ Other _____	
Townhomes _____ Total Units _____	

8 Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:	Indicate the gross and leasable square footage for each type of development:

9 Authority to File Application

Check one: ☒ ☐ 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 Applicant: <u>Mark Vasey - Tower Energy Group</u> Date: _____ Legal Owner: <u>[Signature]</u> Date: <u>7/22/10</u> Legal Owner: _____ Date: _____
Place Date Received Stamp Here	
DEPARTMENT USE ONLY	
G.P. Designation: _____ Zoning Designation: _____ Applicable Zoning Code Sections: _____ Hearing Body: _____ Environmental Determination: _____	Request: _____ _____ _____ Logged by: _____ Date: _____ Planner: _____ Date: _____



August 5, 2010

City of Woodland
Community Development Department
520 Court St
Woodland, Ca 95695

Re: Item # 3 of General Application form; Justification for request
Tower Energy, Proposed LED fuel monument sign at, 901 East St, Woodland, Ca

To whom it may concern,

Tower Energy requests to file for a variance in order to obtain approval to allow for one (1) 8'11" (h) x 10' (w) Double faced illuminated fuel price sign. The proposed Gasoline Grades, for Regular Unleaded, Plus Unleaded, Supreme Unleaded and Diesel # 2 will be energy efficient LED modules.

Tower Energy has switched from changeable numerals to the LED modules as their signature fuel price sign standard. They are now using the LED price signs at nearly all store locations. Tower Energy strives to maximize the public awareness of their locations while enhancing their operational efficiency and minimizing their operational cost and reducing their carbon footprint. Listed below are several reasons why our client has requested the use of LED price modules at this location:

- LED modules are a solid state semi conductor chip that require little maintenance
- LED displays operate on very low voltage, thus reducing the amount of energy needed to power the sign. A typical price / monument sign uses 800 milliamp high output fluorescent lamps.
- LED's have a 100,000 hr life rating compared the fluorescent lamp that typically has a 10,000 to 12,000 average life rating.
- With the LED modules the prices are far more visible for the consumer. We can control the light omission by dimming the LED's or increasing the light output depending on ambient light.

- All price changes can be controlled by a radio frequency controller. No more changeable numerals that yellow and crack; which causes the sign to look bad after only a few years. Another reason Tower Energy likes the LED's is because they no longer have a safety issue with an employee changing the numerals by ladder or change pole.
- Fluorescent lights used to light up a changeable copy sign, present a different problem that can be costly to the environment: disposal. CFLs are not to be disposed of like your typical incandescent or LED light because they contain mercury which seeps into the Earth's soil and water supply when finally dumped in a landfill. Fluorescent lights also emit greenhouse gases when in use and when discarded. LED lights are both safe to discard normally. Many materials in LED lights can actually be recycled.

After looking over the City of Woodlands website and talking to the planners. We understand that the city is very proud of its stance on Green Energy. Tower Energy is trying to improve their carbon footprint by reducing the amount of toxins and electricity needed to power one fuel price sign. They will also be reducing the amount of greenhouse gases that are released into the environment by using new LED modules in the fuel price sign as well as LEDs in the channel letter wall signs at this location.

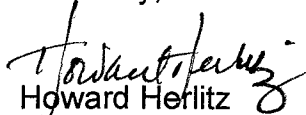
Unfortunately at this point in time, the sign code does not allow for LED's on fuel price signs, but allows time and temps signs with both wedge base incandescent lamps and LED illumination. The time and temp units flash on and off. The LED price modules are a constant burn. There are many local city's that do not allow electronic message boards, but will allow the LED price modules for price signs because they do not flash on or off and are not only an aesthetic upgrade to the typical price sign with changeable numerals but an environmental upgrade as well.

The new LED price sign will be an attractive upgrade from the existing non-conforming price sign.

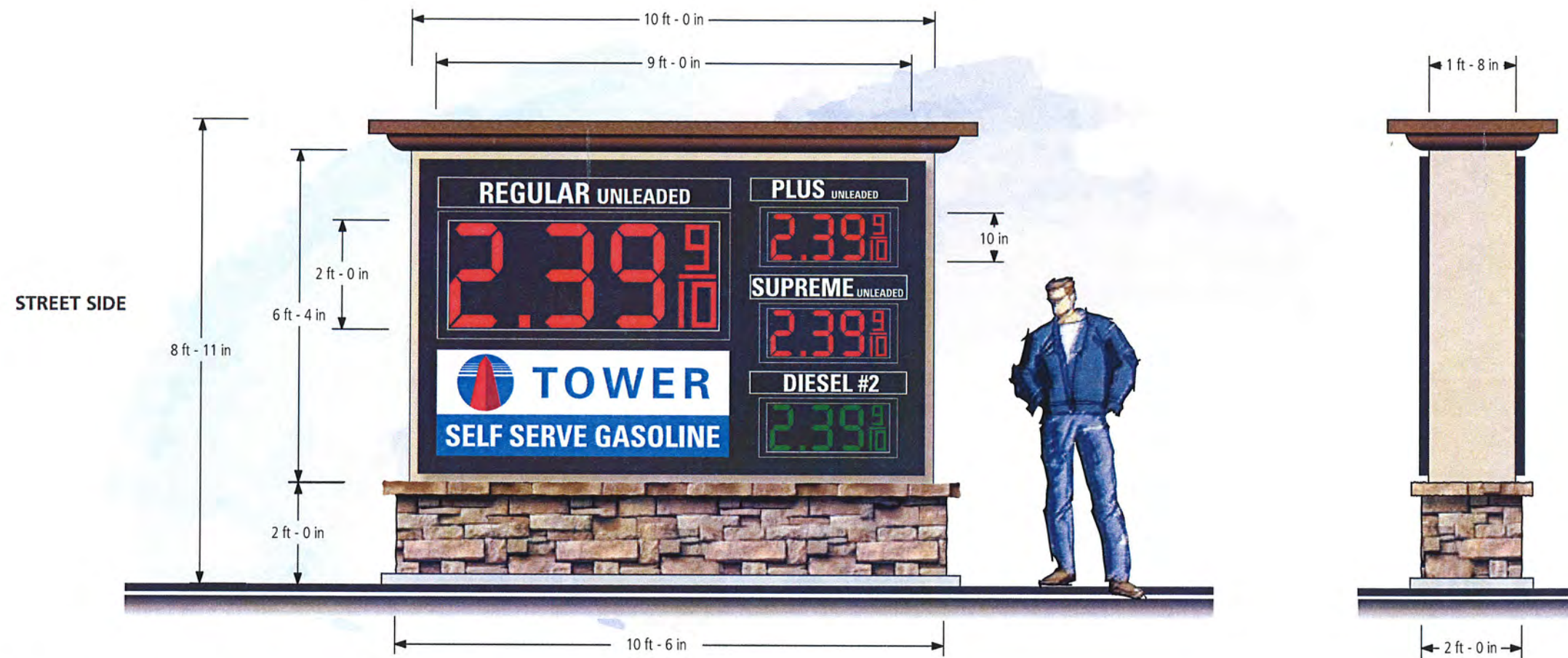
We are requesting that the City of Woodland allows the proposed LED price sign.

Please let me know if you should have any questions or concerns.

Sincerely,



Howard Herlitz
General Manager
Pacific Neon Company



B D/F Illuminated Fuel Monument Sign with LED Price Units

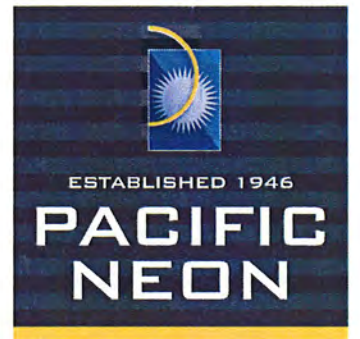
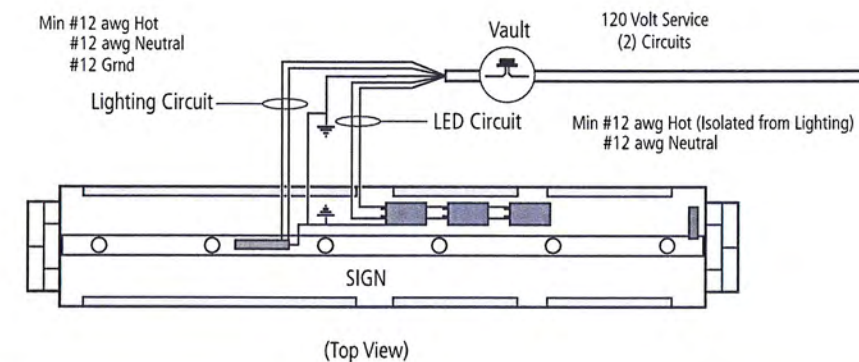
Scale 3/8"=1'-0"

Sign Area 48 SqFt.

Item	Description	Brand	Specification
Cabinet	1/8" Aluminum	----	Paint SW #6093 "Famillier Beige", texcoat finish.
Cabinet	1/8" Aluminum	----	Paint SW #6069 "French Roast", texcoat finish
Face Background	1/8" Alum. face / 2" deep returns	----	Face and return paint Black, satin finish
Tower Logo	Decorated 3/16" Lexan	3M / GE	3630- 33 Red, 3630-49 Burgundy, 3630-127 Intense Blue applied to White Lexan
Gasoline	Decorated 3/16" Lexan	3M / GE	3630- 127 Intense Blue, copy reverse cut White
Fuel Grades	Decorated 3/16" Lexan	3M / GE	3630- 22 Black, copy reverse cut White
Cabinet Illum.	Fluorescent Lamps	Phillips	Cool White
LED Price Panels	LED Units	Future Media	FMD24 & 10- Red for Gasoline numerals; Green for Diesel numerals
Stone Veneer	Cultured Stone	----	Wainscoat: Cultred Stone veneer "Cedar" Dry Stack LedgeStone. Watertable Cultred Stone "Buckskin"
Pad	Concrete	-----	Concrete natural, broom finish.

CIRCUIT DIAGRAM L.E.D. MESSAGE UNIT

(2) Circuit 120V Service



2939 ACADEMY WAY
SACRAMENTO, CALIFORNIA 95815
TEL 916.927.0527
FAX 916. 927.2414
www.pacificneon.com

Project No: 10-4165

Account
Executive: Howard Herlitz

Project:



Address:
901 East Street
Woodland, CA

Drawn By: Bruce Heller

Date: 7.15.10

Revision:

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

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California Title 24 Compliant



Sheet No.

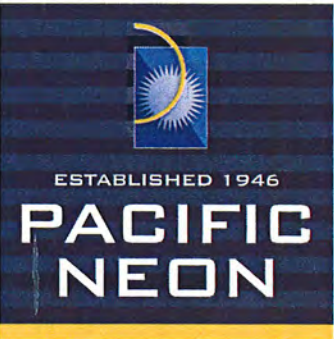
2



Existing Monument Price Sign



Proposed Monument Price Sign



2939 ACADEMY WAY
SACRAMENTO, CALIFORNIA 95815
TEL 916.927.0527
FAX 916. 927.2414
www.pacificneon.com

Project No: 10-4165
Account
Executive: Howard Herlitz



Address:
901 East Street
Woodland, CA

Drawn By: Bruce Heller
Date: 7.15.10
Revision:

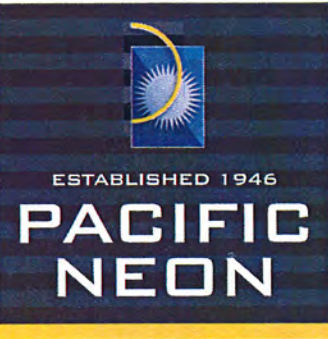
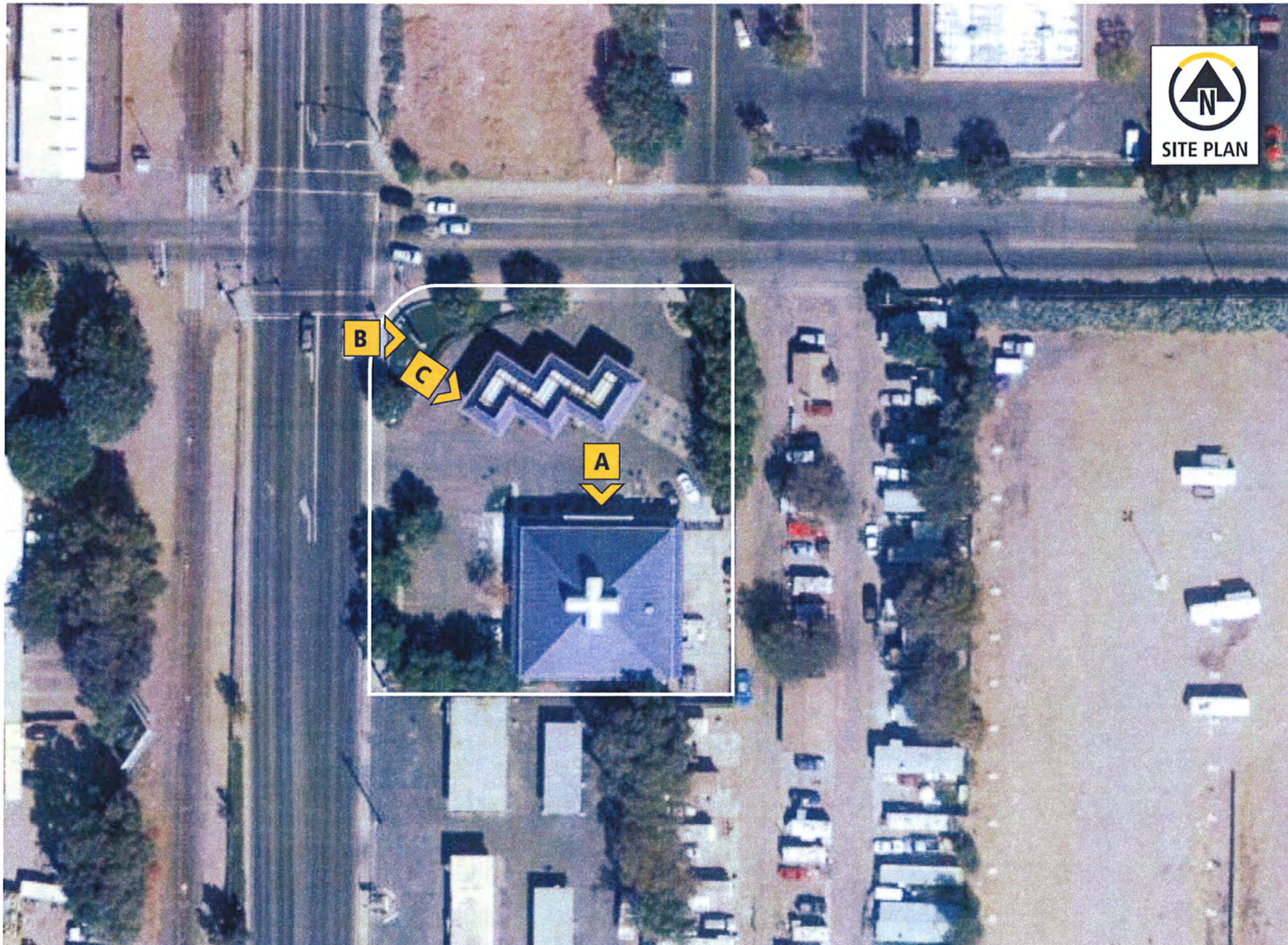
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Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

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California Title 24 Compliant





2939 ACADEMY WAY
SACRAMENTO, CALIFORNIA 95815
TEL 916.927.0527
FAX 916. 927.2414
www.pacificneon.com

Project No: 10-4165
Account
Executive: Howard Herlitz

Project:


Address:
901 East Street
Woodland, CA

Drawn By: Bruce Heller
Date: 7.15.10
Revision:

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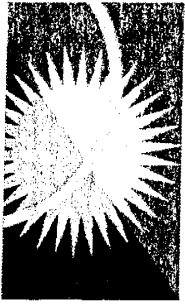
Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

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California Title 24 Compliant



ENCLOSURE 2



PACIFIC NEON COMPANY

December 1, 2010

City of Woodland
City Council
520 Court St
Woodland, Ca 95695

Re: A.P.N.

066-160-17

To whom it may concern,

We would like to appeal the Planning Commissions denial of the Tower Energy,
Proposed LED fuel monument sign at, 901 East St, Woodland, Ca to the City Council.

Please let me know if you should have any questions or concerns.

Sincerely,

Howard Herlitz
General Manager
Pacific Neon Company

RECEIVED

DEC 02 2010

CITY CLERK'S OFFICE

NOTICE OF APPEAL

To the Secretary of the Planning Commission of the City of Woodland:

I (we) wish to appeal the Planning Commission decision made 11-18-10 regarding the (approval) (denial) of the LED Fuel Monument Sign for the Tower Energy project located at 901 East St in the _____ Zone, for the following reasons: LED's are energy efficient & last effective to maintain
Sign is very attractive and will look great for years, compared to
plastic numerals that yellow, get scratched & break
Price changes can be done through a controller. No liability
of having employees change numerals by ladder
LEDs automatically adjust brightness based on ambient light

Appeal is made in accordance with Section _____ of the Zoning Ordinance of the City of Woodland is accompanied by the filing fee of \$ 232.

Howard Herlitz

Name(s)

2939 Academy way

Address

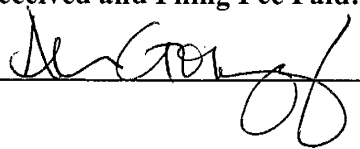
Sacramento CA, 95815

City

916 927 0527

Phone

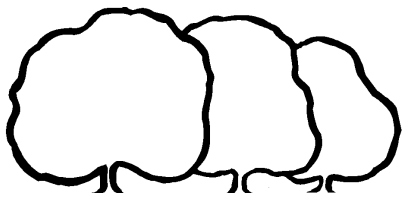
Date Received and Filing Fee Paid: 12/2/10

By: 

RECEIVED

DEC 02 2010

CITY CLERK'S OFFICE



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: January 18, 2010

SUBJECT: 2011 Community Service Awards Nominating Committee Report

Report in Brief

The Community Service Award Nominating Committee has completed the selection process for the 2011 Community Service Awards. The Committee has selected the following citizens to receive the 2011 Community Service Awards:

Alan Flory
Gary Malcolm
Ted Wimberg
and
Wayfarer Cener

Staff recommends that the City Council approve the selection of the 2011 Community Service Award nominees as described herein and determine which Council members will present the awards to the selected nominees.

Background

The 2011 Community Service Award Nominating Committee which consisted of Darlene Gray, Susan Lundquist, Jesse Ortiz, Russ Spring, Judy Tischer, Gary Traynham and Mayor Pimentel met on January 4, 2011.

The Committee reviewed all nominations received this year and also nominees that were submitted last year but not selected. The Committee felt each nominee has made significant contributions to the community in accordance with the award's criteria, which is:

- Community leadership
- Demonstrated, selfless service to the community
- Dependability in completing assignments/projects
- Interest in varied activities

Discussion

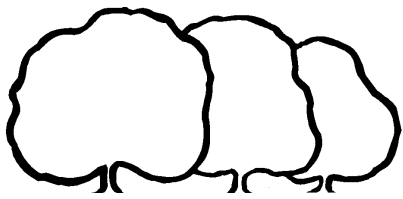
The 2011 Community Services Awards will be presented on Tuesday, February 22, 2011 at the Community & Senior Center. City Council approval of the selected nominees on January 18 will enable staff to complete the arrangements for the event which will recognize the three citizens and a service organization for their contributions to the Woodland community.

Recommendation for Action

Staff recommends that the City Council approve the selection of the 2011 Community Service Award nominees as described herein and determine which Council members will present the awards to the selected nominees.

Prepared by: Ana Gonzalez
City Clerk

Mark G. Deven
City Manager



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: January 18, 2011

SUBJECT: Authorization to Proceed with Final Engineering of River Intake
Facility

Report in Brief

At the September 15, 2009 City Council meeting, the City Council approved the Joint Powers Agreement (JPA) and Authority with the City of Davis for the Davis-Woodland Water Supply Project. This Authority is formally known as the Woodland Davis Clean Water Agency (Agency).

The surface water project is planning to be operational in early 2016. The project schedule indicates that engineering work on the river intake structure needs to begin in 2011. The Agency needs to obtain the approval of the Cities of Woodland and Davis for this design work to proceed.

Staff recommends the Council adopt Resolution No. _____ authorizing the Woodland-Davis Clean Water Agency to proceed with final engineering of the Water Project Intake Facility.

Background

Section 7.2 of the JPA provides that the Woodland Davis Clean Water Agency (Agency) will secure written approval of the Davis and Woodland City Councils before proceeding with specified major project milestones, including final engineering of the project facilities. The Agency therefore requests authorization from Davis and Woodland City Councils to proceed with final engineering of the river intake facility (see attached letter).

Discussion

Reclamation District 2035 (RD 2035) owns and operates the existing water intake which does not have a fish screen.

The Agency, along with the Cities of Davis and Woodland, has negotiated an agreement for the joint development of a new river intake/diversion facility with Reclamation District 2035. This agreement

provides for funding, design, construction and shared operation of the new joint intake, diversion and fish screen facility on the Sacramento River. Under the terms of the agreement, RD 2035 will take the lead on the permitting, design and construction of the joint intake facility. Engineering work is scheduled to begin in early 2011.

The surface water project facilities are scheduled for start-up operation in the first quarter of 2016. In order to meet that schedule, design work needs to occur in 2011 and 2012 after which a three year construction period is anticipated.

Current water utility revenues are sufficient to cover the City's funding obligations. The cost for the design and construction of the intake have been planned for and budgeted in the Woodland-Davis Clean Water Agency (the Agency) budget.

Fiscal Impact

The Agency's share of the cost of the design of the intake and fish screen is estimated to be between \$1.25 million and \$1.50 million. This cost would be incurred throughout 2011. The estimated amount expected to be spent through June, 2011 is \$750,000 which is within the Agency 2010-11 budget. Engineering cost required after June 30, 2011 will be included in the Agency's 2011-12 budget. The City of Woodland proportionate share of this amount would be 53.9% which would come from the City's Water Enterprise Fund. This is also within the budgets approved in the 10 year CIP.

Project initiatives are being coordinated with the Community Development Department for related coordination of development and redevelopment initiatives and with the Finance Department.

Public Contact

The Davis-Woodland Water Supply Project recently has had broad newspaper coverage relating to the summer time Water Purchase Agreement and related agreements with the Conaway Preservation Group.

The City Council's agenda has been posted for this item.

Alternative Courses of Action

1. Staff recommends the Council adopt Resolution No. _____ authorizing the Woodland-Davis Clean Water Agency to proceed with final engineering of the Water Project Intake Facility.
2. Do not adopt Resolution No. _____ and direct staff on how to proceed with project development.

Recommendation for Action

Staff recommends that City Council approve Alternative No.1:

Prepared by: Doug Baxter
Principal Civil Engineer

Reviewed by: Gregor G. Meyer
Public Works Director

Reviewed by: Kimberly McKinney
Finance Officer

Mark G. Deven
City Manager

Attachments: 1. Resolution
2. WDCWA letter requesting Council consideration