City of Woodland

300 First Street
Woodland, CA 95695

Meeting Agenda - Final

City Council

Tuesday, November 19, 2013 | **6:00 PM** | **Council Chambers**

CITY COUNCIL
CLOSED SESSION AGENDA
NOVEMBER 19, 2013
5:30 PM

A. CALL TO ORDER

B. CLOSED SESSION

D.1 Conference with Labor Negotiators, Pursuant to Government Code Section 54957.6
Agency Designated Representatives: Paul Navazio, Sheila McShane, Dan Bellini
Employee Organization(s): Fire Mid-Management

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY
NOVEMBER 19, 2013
6:00 P.M.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. COMMUNICATIONS-PUBLIC COMMENT

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

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

This is an opportunity for the Council Members and Staff to make comments and

announcements, to express concerns, or to request Council's consideration of any items a Council Member would like to have discussed at a future Council meeting.

13-333 SUBJECT: Long Range Calendar

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

Attachments: Council Long Range Calendar.docx

F. CONSENT CALENDAR

1. 13-308 SUBJECT: Treasurer's Investment Report Quarter Ending September 30, 2013

Recommendation for Action Staff recommends that City Council accept the quarterly Treasurer's Investment Report for the quarter ended September 30, 2013.

Attachments: Q1 FY 2014 11.19.2013.xlsx

2. 13-320 SUBJECT: Approve Amendment #2 to Professional Utility Rate Study Services

Recommendation for Action: Staff recommends that the City Council authorize the City Manager to execute amendment #2 to the consultant services agreement with HDR Engineering, Inc., (HDR) for Professional Rate Study Services adding $5,250 for the Sewer Rate Study for a total project budget of $48,010.

Attachments: Prof Services Amendment 2 sewer.docx

3. 13-321 SUBJECT: Public Safety Department (Police and Fire) Quarterly Status report for the period of July 2013 through September 2013

Recommendation for Action: Staff recommends that the City Council receive the Public Safety Department Quarterly Status Report for July 2013 through September 2013...body

Attachments: Qtrly Report - July-Sept 2013 (5).doc

4. 13-325 SUBJECT: Establishment of Woodland Visitor Attraction District 2x2 Subcommittee

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. establishing the Woodland Visitor Attraction District 2x2 Subcommittee and confirm the Mayor's appointment of Vice Mayor Stallard and Councilmember Hilliard to serve as the City Council representatives.

Attachments: ResoWVADsubcommittee11.19.13.docx

5. 13-326 SUBJECT: Adopt Ordinance Establishing Sewer Rates

Recommendation for Action: Staff recommends that the City Council adopt Ordinance _____ to establish rates for sewer service as prescribed in Exhibit A - Sewer Rate Schedule with the first increases effective on January 1, 2014, and subsequent increases effective on January 1 of 2015, 2016, 2017 and 2018.

Attachments: 2013 Sewer Rate ORDINANCE.docx

6. 13-334 SUBJECT: Adopt Ordinance No. 1554 to Amend CalPERS Employee Cost Sharing of 4.887% for classic local police members

Recommendation for Action: Staff recommends that the City Council adopt Ordinance No. 1554 to amend CalPERS Employee Cost Sharing of 4.887% for classic police members.

Attachments: 4.887 amendment to polcie safety agreement.pdf

Ordinance to amend PERSO contract 2013.doc

G. PUBLIC HEARINGS

7. Golden State Reclamation (at the request of the applicant, this Public Hearing will be continued to December 3, 2013)

8. 13-283 SUBJECT: Hold Public Hearing and Adopt the California Building, Plumbing, Mechanical and Electric Codes.

Recommendation for Action Staff recommends that the City Council hold a public hearing and adopt by reference the 2013 Edition of the California Building Standards (California Code of Regulations, Title 24), consisting of the 2013 California Building Code, (incorporating and amending the 2012 International Building Code), the 2012 California Electrical Code (incorporating and amending the 2011 National Electrical Code), the 2013 California Mechanical Code (incorporating and amending the 2012 Uniform Mechanical Code), the 2013 California Plumbing Code (incorporating and amending the 2012 Uniform Plumbing Code), the 2013 California Green Building Code, and the 2013 California Residential Code, along with the 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings, the 1997 Edition of the Uniform Housing Code, and the 1997 Edition of the Uniform Security Code, together with certain additions, insertions, deletions and changes thereto.

Attachments: Woodland Ordinance Adopting 2013 Building Codes.docx

Most Significant Changes in the 2013 California Building Code Standards

9. 13-324 SUBJECT: Hold Public Hearing and Adopt Ordinance related to the 2013 California Fire Code

Recommendation for Action: Staff recommends that the City Council

hold a public hearing to receive public comments regarding Ordinance 1556; and adopt Ordinance 1556 amending sections of the City of Woodland Municipal Code related to fire protection and nuisance abatement and adopting by reference the 2013 California Fire Code (California Code of Regulations, Title 24, Part 9).

Attachments: Woodland Ordinance Adopting 2013 Fire Code.doc

H. REPORTS OF THE CITY MANAGER

10. 13-335 SUBJECT: Woodland General Plan Update - Report Back Concerning Land Use Plan and Update Progress

Recommendation for Action: Staff recommends that the City Council provide the following preliminary direction of advancing the General Plan Update:

1) Confirm that developing a flood solution, advancing job creation, promoting infill, and build-out of the Spring Lake Specific Plan are top priorities for the General Plan Update,

2) Confirm that subsequent new growth should be prioritized in the following sequence subject to defining appropriate land use and triggers for advancement of future planning and build-out of these areas: Master Plan Remainder Area, East Area, Northwest Area,

3) Confirm that a range of growth rates (through 2035) should be analyzed: 250 dwelling units per year (±1.1 percent annual average or ±5,500 units over 22 years) and 400 dwelling units per year (±1.7 percent annual average or ±9,000 units over 22 years),

4) Direct staff to prepare a preliminary land use map with these assumptions, seek community input including the General Plan Steering Committee and Planning Commission, and return to City Council no later than March 2014 with a recommended land use map and draft phasing and trigger language,

5) Accept revised key work tasks and schedule; and

6) Direct staff to return no later than January 2014 with a revised budget and contract amendments if necessary to complete the General Plan Update pursuant to the above recommendations.

Attachments: Attachment 1A Phasing Table docx.docx

Attachment 1B Phasing Map v2.pdf

Attachment 2 Recent Questions v2.docx

11. 13-336 SUBJECT: Consideration of Changing from an At Large to District Election System

Recommendation for Action Staff recommends that the City Council:

(1) Receive a presentation from the Citizens' Advisory Committee on Council District Maps, and, at the conclusion of the presentation provide direction to staff on the preferred Council District Map to advance in the

development of the Ordinance and Ballot Measure to be placed before the voters at the June 2014 election.

(2) Consider additional elements related to implementing a transition from At-Large Council elections to District-based Council elections, and provide direction to staff to guide development of the draft Ordinance and Ballot Measure to enact Council elections By-District; specific direction is requested related to:
a. whether City Council members will be elected based on a plurality or a majority of votes in each district,
b. the method of selection of the mayor and vice mayor,
c. the date of the 2014 City Council election,
d. the order and sequence of elections for each of the new proposed Council districts, and
e. additional items that should be considered in the drafting of the ordinance enacting Council District elections.

Attachments: 00_Map 1.pdf
00_Map 2.pdf
00_Map 3.pdf

I. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority Regular Meeting of the City of Woodland scheduled for November 19, 2013 was posted on November 15, 2013 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.

Legislation Details (With Text)

File #:	13-333	**Version:**	2	**Name:**	Long Range Calendar
Type:	Report of the City Manager			**Status:**	Agenda Ready
File created:	11/14/2013			**In control:**	City Council
On agenda:	11/19/2013			**Final action:**	
Title:	SUBJECT: Long Range Calendar Recommendation for Action: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Council Long Range Calendar.pdf				

Date	Ver.	Action By	Action	Result

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: November 19, 2013

SUBJECT: Long Range Calendar

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

Background

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

Prepared by: Ana Gonzalez, City Clerk

Paul Navazio, City Manager

Attachment

COUNCIL LONG RANGE CALENDAR

Items subject to removal and/or rescheduling

Tuesday, December 3, 2013 Reports due 11/19 Regular Meeting

CLOSED SESSION
Regional Park Site

COMMITTEE REPORTS
Commission on Aging Meeting Minutes

CONSENT
Tree City USA Re-certification
AB1600 Annual Report
MSE Annual Report
MSV Annual Report
Final Acceptance and Notice of Completion for the Pavement Maintenance Project CIP 12-10
Approve Consultant Contract for CIP 08-58, Downtown Streetscape
Psomas Contract for PG&E Inspection
Application for Emergency Solutions Grant Submittal by Yolo Family Resource Center & Fourth and Hope

REGULAR CALENDAR
Fire Hydrant Fee Update
Waste Management - CPI adjustment and increase in disposal fee

Tuesday, December 17, 2013 Reports due 12/3 Regular Meeting

PRESENTATION
WJUSD – Common Core
Communicare

CONSENT
CDBG Panel Selection and Involvement Process
Cert. of Appreciation for Neal Peart and Appoint Sean Denny to Sacramento Yolo Mosquito & Vector Abatement District
Surface Water 2mgd/day
Revision to Deferred Impact Fee Agreement for Mutual Housing Program

REGULAR

Council approval/further direction on Ordinance(s) for June 2014 Ballot – Implement Council District Elections

Council approval/further direction on Ordinance(s) for June 2014 ballot – Renewal/Replacement of Measure V

Energy Conservation/Renewable Project Recommendation (Terra Verde)

Tuesday, January 7, 2013	**Reports due 12/24**	**Regular Meeting**

Approval of final Ballot Measure Ordinance(s)

Housing Related Parks Program Grant Application Submittal – Consent

Tuesday, January 21, 2013	**Reports due 1/7**	**Regular Meeting**

Professional Services Contract – Project Mgmt: Lower Cache Creek Flood Solutions

Tuesday, January 28, 2013	**Reports due 1/14**	**Study Session (TENTATIVE)**

Study Session – Street Maintenance/Condition Assessment

FUTURE AGENDA ITEMS FOR:

FEBRUARY

25th – General Plan – CC hearing of alternative analysis and determination of preferred land use alternative

Mid-year Budget Update

MARCH

11th – General Plan – CC confirmation of final preferred alt

FY 14/15 Budget Workshop

FUTURE AGENDA ITEMS – DATE TO BE DETERMINED:
Amend Home Occupation Ordinance to Comply with CA Homemade Food Act – Public Hearing
Ashley Gate Rehab CIP 14-12 Award Contract – Consent
Solaria Project Status Update
Weed Abatement Ordinance
Verizon Cell Tower Communication License Agreement
New water conservation ordinance
County food waste composting proposal

FUTURE STUDY SESSIONS (TBD):
City Council Goals/Progress Report
Street/Sidewalk Annual Status Report
Climate Action Plan
Update Economic Development Strategic Plan

Legislation Details (With Text)

File #:	13-308	Version: 1	Name:	Treasurers Investment Report, Quarter Ending 09/30/13
Type:	Consent Item(s)		Status:	Agenda Ready
File created:	10/24/2013		In control:	City Council
On agenda:	11/19/2013		Final action:	
Title:	SUBJECT: Treasurer's Investment Report Quarter Ending September 30, 2013 Recommendation for Action Staff recommends that City Council accept the quarterly Treasurer's Investment Report for the quarter ended September 30, 2013.			
Sponsors:				
Indexes:				
Code sections:				
Attachments:	Q1 FY 2014 11.19.2013.pdf			

Date	Ver.	Action By	Action	Result

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: November 19, 2013
SUBJECT: Treasurer's Investment Report Quarter Ending September 30, 2013

Recommendation for Action Staff recommends that City Council accept the quarterly Treasurer's Investment Report for the quarter ended September 30, 2013.

Staff Contact

Kimberly McKinney,Finance Officer/Treasurer - (530) 661-5849, kimberly.mckinney@cityofwoodland.org

Fiscal Impact

There is no impact on the City funds in association with the information contained herein. This report is for informational purposes only.

Background

The City manages its investment portfolio in accordance with the guidelines established by the Council via the adopted investment policy. The City primarily invests in the Local Agency Investment Fund (LAIF) and federal agency obligations because these are generally considered low risk investments. The City's securities are held in custodial care by U.S. Bank N.A., Custody Treasury Division, located in Minneapolis, MN and administered by its Sacramento office. U.S. Bank N.A. provides monthly statements to the City of Woodland. The source of valuations for the securities is marked to market by U.S. Bank N.A.

Each quarter staff is required to provide the City Council with a report form the City Treasurer on the status of investments. The purpose of this report is to provide the Council with information regarding liquidity, monthly cash flow and expected cash disbursements.

Discussion

In determining placements of investments, safety is the number one priority which is followed by liquidity and finally yield on investments.

The City Investment Policy has established a benchmark equal to the 90-day U.S. Treasury bill which for the quarter ending September 2013 was 0.02%. The yield on the Local Agency Investment Fund (LAIF) balances for the quarter ending September 2013 was 0.26%. This City has therefore met its goal of obtaining a rate of return greater than the established benchmark.

The attached reports provide a summary of the City's current investments and include the investment interest rates as they have matured and current rates for new investments. All activities comply with the existing Investment Policy approved by City Council. Additionally, a report entitled "Cash with Fiscal Agent" is included which lists the most recent information available regarding investments for the assessment districts/bond reserve fund dollars. The source of this information is monthly reports from the various district/bond Trustees.

Conclusion

Staff recommends that City Council accept the quarterly Treasurer's Investment Report for the quarter ended September 30, 2013.

Prepared by: Adam Devlin
Senior Accountant

Reviewed by: Kimberly McKinney
Finance Officer/Treasurer

Paul Navazio, City Manager

Attachment

CITY OF WOODLAND
INVESTMENT REPORT

September-13

SUMMARY OF INVESTMENTS

TYPE OF INVESTMENT	AMOUNT	TOTAL
Local Agency Investment Fund (LAIF)	49,960,799.05	100.0%
TRANS bond proceeds	0.00	0.0%
FHLB Bonds	0.00	0.0%
FFCP Bonds	0.00	0.0%
FNMA	0.00	0.0%
Freddie Mac	0.00	0.0%
TOTAL	**49,960,799.05**	100.0%

PORTFOLIO

	Interest	*Amount*
LAIF		**49,960,799.05**
TRANS bond proceeds		**0.00**
SUBTOTAL		**49,960,799.05**

	Maturity Date	*Interest*	*Call Date*	*PAR Amount*	*Purchase Price*
Total Investments				**0.00**	
Total of LAIF Funds & Investments Detail				**49,960,799.05**	
Check Total (Should be zero)					**-**

CITY OF WOODLAND
INVESTMENT REPORT

CASH ACCOUNTS as of 9/30/13

Bank Accounts with U.S. Bank	$9,234,173.14
Petty Cash	***$3,290.00***
Cash with Fiscal Agent	*$9,094,296.54*

INTEREST SUMMARY

Prior Quarters Interest Earned - Investments	$0.00
Prior Quarters Interest Earned - LAIF	$0.00
Total Interest Received	$0.00
Interest Received from July 1, 2013 to September 30, 2013	$29,399.01
Total Fiscal Year-to-Date Interest Received	**$29,399.01**

The interest received does not always represent the interest earned. LAIF records interest on a quarterly basis but does not report it until the 15th of the month following the end of the quarter. The interest received on Treasury Notes is received every six months either on the 15th or the last day of the month. Bond interest is posted every six months to the date of settlement.

CITY OF WOODLAND
INVESTMENT REPORT

Current Market Value
0.00

CITY OF WOODLAND
INVESTMENT REPORT

CITY OF WOODLAND
ACTIVITY REPORT

DATE	DESCRIPTION	DEBIT	CREDIT	DEBITS
LAIF	**TREASURER**			
07/01/13	Month Beginning Balance			**49,931,400.04**
07/12/13	Quarterly Interest	29,399.01		**49,960,799.05**
		29,399.01	-	**49,960,799.05**

TRANS bond proceeds in Guaranteed Investment Contract

0.00

Bonds and Other Investments

07/01/13	BEGINNING BALANCE	**0.00**
09/30/13	Month End Balance	**0.00**

	END OF MONTH TOTAL DEBITS	**49,960,799.05**
	Check Total (Should be Zero)	-

Transactions w/LAIF	1
Purchase of New Bonds	0
Bonds Called	0
Purchase of New CD	0
CD Matured	0
Bonds Sold	0
Bonds Matured	0

East-Main Assessment District Series 2001 RDM FD issue	Current Balance			Current Balance		Int Earned Current Month
Reserve Account	$992,184.18			$992,184.18	Cash Mgmt-1st Am Treasury	33.71
Refunding Bonds	$2.55			$2.55	Cash Mgmt-1st Am Treasury	0.00
1992 Wastewater						
reserve fund	$155,890.92		AIG-Notes, Mortgages, etc	$155,890.92	Cash Management-Fidelity	5.30
interest fund	$253,037.51			$253,037.51	Cash Management-Fidelity	0.00
Revenue Fund	$1.66			1.66	Cash Management-Fidelity	0.00
interest fund	$416,213.75			416,213.75	Cash Management-Fidelity	0.00
Reserve fund	$937,249.57			$937,249.57	Cash Management-Fidelity	31.84
CFD - Gibson Ranch						
94-1						
Spc tax debt svc	$0.00			$0.00	Cash Mgmt-1st Am Treasury	0.00
reserve acct	$177,633.53			$177,633.53	Cash Mgmt-1st Am Treasury	2.32
Spc tax debt svc	$0.00			$0.00	Cash Mgmt-1st Am Treasury	0.00
Series 2001 Acct	$445.19			$445.19	Cash Mgmt-1st Am Treasury	0.14
2004 Refunding spc tax	$0.00			$0.00	Cash Mgmt-1st Am Treasury	0.00
2004 Refunding spc tax	$0.00			$0.00	Cash Mgmt-1st Am Treasury	0.00
2004 refund spc tax rsv	$949,792.83			$949,792.83	Cash Mgmt-1st Am Treasury	0.00
2004 Subordinate (Incl Reserve)	$226,795.00			$226,795.00	Cash Mgmt-1st Am Treasury	0.00
Spring Lake 2004						
Special Tax Fund	$0.00			$0.00	Cash Mgmt-1st Am Treasury	0.00
Bond Reserve	$2,379,002.79			$2,379,002.79	Cash Mgmt-1st Am Prime Obligation	31.57
Revenue Anticipation Notes						
Cap Projects/Revenue Bonds 2002						
reserve acct.	$0.00	$0.00	Cash Mgmt-1st Am Treasury	$0.00	FSA Capital Mgmt Svcs LLC	0.00
revenue fund	$2.25			$2.25	Cash Mgmt-1st Am Prime Obligation	2.25
Cap Projects/Revenue Bonds 2005	$0.00	$0.00	Cash Mgmt-1st Am Treasury			0.00
reserve acct.	$4.63		Cash Mgmt-1st Am Treasury	$4.63	FSA Capital Mgmt Svcs LLC	4.63
Interest acct revenue acct.	$0.00			$0.00	Cash Mgmt-1st Am Prime Obligation	
Water Revenue Bonds 2011						
revenue acct.	$91.11			$91.11	US Bank Mmkt 5 -Ct	1.10
Interest acct.	$0.00			$0.00		
reserve acct.	$1,324,577.50			$1,324,577.50	US Bank Mmkt 5 -Ct	45.00
proceeds acct	$0.00			$0.00	US Bank Mmkt 5 -Ct	0.00
Bond Anticipation Notes						
2007 RDA TABS						
Tax Revenue Fund	$395,414.82			$395,414.82	Cash Mgmt - Ist Am Treasury Oblig	13.43
Interest Account	$0.64			$0.64	Cash Mgmt - Ist Am Treasury Oblig	0.00
Principal Account	$0.00			$0.00	Cash Mgmt - Ist Am Treasury Oblig	0.00
reserve account - 2007 A	$483,419.35			$483,419.35	Cash Mgmt - Ist Am Treasury Oblig	16.41
reserve account - 2007 B	$110,905.73			$110,905.73	Cash Mgmt - Ist Am Treasury Oblig	3.76
CDBG Account						
Savings Account	$132,368.39	$132,368.39	Bank of America - Quarterly Bank Statement			0.00
Checking account	$159,262.64	$159,262.64	Bank of America - Monthly Bank Statement			
TOTAL	$9,094,296.54					
Check Summary Total (Should be zero)	$0.00					

Legislation Details (With Text)

File #:	13-320	Version:	1	Name:	Utility Rate Study-Prof Services Amendment 2
Type:	Consent Item(s)			Status:	Agenda Ready
File created:	11/4/2013			In control:	City Council
On agenda:	11/19/2013			Final action:	
Title:	SUBJECT: Approve Amendment #2 to Professional Utility Rate Study Services Recommendation for Action: Staff recommends that the City Council authorize the City Manager to execute amendment #2 to the consultant services agreement with HDR Engineering, Inc., (HDR) for Professional Rate Study Services adding $5,250 for the Sewer Rate Study for a total project budget of $48,010.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Prof Services Amendment 2 sewer.pdf				

Date	Ver.	Action By	Action	Result

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: November 19, 2013

SUBJECT: Approve Amendment #2 to Professional Utility Rate Study Services

Recommendation for Action: Staff recommends that the City Council authorize the City Manager to execute amendment #2 to the consultant services agreement with HDR Engineering, Inc., (HDR) for Professional Rate Study Services adding $5,250 for the Sewer Rate Study for a total project budget of $48,010.

Staff Contact

Lynn Johnson, Senior Management Analyst - (530) 661-5979, lynn.johnson@cityofwoodland.org

Council Goal

This recommendation is consistent with the City's goal for fiscal responsibility by undertaking comprehensive fee studies to align ongoing and future expenditures with ongoing revenues. Additionally, adopting appropriate utility fee structures provides the necessary funding to support current and future infrastructure, another Council goal.

Fiscal Impact

The second amendment to the professional services agreement for professional utility rate study services will add $5,250 to the cost of the Sewer Rate Study for a total cost of $48,010. The sewer enterprise fund is the

source of funding and there is an adequate appropriation in the FY 2013 budget to cover the increase. There is no impact to the general fund.

Background

A professional services agreement for utility rate study services was executed with HDR in October 2011. Included in that contract was the cost to provide the City with a water rate study and a sewer rate study. The water rate study is complete and was approved by Council in February 2012. As the City neared completion of the water rate study, we began the review of our sewer rates which had an original budget of $32,990. On April 23, 2013, Council approved the amendment #1 to the Sewer Rate Study which added $9,770 to the total cost. That amendment covered the cost of running many additional rate scenarios that were not anticipated in the original scope of work.

The Comprehensive Sewer Rate Study is now complete and was presented to the Council on September 3, 2013. The Public Hearing on the proposed sewer rate adjustments was held on November 5, 2013 and the Ordinance to adopt the sewer rates was introduced. The second reading of the Ordinance and the adoption of the sewer rates is planned for November 19, 2013.

Discussion

As part of the City's public outreach for the proposed sewer rate adjustments, two community meetings were held, October 10 th and October 22 nd , where staff and our HDR consultant, Shawn Koorn, presented information about the proposed rates and responded to audience questions. Although not planned in the original scope of work for the sewer rate study, staff asked that Mr. Koorn attend the public meetings to assist in the presentations. The process of determining necessary rate revenue for the sewer utility, the cost of service analysis and the change in rate structure for non-residential accounts added to the complexity of the presentation. Mr. Koorn was able to clearly articulate the study process and rate recommendations. This amendment will complete the contract with HDR for utility rate study services.

Conclusion

Staff recommends that the City Council authorize the City Manager to execute amendment #2 to the consultant services agreement with HDR Engineering, Inc., for Professional Rate Study Services adding $5,250 for the Sewer Rate Study for a total project budget of $48,010.

Prepared by: Lynn Johnson, Senior Management Analyst

Paul Navazio, City Manager

Attachment: Professional Services Agreement Contract Amendment

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ARTICLE 1. PARTIES AND DATE

This Second Amendment to the Professional Services Agreement ("First Amendment") dated as of the _____ day of _____, 2013__ is entered into by and between the City of Woodland ("City") and HDR Engineering, Inc. ("Consultant").

ARTICLE 2. RECITALS

2.1 City and Consultant entered into that certain Professional Services Agreement dated October 10, 2011 ("Agreement"), whereby Consultant agreed to **prepare a water rate study and a sewer rate study.**

2.2 City and Consultant now desire to amend the Agreement to increase the amount of compensation for the sewer rate study in accordance with the Consultant's proposal dated October 23, 2013 attached hereto. The total compensation for the second amendment shall not exceed Five thousand, two hundred and fifty dollars ($5,250).

ARTICLE 3. TERMS

3.1 Continuing Effect of Agreement. Except as amended by this Amendment, all provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this Amendment.

3.2 Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment.

3.3 Counterparts. This Amendment may be executed in duplicate originals, each of which is deemed to be an original, but when taken together shall constitute but one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

City Of Woodland **HDR Engineering, Inc.**

By: _____ By: _____
Paul Navazio Name:
City Manager Title:

ATTEST:

_____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

_____
Kara K. Ueda, Best, Best & Krieger LLP, City Attorney

CONSULTANT PROPOSAL FOR ADDITIONAL WORK

[ATTACH CONSULTANT PROPOSAL]

Legislation Details (With Text)

File #:	13-321	Version: 1	Name:	Public Safety Quarterly Status Report 07/13-09/13
Type:	Consent Item(s)		Status:	Agenda Ready
File created:	11/5/2013		In control:	City Council
On agenda:	11/19/2013		Final action:	
Title:	SUBJECT: Public Safety Department (Police and Fire) Quarterly Status report for the period of July 2013 through September 2013 Recommendation for Action: Staff recommends that the City Council receive the Public Safety Department Quarterly Status Report for July 2013 through September 2013...body			
Sponsors:				
Indexes:				
Code sections:				
Attachments:	Qtrly Report - July-Sept 2013 (5).pdf			

Date	Ver.	Action By	Action	Result

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: November 19, 2013

SUBJECT: Public Safety Department (Police and Fire) Quarterly Status report for the period of July 2013 through September 2013

Recommendation for Action: Staff recommends that the City Council receive the Public Safety Department Quarterly Status Report for July 2013 through September 2013.

Staff Contact

Bonnie Sylva, Administrative Secretary - 661-7865, bsylva@cityofwoodland.org

Background

The Public Safety Department Quarterly Status Report includes a summary of all activity within the Department (Police and Fire). In lieu of providing comprehensive monthly status reports to the City Council and department heads via e-mail communication, the City Council now receives Status Reports on a quarterly basis via agenda packet.

Prepared by: Bonnie Sylva, Administrative Secretary

Reviewed by: Dan Bellini, Chief, Public Safety Dept.

Paul Navazio, City Manager

Attachment: Public Safety Quarterly Report (July-Sept. 2013)

powered by Legistar™

PUBLIC SAFETY DEPARTMENT

Quarterly Report

DATE: **November 5, 2013**

SUBJECT: QUARTERLY REPORT FOR JULY-SEPTEMBER 2013

POLICE:

PATROL AND INVESTIGATIONS SIGNIFICANT CASES:

July:

❖ Officers, firefighters, and ambulance personnel were dispatched to Bel Air Shopping Center for a traffic collision in the parking lot. Emergency personnel found a male toddler, later determined to be 2 years, 11 months old, lying in the parking lot in front of the west entrance/exit of Bel Air. The child sustained life threatening injuries and was transported to the UC Davis Medical Center where, tragically, he succumbed to his injuries. The driver of the vehicle was identified as a 67-year-old resident of Woodland. The investigation revealed this was an unfortunate, unintentional traffic collision.

Officers responded to In and Out Market on College Street for an armed robbery. They learned that two Hispanic male adults, approximately 19 to 25-years-old, both wearing grey and white hoodies entered the market with handguns and robbed the store of an undetermined amount of money and cigarettes. Suspect #1 was described as 5'10", 230 pounds, and Suspect #2 was described as skinny, approximately 5'07" with dark spots on his cheeks.

Officers responded to Summerwood Drive for a report of a fight in progress. They located a 72-year-old male victim down on the grass in front of his residence. Medical personnel treated the victim for a non-life-threatening head injury. Witnesses told officers that about 15-20 juveniles, all approximately 14-16 years of age, confronted the victim regarding an incident involving a broken window that occurred while the juveniles were playing soccer in front of the victim's residence. During the confrontation, the victim was struck by one of the juveniles with what appeared to be a folding metal scooter. Witnesses were not able to give additional descriptions of the juveniles, and the juveniles fled the scene before officers arrived. Detective Towle was assigned the case as a possible hate crime. After following up on a number of leads, and with the assistance of the SROs, he was able to determine the identity of the juvenile. The juvenile was arrested.

All of the Detectives in the Investigations Division assisted Yolo County Gang Task Force (GTF) with a major property case. There were multiple burglary cases resolved during this investigation as well as multiple arrests and thousands of dollars worth of property recovered. Some of the property recovered was from burglaries where the City was the victim.

Detective Cortes concluded approximately 30 vandalism cases where the suspect was tagging various locations around town with his moniker. This investigation took several months to compile with the assistance of several non-sworn staff. The suspect was arrested.

Detectives Towle and Jameson began work on an armed robbery that occurred at a small local market. During the investigation, it was determined the robbery was gang related so GTF was

included in the investigation. Both suspects were quickly identified and arrested for numerous felonies.

Detective Ford arrested a sex registrant that was not in compliance with mandated reporting. The discovery was made as a result of a warrant sweep done the previous month.

Detective Elliott completed the extensive investigation of an embezzlement from a local charity. The case took several months to complete and was turned over to the District Attorney's office for charges to be filed.

August:

❖ Officers and Fire personnel were dispatched to a vehicle/pedestrian hit and run collision on Main Street. Officers located a male adult lying on the sidewalk in front of Chase Bank. Medical personnel pronounced the male victim deceased a short time later. Officers found a license plate from the suspect vehicle and searched the area extensively for the vehicle. Officers located the suspect vehicle parked on First Street and contacted a subject seated in the driver's seat. When officers ordered him out of the vehicle, the subject refused to comply with the officers' commands. The suspect was removed from the vehicle and detained without incident. It was determined the suspect, a 19-year-old male, had been driving while under the influence when the collision occurred. The suspect was booked on charges of gross vehicular manslaughter, fleeing the scene of a collision after committing vehicular manslaughter, driving while under the influence causing bodily injury, and driving without a license. The Traffic Division was called out to investigate the crime scene.

Detective Elliott was assigned a kidnapping investigation. The victim reported he had been kidnapped by an unknown man and woman and, after driving him out to the county, they took his wallet and phone. It was revealed there was no kidnapping or robbery. The alleged victim actually met with a prostitute and left his residence with her in her car. When he told her he had no money, she dropped him off in the county near Davis. The subject left his phone in the car when he got out.

Detective Ford was assigned a stolen property case where the suspect pawned stolen property from two different residential burglaries that occurred on different dates in the same apartment complex. Detective Ford, with the assistance of the pawn shop, confirmed the identity of the suspect after recovering the majority of the property. The suspect was located and arrested.

September:

❖ An officer arrested a subject on a traffic stop for possessing a loaded .38 caliber handgun with shaved serial numbers. There were two passengers in the vehicle, and they were later released. A probation search was conducted at the suspect's residence and officers located scales, baggies, gang paraphernalia, and an empty handgun case with .38 rounds. Officers seized all of the items and the suspect's cell phone and $705 in cash. The photographs in the suspect's phone showed him holding the gun, and other incriminating photographs. The suspect was charged with possession of a concealed firearm and possession of a firearm with shaved numbers.

Officers responded to a report of shots fired on Marin Place and Porter Street. Residents of the neighborhood told officers they heard approximately three gunshots fired in rapid succession. While searching the street for evidence, officers found blood splatter on the street on Marin Place. Area hospitals were called to see if they had any gunshot victim(s), but none were reported. The next day, officers went to a residence on Marin Place after a 70-year-old male reported a bullet hole in the driver's side door of his pickup. The vehicle was parked on the street in front of his house. The victim said he heard the gunshots the night before and discovered his vehicle had been struck by a bullet in the morning. A large caliber bullet fragment was recovered from the driver's door.

Officers were dispatched to a residence on Bourn Drive regarding an unknown subject inside the residence. As dispatch gathered additional information, the call was updated to a burglary in progress. Witnesses provided a description of the suspects and the vehicle they drove. An officer arrived on scene as the vehicle was leaving the area. The officer waited for additional units before initiating a traffic stop of the vehicle. All three of the occupants of the vehicle were juveniles and were involved in a burglary at the residence. The suspects were arrested and booked for burglary and conspiracy.

Officers were dispatched to Buckeye Street for a report of shots fired into a residence. Officers determined a single shot from a shotgun had been fired at the front door of the occupied house. There were no injuries to the occupants. The resident, a 39-year-old male, was standing near his front door when the unknown suspect approached him and fired one shot. The resident was not injured, and the pellets did not penetrate the front door. The suspect fled in a black, newer model, Chevy Impala. The following day, officers responded to a reported drive-by shooting on Elliot Street. Officers located two victims with non-life threatening gunshot wounds. The victims were a 21-year-old and a 20-year-old. One victim was transported by ambulance to the UC Davis Medical Center in Sacramento. The other victim was transported to Woodland Memorial Hospital. A burgundy sedan was seen leaving the scene after the shooting. Both of the shootings may be gang related, and both cases were referred to GTF.

Detectives were called out to assist with an interrupted residential burglary where one of the suspects barricaded himself in the victim's house. After SWAT removed the suspect, detectives processed the crime scene. The burglary is still under investigation, and the other suspects have not been located.

Detective Elliott was assigned a burglary case involving the theft of cell phones from the AT&T store. After months of seeking the identity of the suspects involved, he determined they were all Sacramento area residents. He arrested every suspect and discovered they are part of a bigger crime ring involving drug dealers.

Detectives Ford and Cortes assisted patrol with a robbery that occurred at the Target store. A vehicle pursuit, which involved officers from numerous agencies, was initiated by patrol. The pursuit terminated in Solano County at Travis AFB with the arrest of the suspect/driver.

Detective Ford arrested a sex registrant that failed to comply with his registration requirements.

Detective Towle investigated a reported marijuana grow after residents complained about the odor of the plants. Due to the number of plants, the case was turned over to YONET and SET.

Detective Hyde was assigned a burglary case when the victim discovered their property was being sold on EBay. Detective Hyde discovered who the suspect was. The property, valued at approximately $40,000, was shipped back to California as the suspect sold the item to a dealer in Texas.

A total of 111 transients were arrested for violations ranging from violation of the City's no camping ordinance, drunk in public, narcotic violations, recyclable thefts, and warrants.

POP Projects:

There were 3 new POP Projects opened during the quarter, and there are still 5 open.

Special Enforcement Team (SET):

S.E.T. had the following activity: contact with 85 PRCS subjects, 3 parolees, and 41 probationers not on PRCS. They made 42 felony arrests and 4 misdemeanor arrests. They conducted 62 home searches and 12 vehicle searches.

School Resource Officers (SRO):
The SROs had the following activity for the quarter: they made 297 consensual contacts. Of those contacts, 11 were for fighting, 8 for gang activity, 4 for alcohol, 9 for drugs, 8 for truancy, 2 for vandalism, and 4 for weapons. They made 31 arrests, issued 5 citations, and took 2 juveniles to the hospital for psychological evaluations.

CRIME				**Calendar Year 2013**	
Category	**July**	**Aug.**	**Sept.**	**Reported to CA DOJ**	**Percent change**
Homicide	0	1	0	**2	0%
Rape	2	2	1	14	117%
Robbery	3	4	3	37	6%
Aggravated Assaults	19	18	11	156	86%
Simple Assaults	25	24	24	240	-16%
Burglary	40	32	54	361	25%
Larceny/Thefts	114	117	84	936	16%
Auto Theft	22	11	9	142	2%
Arson	4	4	2	28	-26%
TOTAL	**229**	**213**	**188**	**1916**	

*Child abuse case 10-4-12; child died; case reclassified to homicide; reported to DOJ 3-26-13.

WORKLOAD

Calls for Service	**July**	**Aug.**	**Sept.**	**TOTAL**
Priority 1	124	109	114	**347**
Priority 2	1662	1797	1606	**5065**
Priority 3	66	63	77	**206**
All other calls for service	2956	2781	2868	**8605**
TOTAL	**4808**	**4750**	**4665**	**14223**
Response Times				
Priority 1	7:04	7:16	8:08	
Priority 2	9:30	10:20	12:29	
Priority 3	22:06	25:43	27:36	
Reports				
Online Reports/Coplogics	13	14	18	**45**
Mail-in Reports (MLRs)	145	134	95	**374**
Other case numbers issued	482	492	450	**1424**
TOTAL	640	640	563	**1843**
Warrants				
Felony	346	336	336	**1018**
Misdemeanor	1066	1085	1085	**3236**
TOTAL	**1412**	**1421**	**1421**	**4254**
Graffiti	**35**	**28**	**46**	**109**
290 Registrant Activity	**July**	**Aug.**	**Sept.**	
Total registrants	112	114	113	
Other Information				
Total transient registrants	14	16	13	

290 PC violation warrants issued	1	0	1	
Not in compliance with annual update	0	0	0	

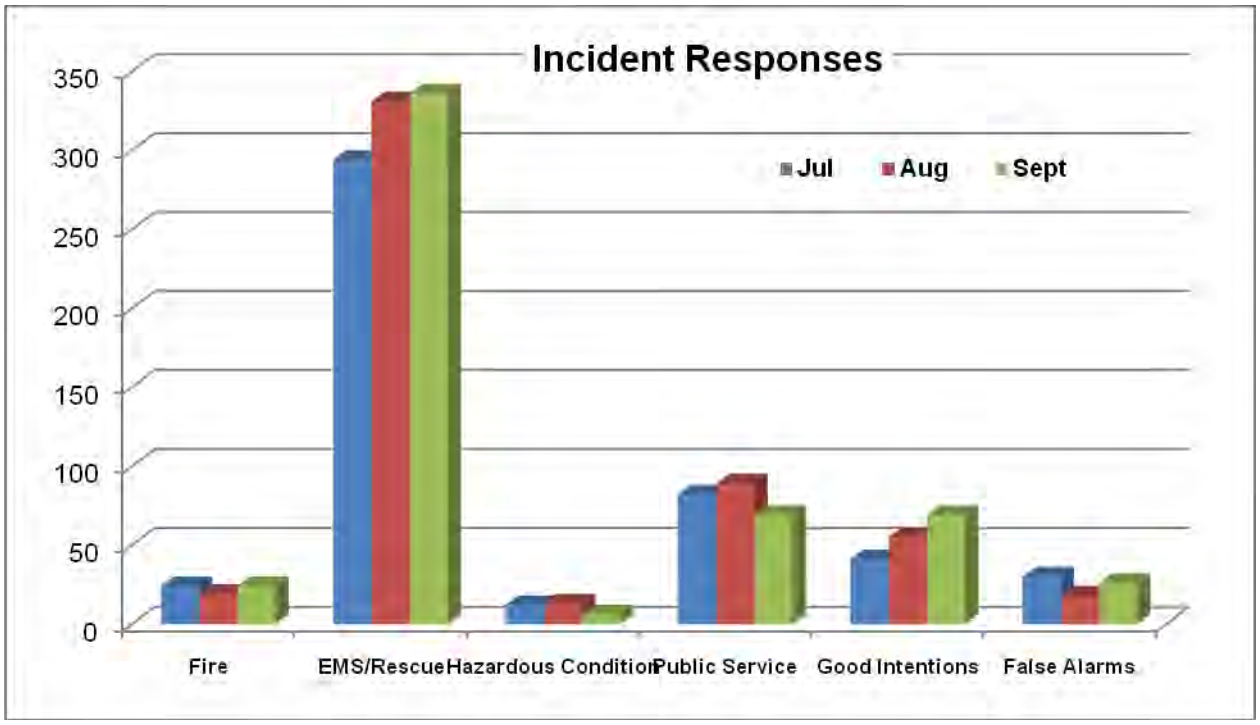
Personnel		
July-Sept.	Budgeted	Filled
Sworn	60	58
Non-sworn	15	15
Total	75	73

Volunteer/Chaplain Hours (quarter total)	**2507**

FIRE:

The Quarterly Status Report includes a wide variety of information in an effort to better inform the public and the City Council.

	Jul	Aug	Sept
Total Incident Responses			
Fire	**24**	**19**	**24**
EMS/Rescue	**294**	**331**	**336**
Hazardous Condition	**12**	**13**	**6**
Public Service	**82**	**89**	**69**
Good Intentions	**41**	**55**	**69**
False Alarms	**30**	**18**	**26**
TOTAL	**483**	**525**	**530**
Mutual/Auto-Aid	**16**	**12**	**18**
Concurrent Incidents	**184**	**171**	**164**
Fire Prevention			
Business Licenses	**7**	**17**	**20**
Commercial Inspections	**6**	**10**	**5**
Engine Company Inspections	**82**	**73**	**103**
Fire Annual Inspections	**58**	**94**	**50**
New Building Inspections	**3**	**7**	**2**
New Project Development	**7**	**2**	**1**
Plan Reviews	**11**	**14**	**20**
Residential Inspections	**33**	**45**	**46**
TOTAL	**207**	**262**	**247**
Weed Abatement hours	**3.5**	**2.0**	**1.5**
Public Education Events	**0**	**4**	**2**



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.** The breakdown of concurrent incidents is shown below:

# of Companies committed simultaneously	Jul	Aug	Sept
2 companies	106	89	96
3 companies	52	55	42
4 companies	23	21	20
5 companies	3	6	5
6+ companies	0	0	1
TOTAL	**184**	**171**	**164**
% of Total Incident Responses	**38.10%**	**32.57%**	**30.94%**

Response Time Average for initial fire engine on-scene (in minutes)

Call Type	Jul	Aug	Sept
Fire	5:44	7:10	5:44
EMS	4:58	4:48	4:23

Automatic or Mutual Aid:

Automatic aid is provided to another agency through formal agreement and occurs automatically on significant events without any special request. 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.

	Jul	Aug	Sept
Aid Received	2	1	7
Aid Given	14	11	11
TOTAL	**16**	**12**	**18**

Highlights:

July	• All companies successfully completed Haz-Mat Drills delivered by Capt. Komula. • All EMTs completed Live Scans in preparation for their certification with the new Yolo Emergency Medical Services Agency. • All companies attended EMS training on the new YEMSA Protocols.
August	• All companies attended EMS training on Neurological Emergencies. • Selected companies participated in the Consortium sponsored Live Interior Structure Fire Training in West Sacramento. • All companies began completing their bi-annual Haz-Mat Physicals. • Strike Teams were sent to the Hough Fire in Plumas National Forest and to the Swedes Fire in Butte County.
September	• All companies attended EMS training on Legal Updates. • All companies continued to complete their bi-annual Haz-Mat Physicals and received their annual Tuberculosis testing. • Effective September 1, all EMTs were certified with YEMSA. • Strike Teams were sent to Rim Fire in Stanislaus National Forest and to the Clover Fire in Shasta County.

Legislation Details (With Text)

File #:	13-325	Version: 1	Name:	Visitor Attraction District
Type:	Consent Item(s)		Status:	Agenda Ready
File created:	11/12/2013		In control:	City Council
On agenda:	11/19/2013		Final action:	
Title:	SUBJECT: Establishment of Woodland Visitor Attraction District 2x2 Subcommittee Recommendation for Action: Staff recommends that the City Council adopt Resolution No. establishing the Woodland Visitor Attraction District 2x2 Subcommittee and confirm the Mayor's appointment of Vice Mayor Stallard and Councilmember Hilliard to serve as the City Council representatives.			
Sponsors:				
Indexes:				
Code sections:				
Attachments:	ResoWVADsubcommittee11.19.13.pdf			

Date	Ver.	Action By	Action	Result

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: November 19, 2013

SUBJECT: Establishment of Woodland Visitor Attraction District 2x2 Subcommittee

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. establishing the Woodland Visitor Attraction District 2x2 Subcommittee and confirm the Mayor's appointment of Vice Mayor Stallard and Councilmember Hilliard to serve as the City Council representatives.

Staff Contact

Wendy Ross, Economic Development Manager-530 661-5921, wendy.ross@cityofwoodland.org

Council Goal

Economic Development- to provide for a diversified economic base with a range of employment opportunities by supporting growth of existing businesses, and providing expanded opportunities for new businesses through targeted infrastructure investments and leveraging existing community and regional assets.

Fiscal Impact

There is no direct fiscal impact caused by establishing this subcommittee. However, the follow up actions based on the subcommittee meetings and outcomes can lead to increased revenues to the general fund.

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Background

The City of Woodland established the Woodland Visitor Attraction District per Ordinance 1404 on September 7, 2004. Since that time, the City of Woodland has annually gone through the process to renew the Woodland Visitor Attraction District (BID).

During the renewal process for FY 13/14 Council requested that staff develop an Administrative Agreement that outlines the goals and responsibilities of the Yolo County Visitor's Bureau. The Administrative Agreement was adopted by Resolution No. 6186 on October 15, 2013. An important component to promoting Woodland was the establishment of the Woodland Visitor Attraction District 2x2 Subcommittee providing an opportunity for the Woodland City Council and the Yolo County Visitors Bureau and staff to improve collaboration and further develop promotional opportunities for Woodland to visitors of all types.

Discussion

The proposed Woodland Visitor Attraction District 2x2 Subcommittee will be comprised of one City Council Economic Development Subcommittee member and one City Council Downtown Business Development Subcommittee member. The subcommittee will meet quarterly with Yolo County Visitor Bureau representatives to discuss the promotion of Woodland sports and tourism programs, and local events. The quarterly meetings will also be an opportunity to discuss the overall budget and Woodland specific marketing and strategies to increase the city's Transient Occupancy Tax and 1% assessment for the promotion of the Woodland Visitor Attraction District by the Yolo County Visitor's Bureau (YCVB). The Subcommittee will refer to the YCVB Annual Assessment Report, Administration Agreement, the City's Economic Development Strategic Plan and Annual Goals of the City Council as the basis for promoting Woodland visitor attractions.

Committee Member Recommendation

Mayor Davies has proposed the initial appointment to the Woodland Visitor Attraction District 2x2 subcommittee consist of Vice Mayor Stallard (Economic Development Subcommittee) and Councilmember Hilliard (Downtown Business Development Subcommittee). The Council is asked to confirm this appointment upon establishment of the subcommittee.

Conclusion

Staff recommends that the City Council adopt Resolution No. establishing the Woodland Visitor Attraction District 2x2 Subcommittee and confirm the appointment of Vice Mayor Stallard and Councilmember Hilliard to serve as the City Council representatives to the subcommittee.

Prepared by: Wendy Ross, Economic Development Manager

Reviewed by: Ken Hiatt, Community Development Manager

_____

Paul Navazio, City Manager

Attachment: Resolution

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RESOLUTION NO.
RESOLUTION OF THE CITY OF WOODLAND ESTABLISHING THE WOODLAND VISITOR ATTRACTION DISTRICT 2X2 SUBCOMMITTEE

WHEREAS, the City Council relies on Boards, Commissions, and Subcommittees to provide advice and information on subjects within the Commission's scope; and

WHEREAS, per Resolution No. 6186, the City Council voted to establish a Woodland Visitor Attraction District 2x2 Subcommittee and hold regular meetings with designated Bureau members to facilitate increased collaboration to promote Woodland; and

WHEREAS, travel and tourism can play a key role in providing a balanced economy for local government; and

WHEREAS, the City of Woodland has identified a critical need to assess hotel overnight stays, encourage visitors to patronize Woodland hotel establishments, attractions, and events; and

WHEREAS, the Yolo County Visitors Bureau has been designated as the recipient of the Visitor Attraction District funds and is positioned to assist the District with visitor attraction; and

WHEREAS, the City of Woodland wishes to engage designated Bureau representatives to further develop promotional opportunities for Woodland.

NOW, THEREFORE, BE IT RESOLVED that the Woodland City Council creates a Woodland Visitor Attraction District 2x2 Subcommittee to achieve the following:

PURPOSE:

The Woodland Visitor Attraction District 2x2 Subcommittee will advise the City Council on matters related to travel and tourism.

The Woodland Visitor Attraction District 2x2 Subcommittee will meet with Visitors Bureau representatives at least once quarterly or 4 times per year to discuss the promotion of Woodland programs, events, strategies and marketing that specifically benefits the Woodland Visitor Attraction District (BID) and the City of Woodland's economy overall.

The Woodland Visitor Attraction District Subcommittee shall consist of one designated City Council Economic Development Subcommittee member and one designated Downtown Business Development Subcommittee member supported by staff. Subcommittee members will participate for a period of at least 2 years. The membership will change from time to time.

In looking at the promotion of visitor attraction in Woodland, the Subcommittee shall work with the Yolo County Visitors Bureau Annual Assessment Report and

Administration Agreement, the city's Economic Development Strategic Plan, and annually identified Goals of the City Council as approved by the City Council.

PASSED AND ADOPTED by the City Council of the City of Woodland this ___ day of _____, 2013 by the following vote:

AYES:

NOES:

_____
Marlin ("Skip") H. Davies, Mayor

ATTEST:

_____
Ana Gonzalez
City Clerk

Legislation Details (With Text)

File #:	13-326	Version:	1	Name:	Adopt Ordinance Establishing Sewer Rates
Type:	Consent Item(s)			Status:	Agenda Ready
File created:	11/12/2013			In control:	City Council
On agenda:	11/19/2013			Final action:	
Title:	SUBJECT: Adopt Ordinance Establishing Sewer Rates Recommendation for Action: Staff recommends that the City Council adopt Ordinance _____ to establish rates for sewer service as prescribed in Exhibit A - Sewer Rate Schedule with the first increases effective on January 1, 2014, and subsequent increases effective on January 1 of 2015, 2016, 2017 and 2018.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	2013 Sewer Rate ORDINANCE.pdf				

Date	Ver.	Action By	Action	Result

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: November 19, 2013

SUBJECT: Adopt Ordinance Establishing Sewer Rates

Recommendation for Action: Staff recommends that the City Council adopt Ordinance _____ to establish rates for sewer service as prescribed in Exhibit A - Sewer Rate Schedule with the first increases effective on January 1, 2014, and subsequent increases effective on January 1 of 2015, 2016, 2017 and 2018.

Staff Contact

Lynn Johnson, Senior Management Analyst - (530) 661-5979, lynn.johnson@cityofwoodland.org

Council Goal

This recommendation is consistent with the City's goal for fiscal responsibility by undertaking comprehensive fee studies to align ongoing and future expenditures with ongoing revenues. Additionally, adopting appropriate utility fee structures provides the necessary funding to support current and future infrastructure, another Council goal.

Fiscal Impact

The sewer utility currently generates approximately $10.6 million per year; the rate study identifies the need to increase revenues to $17.7 million per year over the next five (5) years in order to meet operations &

maintenance, capital infrastructure needs, and current and future debt service requirements. This additional revenue requirement is proposed to be met through a series of annual rate adjustments that generate a 13% increase in sewer revenue in 2014 followed by a 9% increase in each of the following four (4) years.

Adoption of the proposed rate structure change and rate increases will generate revenue sufficient to meet the City's operational and capital needs through FY 2018. Planned capital projects will be funded in part with sewer utility revenue and partially through the issuance of new bonds. Additionally, adoption of the sewer rate adjustments will allow us to continue covering debt service obligations originally planned for payment from sewer impact fees until such time as development activity increases enough to cover this cost. Increased sewer revenue will allow for the refunding of existing 2002 Sewer Lease Revenue bonds assuming market conditions remain favorable. Refunding of this debt to utility revenue bonds will reduce our annual debt service payments, ultimately saving the City money over the life of the bonds.

Report in Brief

California law requires the City to follow the Proposition 218 majority protest process as passed by the voters in 1998 to amend the rates for sewer usage; this process was judiciously followed for the proposed sewer rate adjustments. On November 5, 2013, the City Council held a Public Hearing and determined that there were 207 protest letters received, less than the 7,343 required to stop the rate adjustments.

Following the Public Hearing, the City Council introduced the Ordinance and directed staff to present the ordinance required to implement the new sewer rates for final adoption.

Background

The last major increases to the sewer rates were approved by Council in June 2005 with phased increases through FY 2009. Since then, the sewer rates were increased 0.8% in 2009 for a Consumer Price Index adjustment and have not been modified since. No additional inflationary adjustment or rate increase has occurred, leaving a flat revenue stream for the past four years. A combination of deferred inflation adjustments, ongoing debt service requirements and much needed capital improvements to the sewer infrastructure have warranted a comprehensive review of the existing and ongoing sewer revenue requirements. Staff contracted with HDR Engineering, Inc. (HDR) in October 2011 to begin a Comprehensive Sewer Rate Study. A broad review of sewer operations and maintenance, capital requirements, industrial pretreatment, and sewer related debt was completed and multiple rate scenarios were reviewed. The recommended sewer rate adjustments reflect what staff and HDR determined to be the minimum rate adjustments necessary to sustain our existing sewer infrastructure system, accomplish the necessary capital projects, and manage existing and future sewer related debt.

Discussion

The proposed sewer rate adjustments are necessary to continue the City's current level of service for operations and maintenance of the sewer system, to construct several large capital improvement projects including aeration retrofit and sludge removal, to create an asset replacement program that allows for replacement of aging wastewater treatment plant components, and to create a stable revenue source that supports both past and future sewer bond debt.

The proposed sewer rate adjustments are the maximum rate increases that can be implemented. Should the City obtain lower interest project financing, we are hopeful that we will not need to implement all of the proposed rate adjustments at their maximum level.

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Commission/Committee Recommendation

The WUAC reviewed the City's Sewer Collection and Wastewater Treatment Systems and the Comprehensive Sewer Rate Study over the last months. The Committee presented their report to the City Council on July 2, 2013. Additionally, Christine Casey, Chair of the Committee spoke during the Proposition 218 Public Hearing on November 5, 2013 concurring with the staff recommendation to adopt the proposed sewer rate schedule.

Conclusion

Staff recommends that the City Council adopt Ordinance _____ to establish rates for sewer service as prescribed in Exhibit A - Sewer Rate Schedule with the first increases effective on January 1, 2014, and subsequent increases effective on January 1 of 2015, 2016, 2017 and 2018.

Prepared by: Lynn Johnson, Senior Management Analyst

Paul Navazio, City Manager

Attachment: Ordinance Including Exhibit A - Sewer Rate Schedule

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ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA ESTABLISHING RATES FOR SEWER SERVICE

WHEREAS, the Woodland City Council has previously established sewer rates, but has not adjusted sewer rates since 2009; and

WHEREAS, California law allows the City to recover the full cost of providing sewer service to customers, including the cost for pipelines, treatment facilities, and other infrastructure, through the establishment of sewer rates; and

WHEREAS, the City determined to undertake a rate study to analyze the revenue requirements, and the rate structure necessary to proportionately allocate the costs of providing sewer services to its sewer customers and contracted with HDR Engineering, Inc. (HDR) in October 2011 to prepare a Comprehensive Sewer Rate Study ("Rate Study"), which was completed in July 2013; and

WHEREAS, the Rate Study was received by the City Council on September 3, 2013 and made available to the public on the City's website and the Woodland Public Library on September 13, 2013; and

WHEREAS, the Sewer Rate Schedule, attached hereto as Exhibit "A" and by this reference incorporated herein, includes the proposed rates for the sewer service charges; and

WHEREAS, the findings and determinations contained herein are based upon the Rate Study documenting the estimated reasonable costs of providing sewer services to customers in the City; and

WHEREAS, the Rate Study concluded that the existing sewer rates do not adequately recover the City's costs of providing sewer service to customers; and

WHEREAS, the City has determined to adopt a five-year schedule of rate increases as recommended in the Rate Study to sustain the City's existing sewer infrastructure system, accomplish necessary capital infrastructure improvements, and manage existing and future sewer related debt; and

WHEREAS, the City Council hereby finds and determines the following with regard to the proposed rate increases to the sewer service charges:

1. The revenues derived from the proposed sewer service charges will not exceed the funds required to provide the sewer services and shall be used exclusively for the City's sewer system;

2. The amount of the proposed sewer service charges will not exceed the proportional cost of the service attributable to each parcel upon which they are proposed for imposition;

3. The proposed sewer service charges will not be imposed on a parcel unless the sewer services are actually used by, or immediately available to, the customer of the parcel;

4. The proposed sewer service charges will not be used for any other purpose than that for which they are imposed;

5. The proposed sewer service charges are not levied for general governmental services;

6. The proposed sewer service charges are not calculated or developed on the basis of any parcel map, including an assessor's parcel map, but are based upon reasonable estimates of the demand placed upon the City in its role as a provider of the sewer services; and

7. The proposed sewer service charges represent increases in the charges needed to operate sewer collection and treatment facilities; and

WHEREAS, the City hereby finds and determines that in accordance with the provisions of California Constitution article XIII D, section 6 ("Article XIII D"):

1. The City identified the parcels upon which the increased sewer service charges are proposed to be imposed, and calculated the amount of the fees or charges proposed to be imposed on each parcel;

2. On September 16 , 2013, the City mailed written Notice to customers of each parcel upon which the proposed increase to the sewer service charges are proposed for imposition, which explained: (a) the amount of the charges; (b) the basis on which they were calculated; (c) the reason for the increases; and (d) the date, time, and location of the public hearing on the proposed increases; and

3. On November 5, 2013 (more than 45 days after mailing the Notice), the City conducted a public hearing and considered all written protests against the proposed increases to the sewer service charges.; and

4. At the conclusion of the public hearing, written protests against the proposed increases to the sewer service charges were not presented by a majority of customers subject to the proposed charges; and

WHEREAS, as of the close of the public hearing, written protests against the proposed fee or charge were not presented by a majority of owners of the affected parcels;

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

Section 1. The City Council hereby adopts the recitals and findings set forth above and in the staff report prepared in connection with this ordinance.

Section 2. The City Council hereby adopts, by not less than a two-thirds vote pursuant to Government Code section 5471, the sewer rate schedule set forth in Exhibit "A", attached hereto and incorporated herein by reference.

Section 3. The Ordinance supersedes and voids all prior ordinances, resolutions, and other Council actions, which are inconsistent with its terms, including all prior ordinances and resolutions establishing or amending sewer rates.

Section 4. Adoption of this Ordinance is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines (14 CCR 15061(b)(3)). CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. It is therefore found and declared that the adoption of the sewer rate schedule in this Ordinance will not have a significant effect on the environment.

Section 5. **Severability**. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 6. **Effective Date**. The City Clerk shall certify to the adoption of this Ordinance, and the City Clerk shall cause this Ordinance to be published within 15 days as required by law. This Ordinance shall take effect thirty (30) days following its adoption.

PASSED AND ADOPTED this 19th day of November, 2013 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Marlin “Skip” Davies
Mayor

ATTEST:

Ana B. Gonzalez
City Clerk

APPROVED AS TO FORM:

Kara K. Ueda
City Attorney

EXHIBIT "A"

Sewer Rate Schedule

The sewer and WIPP rates and the effective dates for their implementation are as follows:

Customer Class	Present Rates	January 1, 2014	January 1, 2015	January 1, 2016	January 1, 2017	January 1, 2018
Residential customers will continue to pay a fixed monthly charge as shown below:						
Residential						
Single Family	$38.30	$44.05	$48.00	$52.30	$57.00	$62.15
Condo	$25.00	$28.75	$31.35	$34.15	$37.20	$40.55
Multi-Family						
Apartment/ Mobile Home	$25.00	$28.75	$31.35	$34.15	$37.20	$40.55
4-plex or less	$25.00	$28.75	$31.35	$34.15	$37.20	$40.55
Residential Attached	$31.05	$35.70	$38.90	$42.40	$46.20	$50.35
Residential Multi-Unit	$31.05	$35.70	$38.90	$42.40	$46.20	$50.35

Non-Residential

Non-residential customers (Commercial/Institutional) will be charged using a calculation that includes a fixed monthly rate and a strength-based volume rate based on an average of winter water use. Averages for winter water use (volume) will be established using the period between November and February from the prior year. The winter water use will be the "ceiling" for billing for calculating the consumption.

Monthly Meter Charge						
Commercial	$24.99	$27.25	$29.15	$31.75	$34.60	$37.70

	Present	January 1, 2014	January 1, 2015	January 1, 2016	January 1, 2017	January 1, 2018
Volume Charge						
Commercial	$3.75	N/A	N/A	N/A	N/A	N/A
Hospital	$4.26	N/A	N/A	N/A	N/A	N/A
Hotel/Motel	$4.97	N/A	N/A	N/A	N/A	N/A
Industrial	$3.75	N/A	N/A	N/A	N/A	N/A
Restaurant	$9.41	N/A	N/A	N/A	N/A	N/A
Special Rate	$3.75	N/A	N/A	N/A	N/A	N/A
Schools	N/A	N/A	N/A	N/A	N/A	N/A
Correctional Facility	N/A	N/A	N/A	N/A	N/A	N/A
Low	N/A	$5.59	$5.98	$6.52	$7.11	$7.75
Medium	N/A	$6.46	$6.91	$7.53	$8.21	$8.95
High	N/A	$7.34	$7.85	$8.56	$9.33	$10.17
Schools[1]	$2.31	$1.20	$1.28	$1.40	$1.53	$1.67
Correctional Facility[2]	$5,857.69	$6,384.88	$6,831.82	$7,446.68	$8,116.88	$8,847.40

[1]Schools are charged based on Average Daily Attendance (ADA)

[2]The Correctional Facility is charged a flat contract rate

Wastewater Industrial Prevention Program (WIPP)						
Residential & Commercial	$1.57	$1.69	$1.82	$1.96	$2.11	$2.27
Monitored Commercial	$8.57	$9.21	$9.90	$10.64	$11.44	$12.30
SIUs[1]	$185.12	$199.00	$213.93	$229.97	$247.22	$265.76

[1]Significant Industrial Users have the most impact on the wastewater system and therefore require the greatest amount of monitoring and inspection.

Legislation Details (With Text)

File #:	13-334	Version: 1	Name:		
Type:	Consent Item(s)		Status:	Agenda Ready	
File created:	11/14/2013		In control:	City Council	
On agenda:	11/19/2013		Final action:		
Title:	SUBJECT: Adopt Ordinance No. 1554 to Amend CalPERS Employee Cost Sharing of 4.887% for classic local police members Recommendation for Action: Staff recommends that the City Council adopt Ordinance No. 1554 to amend CalPERS Employee Cost Sharing of 4.887% for classic police members.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	4.887 amendment to polcie safety agreement.pdf Ordinance to amend PERSO contract 2013.pdf				

Date	Ver.	Action By	Action	Result

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: November 19, 2013

SUBJECT: Adopt Ordinance No. 1554 to Amend CalPERS Employee Cost Sharing of 4.887% for classic local police members

Recommendation for Action: Staff recommends that the City Council adopt Ordinance No. 1554 to amend CalPERS Employee Cost Sharing of 4.887% for classic police members.

Staff Contact

Sheila McShane, Human Resources Manager, 530 661 5807, sheila.mcshane@cityofwoodland.org

Fiscal Impact

Currently all classic police members PERS Cost Share is at 4.887% consequently, there is no fiscal impact.

Discussion

All three bargaining units agreed to increase the PERS Cost Share from 4.000% to 4.887% in July 2012. All three bargaining units are currently contributing 4.887% as agreed. An independent secret ballot election was conducted 68% of the members voted to amend the CalPERS Employees Cost Sharing.

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Conclusion

Staff recommends that the City Council adopt Ordinance No. 1554 to amend CalPERS Employee Cost Sharing of 4.887% for classic police members.

Prepared by: Sheila McShane
Human Resources Manager

Paul Navazio, City Manager

Attachment: Ordinance to Amend PERS Contract
Exhibit to Amend Contract

CalPERS

EXHIBIT

California
Public Employees' Retirement System

AMENDMENT TO CONTRACT

Between the
Board of Administration
California Public Employees' Retirement System
and the
City Council
City of Woodland

The Board of Administration, California Public Employees' Retirement System, hereinafter referred to as Board, and the governing body of the above public agency, hereinafter referred to as Public Agency, having entered into a contract effective September 1, 1946, and witnessed August 5, 1946, and as amended effective January 1, 1956, June 1, 1960, April 1, 1963, August 1, 1964, November 1, 1968, July 1, 1973, October 4, 1973, May 1, 1974, January 1, 1977, February 1, 1979, September 1, 1979, January 1, 1980, October 1, 1980, July 1, 1991, July 31, 1992, January 1, 1993, June 6, 1993, July 5, 1996, June 30, 1997, July 23, 1998, December 4, 1998, March 21, 2001, June 26, 2001, December 1, 2003, April 1, 2005, May 17, 2005, March 1, 2006, June 1, 2006, September 1, 2010, June 1, 2012 and December 5, 2012 which provides for participation of Public Agency in said System, Board and Public Agency hereby agree as follows:

A. Paragraphs 1 through 17 are hereby stricken from said contract as executed effective December 5, 2012, and hereby replaced by the following paragraphs numbered 1 through 17 inclusive:

1. All words and terms used herein which are defined in the Public Employees' Retirement Law shall have the meaning as defined therein unless otherwise specifically provided. "Normal retirement age" shall mean age 55 for local miscellaneous members entering membership in the miscellaneous classification on or prior to December 5, 2012 and age 60 for local miscellaneous members entering membership for the first time in the miscellaneous classification after December 5, 2012; age 50 for local fire members and for those local police members entering membership in the police classification on or prior to June 1, 2012 and age 55 for local police members entering membership for the first time in the police classification after June 1, 2012.

2. Public Agency shall participate in the Public Employees' Retirement System from and after September 1, 1946 making its employees as hereinafter provided, members of said System subject to all provisions of the Public Employees' Retirement Law except such as apply only on election of a contracting agency and are not provided for herein and to all amendments to said Law hereafter enacted except those, which by express provisions thereof, apply only on the election of a contracting agency.

3. Public Agency agrees to indemnify, defend and hold harmless the California Public Employees' Retirement System (CalPERS) and its trustees, agents and employees, the CalPERS Board of Administration, and the California Public Employees' Retirement Fund from any claims, demands, actions, losses, liabilities, damages, judgments, expenses and costs, including but not limited to interest, penalties and attorneys fees that may arise as a result of any of the following:

   (a) Public Agency's election to provide retirement benefits, provisions or formulas under this Contract that are different than the retirement benefits, provisions or formulas provided under the Public Agency's prior non-CalPERS retirement program.

   (b) Any dispute, disagreement, claim, or proceeding (including without limitation arbitration, administrative hearing, or litigation) between Public Agency and its employees (or their representatives) which relates to Public Agency's election to amend this Contract to provide retirement benefits, provisions or formulas that are different than such employees' existing retirement benefits, provisions or formulas

   (c) Public Agency's agreement with a third party other than CalPERS to provide retirement benefits, provisions, or formulas that are different than the retirement benefits, provisions or formulas provided under this Contract and provided for under the California Public Employees' Retirement Law.

PLEASE DO NOT

4. Employees of Public Agency in the following classes shall become members of said Retirement System except such in each such class as are excluded by law or this agreement:

   a. Local Fire Fighters (herein referred to as local safety members);

   b. Local Police Officers (herein referred to as local safety members);

   c. Employees other than local safety members (herein referred to as local miscellaneous members).

5. In addition to the classes of employees excluded from membership by said Retirement Law, the following classes of employees shall not become members of said Retirement System:

   a. PERSONS HIRED ON OR AFTER OCTOBER 4, 1973, WHO ARE EMPLOYED AS "SLEEPERS" IN THE FIRE DEPARTMENT.

6. Prior to January 1, 1975, those members who were hired by Public Agency on a temporary and/or seasonal basis not to exceed 6 months were excluded from PERS membership by contract. Government Code Section 20336 superseded this contract provision by providing that any such temporary and/or seasonal employees are excluded from PERS membership subsequent to January 1, 1975. Legislation repealed and replaced said Section with Government Code Section 20305 effective July 1, 1994.

7. The percentage of final compensation to be provided for each year of credited prior and current service as a local miscellaneous member in employment before and not on or after December 1, 2003 shall be determined in accordance with Section 21354 of said Retirement Law (2% at age 55 Full).

8. The percentage of final compensation to be provided for each year of credited prior and current service as a local miscellaneous member in employment on or after December 1, 2003 and not entering membership for the first time in the miscellaneous classification after December 5, 2012 shall be determined in accordance with Section 21354.5 of said Retirement Law (2.7% at age 55 Full).

9. The percentage of final compensation to be provided for each year of credited current service as a local miscellaneous member entering membership for the first time in the miscellaneous classification after December 5, 2012 shall be determined in accordance with Section 21353 of said Retirement Law (2% at age 60 Full).

10. The percentage of final compensation to be provided for each year of credited prior and current service as a local fire member and for those local police members entering membership in the police classification on or prior to June 1, 2012 shall be determined in accordance with Section 21362.2 of said Retirement Law (3% at age 50 Full).

11. The percentage of final compensation to be provided for each year of credited current service as a local police member entering membership for the first time in the police classification after June 1, 2012 shall be determined in accordance with Section 21363.1 of said Retirement Law (3% at age 55 Full).

12. Public Agency elected and elects to be subject to the following optional provisions:

    a. Section 21222.1 (One-Time 5% Increase - 1970). Legislation repealed said Section effective January 1, 1980.

    b. Section 21222.2 (One-Time 5% Increase - 1971). Legislation repealed said Section effective January 1, 1980.

    c. Section 20965 (Credit for Unused Sick Leave).

    d. Section 21319 (One-Time 15% Increase for Local Miscellaneous Members Who Retired or Died Prior to July 1, 1971). Legislation repealed said Section effective January 1, 2002.

    e. Section 20020.1 ("Local Police Officer" shall include employees of a police department who were employed to perform identification or communication duties on August 4, 1972 and who elected to be local safety members within six months of January 1, 1977). Legislation repealed said Section effective January 1, 1985.

    f. Section 21325 (One-Time 3% to 15% Increase For Local Miscellaneous Members Who Retired or Died Prior to January 1, 1974). Legislation repealed said Section effective January 1, 2002.

    g. Section 21326 (One-Time 1% to 7% Increase For Local Miscellaneous Members Who Retired or Died Prior to July 1, 1974). Legislation repealed said Section effective January 1, 2002.

    h. Section 21327 (One-Time Increase For Local Miscellaneous Members Who Retired or Died Prior to January 1, 1975). Legislation repealed said Section effective January 1, 2002.

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i. Section 20042 (One-Year Final Compensation) for local fire members, local police members entering membership on or prior to June 1, 2012 and for those local miscellaneous members entering membership on or prior to December 5, 2012.

j. Section 20903 (Two Years Additional Service Credit).

k. Section 21024 (Military Service Credit as Public Service).

l. Section 21574 (Fourth Level of 1959 Survivor Benefits).

m. Section 21583 (Additional Opportunity to Elect 1959 Survivor Benefits) for local police members only.

n. Section 21023.5 (Public Service Credit for Peace Corps, AmeriCorps VISTA, or AmeriCorps Service).

o. Section 20516 (Employees Sharing Cost of Additional Benefits):

Section 21362.2 (3% @ 50 Full formula) and Section 21363.1 (3% @ 55 Full formula) for local police members.

From and after April 1, 2005 and until the effective date of this amendment to contract the police employees of Public Agency shall be assessed an additional 4% of their compensation for a total contribution rate of 13% pursuant to Government Code Section 20516.

Section 21362.2 (3% @ 50 Full formula) for local fire members.

From and after June 1, 2006 the fire employees of Public Agency shall be assessed an additional 4% of their compensation for a total contribution rate of 13% pursuant to Government Code Section 20516.

p. Section 20516 (Employees Sharing Additional Cost).

4.887% for classic local police members.

q. Section 21548 (Pre-Retirement Option 2W Death Benefit) for local safety members only.

r. Section 20475 (Different Level of Benefits). Section 21363.1 (3% @ 55 Full formula) and Section 20037 (Three-Year Final Compensation) are applicable to local police members entering membership for the first time in the police classification after June 1, 2012.

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Section 21353 (2% @ 60 Full formula) and Section 20037 (Three-Year Final Compensation) are applicable to local miscellaneous members entering membership for the first time in the miscellaneous classification after December 5, 2012.

13. Public Agency, in accordance with Government Code Section 20790, ceased to be an "employer" for purposes of Section 20834 effective on January 1, 1977. Accumulated contributions of Public Agency shall be fixed and determined as provided in Government Code Section 20834, and accumulated contributions thereafter shall be held by the Board as provided in Government Code Section 20834.

14. Public Agency shall contribute to said Retirement System the contributions determined by actuarial valuations of prior and future service liability with respect to local miscellaneous members and local safety members of said Retirement System.

15. Public Agency shall also contribute to said Retirement System as follows:

    a. Contributions required per covered member on account of the 1959 Survivor Benefits provided under Section 21574 of said Retirement Law. (Subject to annual change.) In addition, all assets and liabilities of Public Agency and its employees shall be pooled in a single account, based on term insurance rates, for survivors of all local miscellaneous members and local safety members.

    b. A reasonable amount, as fixed by the Board, payable in one installment within 60 days of date of contract to cover the costs of administering said System as it affects the employees of Public Agency, not including the costs of special valuations or of the periodic investigation and valuations required by law.

    c. A reasonable amount, as fixed by the Board, payable in one installment as the occasions arise, to cover the costs of special valuations on account of employees of Public Agency, and costs of the periodic investigation and valuations required by law.

16. Contributions required of Public Agency and its employees shall be subject to adjustment by Board on account of amendments to the Public Employees' Retirement Law, and on account of the experience under the Retirement System as determined by the periodic investigation and valuation required by said Retirement Law.

17. Contributions required of Public Agency and its employees shall be paid by Public Agency to the Retirement System within fifteen days after the end of the period to which said contributions refer or as may be prescribed by Board regulation. If more or less than the correct amount of contributions is paid for any period, proper adjustment shall be made in connection with subsequent remittances. Adjustments on account of errors in contributions required of any employee may be made by direct payments between the employee and the Board.

B. This amendment shall be effective on the _____ day of _____, _____.

BOARD OF ADMINISTRATION
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

BY_____
KAREN DE FRANK, CHIEF
CUSTOMER ACCOUNT SERVICES DIVISION
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

CITY COUNCIL
CITY OF WOODLAND

BY_____
PRESIDING OFFICER

_____
Witness Date

Attest:

_____
Clerk

"EXHIBIT ONLY" "DO NOT SIGN"

ORDINANCE _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING AN AMENDMENT TO THE CONTRACT BETWEEN THE CITY COUNCIL OF THE CITY OF WOODLAND AND THE BOARD OF ADMINISTRATION OF THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM

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

Section 1.

That an amendment to the contract between the City Council of the City of Woodland and the Board of Administration, California Public Employees' Retirement System is hereby authorized. A copy of said amendment being attached hereto, marked as an Exhibit, and by such reference made a part hereof as though herein set out in full.

Section 2.

The Mayor of the City Council of the City of Woodland is hereby authorized, empowered, and directed to execute said amendment for and on behalf of the City of Woodland.

Section 3.

This ordinance shall take effect thirty (30) days after the date of its adoption, and prior to the expiration of thirty (30) days from the passage thereof, shall be published at least once in the Daily Democrat, a newspaper of general circulation, published and circulated in the City of Woodland, County of Yolo, and thenceforth and thereafter the same shall be in full force and effect.

This ordinance adopted and approved this 20 day of October, 2013 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Marlin H. Davies, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

_____
Kara Ueda, City Attorney

Legislation Details (With Text)

File #:	13-283	Version:	1	Name:	Public Hearing and Building, Plumbing & Mechanical Code Adoption
Type:	Public Hearing Item			Status:	Agenda Ready
File created:	10/8/2013			In control:	City Council
On agenda:	11/19/2013			Final action:	
Title:	SUBJECT: Hold Public Hearing and Adopt the California Building, Plumbing, Mechanical and Electric Codes. Recommendation for Action Staff recommends that the City Council hold a public hearing and adopt by reference the 2013 Edition of the California Building Standards (California Code of Regulations, Title 24), consisting of the 2013 California Building Code, (incorporating and amending the 2012 International Building Code), the 2012 California Electrical Code (incorporating and amending the 2011 National Electrical Code), the 2013 California Mechanical Code (incorporating and amending the 2012 Uniform Mechanical Code), the 2013 California Plumbing Code (incorporating and amending the 2012 Uniform Plumbing Code), the 2013 California Green Building Code, and the 2013 California Residential Code, along with the 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings, the 1997 Edition of the Uniform Housing Code, and the 1997 Edition of the Uniform Security Code, together with certain additions, insertions, deletions and changes thereto.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Woodland_ Ordinance Adopting 2013 Building Codes.pdf Most Significant Changes in the 2013 California Building Code Standards				

Date	Ver.	Action By	Action	Result

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: November 19, 2013

SUBJECT: Hold Public Hearing and Adopt the California Building, Plumbing, Mechanical and Electric Codes.

Recommendation for Action Staff recommends that the City Council hold a public hearing and adopt by reference the 2013 Edition of the California Building Standards (California Code of Regulations, Title 24), consisting of the 2013 California Building Code, (incorporating and amending the 2012 International Building Code), the 2012 California Electrical Code (incorporating and amending the 2011 National Electrical Code), the 2013 California Mechanical Code (incorporating and amending the 2012 Uniform Mechanical Code), the 2013 California Plumbing Code (incorporating and amending the 2012 Uniform Plumbing Code), the 2013 California Green Building Code, and the 2013 California Residential Code, along with the 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings, the 1997 Edition of the Uniform Housing Code, and the 1997 Edition of the Uniform Security Code, together with certain additions, insertions, deletions and changes thereto.

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Staff Contact

Paul Siegel, Chief Building Official - 530 661-5819, Paul.Siegel@cityofwoodland.org

Fiscal Impact

The Community Development Department has purchased 4 sets of the 2013 California Building Codes at an approximate cost of $2,500. Also budgeted is $3,800 for this fiscal year budget for training.

Background

During the November 5, 2013 meeting the City Council waived the reading, read by title only and introduced the ordinance described herein. The Council received a report from the Chief Building Official and invited comments from the public. The Chief Building Official answered questions from the Council and there were no public comments or direction from the Council to modify the ordinance.

Discussion

Adoption of this ordinance will allow the City of Woodland to apply building codes that are consistent with international and state building codes. The City's Building Division is working through regional professional associations to provide information to contractors and consultants within the building industry

Public Contact

Posting of the Council agenda and public notices published on October 29, 2013 and November 12, 2013. A copy of the 2013 California Building Standards Code, uniform codes, and proposed ordinance is available for public inspection in the Office of the Building Official. Information on the new codes will be posted on the City's web site. Many classes and seminars are being taught around the State on the new codes and are available to architects, contractors, and the general public. Links to classes and seminars on the new codes will be posted on the city website.

Alternative Courses of Action

State Building Standards Law does not limit the authority of a City to establish more restrictive building standards than those contained in the code that are reasonably necessary because of local climatic, geological, or topographical conditions. The Council could add amendments, as it sees fit, if the findings for the amendments comply with modifications based on the local topography, climate, or vegetation. Staff recommends adoption of the ordinance as written.

Conclusion

Staff recommends that the City Council hold a public hearing and adopt by reference the 2013 Edition of the California Building Standards (California Code of Regulations, Title 24), consisting of the 2013 California Building Code, (incorporating and amending the 2012 International Building Code), the 2012 California Electrical Code (incorporating and amending the 2011 National Electrical Code), the 2013 California Mechanical Code (incorporating and amending the 2012 Uniform Mechanical Code), the 2013 California Plumbing Code (incorporating and amending the 2012 Uniform Plumbing Code), the 2013 California Green Building Code, and the 2013 California Residential Code, along with the 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings, the 1997 Edition of the Uniform Housing Code, and the 1997 Edition

of the Uniform Security Code, together with certain additions, insertions, deletions and changes thereto.

Prepared by: Paul Sigel, Chief Building Official

Reviewed by: Ken Hiatt, Community Development Director

Paul Navazio, City Manager

Attachments:

1. Most significant changes in the 2013 California Building Standards Code.
2. Ordinance adopting the 2013 California Building Standards Code with

Exhibit A, *Findings to Support Amendments to 2013 Edition of the California Building Standards Code*.

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ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING SECTIONS 6-1, 6-1-1, 6-1-2, 6-1-3, 6-1-4, 6-1-5, 6-1-6, 6-1-7, 6-1-8, 6-1-9 AND 6-1-10 TO ARTICLE I OF CHAPTER 6 OF THE WOODLAND MUNICIPAL CODE, ADOPTING BY REFERENCE THE 2013 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), CONSISTING IN PART OF THE 2013 CALIFORNIA BUILDING CODE, THE 2013 CALIFORNIA RESIDENTIAL CODE, THE 2013 CALIFORNIA ELECTRICAL CODE, THE 2013 CALIFORNIA MECHANICAL CODE, THE 2013 CALIFORNIA PLUMBING CODE AND THE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE; THE 1997 EDITION OF THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS; THE 1997 EDITION OF THE UNIFORM HOUSING CODE; AND THE 1997 EDITION OF THE UNIFORM SECURITY CODE, TOGETHER WITH CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND CHANGES THERETO

WHEREAS, pursuant to California Government Code Section 50022.1 *et seq*. the City of Woodland ("City") may adopt by reference the California Building Standards Code, 2013 Edition as provided in Title 24 and 25 of the California Code of Regulations and other codes, including, without limitation, the Uniform Code for the Abatement of Dangerous Buildings, the Uniform Housing Code, and the Uniform Security Code; and

WHEREAS, the California Building Standards Commission ("Commission") recently adopted the 2013 Edition of the California Building Standards Code; and

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

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

WHEREAS, the City held a public hearing on October 15, 2013 at which time all interested persons had the opportunity to appear and be heard on the matter of adopting the Codes as amended herein; and

WHEREAS, the City published notice of the aforementioned public hearing pursuant to California Government Code Section 6066 on October 29, 2013 and November 12, 2013; and

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

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

1. **Purpose.** The purpose of this Ordinance is to amend Sections 6-1, 6-1-1, 6-1-2, 6-1-3, 6-1-4, 6-1-5, 6-1-6, 6-1-7, 6-1-8, 6-1-9 and 6-1-10 to the City of Woodland Municipal Code,

adopting by reference the 2013 Edition of the California Building Standards Code as provided in Title 24 of the California Code of Regulations ("California Building Standards Code"), including the California Building Code, 2013 Edition (California Code of Regulations, Title 24, Part 2), which incorporates and amends the International Building Code, 2012 Edition, the California Residential Code, 2013 Edition (California Code of Regulations, Title 24, Part 2.5), which incorporates and amends the International Residential Code, 2012 Edition, California Electrical Code, 2013 Edition (California Code of Regulations, Title 24, Part 3), which incorporates and amends the National Electrical Code, 2011 Edition, the California Mechanical Code, 2013 Edition (California Code of Regulations, Title 24, Part 4), which incorporates and amends the Uniform Mechanical Code, 2012 Edition, the California Plumbing Code, 2013 Edition (California Code of Regulations, Title 24, Part 5), which incorporates and amends the Uniform Plumbing Code, 2012 Edition, the California Green Building Standards Code, 2013 Edition (California Code of Regulations, Title 24, Part 11), together with Appendix G not included in the 2013 California Residential Code and Appendix I not included in the 2013 California Plumbing Code, and with certain additions, insertions, deletions and changes thereto; adopting by reference the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, the Uniform Housing Code, 1997 Edition, and the Uniform Security Code, 1997 Edition, together with certain additions, insertions, deletions and changes thereto, to regulate the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area, electrical, plumbing, mechanical, and maintenance of all buildings or structures in the City of Woodland; provide for the issuance of permits and collection of fees set forth in the City of Woodland Comprehensive Fee Schedule; and provide for penalties for the violation of the codes adopted herein.

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

(a) California Government Code Section 50022.1 et seq. authorizes the City to adopt by reference the California Building Standards Code and authorizes the City to adopt other uniform codes by reference;

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

3. Findings. The City Council hereby finds that the proposed amendments to the 2013 California Building Standards Code are more restrictive than the standards adopted by the California Building Standards Commission, and are reasonably necessary because of local climatic, geologic or topographic conditions, based on the express findings and determinations, marked in relation to the respective amendments provided in this ordinance, described in "Exhibit A" attached hereto, and hereby adopted by the City Council as the findings to support the modifications to the California Building Standards Code.

4. Amendment. Article I to Chapter 6 of the City of Woodland Municipal Code is hereby amended in its entirety by amending Sections 6-1, 6-1-1, 6-1-2, 6-1-3, 6-1-4, 6-1-5, 6-1-6, 6-1-7, 6-1-8, 6-1-9 and 6-1-10 to read as follows:

CHAPTER 6

BUILDING CODES

Sections:

Article I. General Provisions

6-1 Adoptions of the Codes and Related Appendices
6-1-1 Violation of Codes – Penalties
6-1-2 Amendments to the California Building Code
6-1-3 Amendments to the California Electrical Code
6-1-4 Amendments to the California Mechanical Code
6-1-5 Amendments to the California Plumbing Code
6-1-6 Amendments to the Uniform Code Abatement of Dangerous Buildings
6-1-7 Amendments to the Uniform Housing Code
6-1-8 Amendments to the Uniform Security Code
6-1-9 Amendments to the California Residential Code
6-1-10 Amendments to the California Green Building Standards Code

Sec. 6-1 Adoption of Codes

(a) The 2013 Edition of the California Building Code contained in Part 2 of Title 24 of the California Code of Regulations, which incorporates and amends the 2012 Edition of the International Building Code published by the International Code Council, is hereby adopted by reference as the Building Code of the City of Woodland;

(1) Chapter 1 of the 2013 Edition of the California Building Code is hereby adopted and included in the Building Code of the City of Woodland.

(b) The 2013 Edition of the California Residential Code contained in Part 2.5 of Title 24 of the California Code of Regulations, which incorporates and amends the 2012 Edition of the International Residential Code published by the International Code Council, together with Appendix G, not included in the 2012 California Residential Code, is hereby adopted by reference as the Residential Code of the City of Woodland;

(1) Chapter 1 of the 2013 Edition of the California Residential Code is hereby adopted and included in the Building Code of the City of Woodland.

(c) The 2013 Edition of the California Electrical Code contained in Part 3 of Title 24 of the California Code of Regulations, which incorporates and amends the 2011 Edition of the National Electrical Code published by the National Fire Protection Association, is hereby adopted by reference as the Electrical Code of the City of Woodland;

(1) Article [Chapter] 89 of the 2013 Edition of the California Electrical Code is hereby adopted and included in the Building Code of the City of Woodland.

(d) The 2013 Edition of the California Mechanical Code contained in Part 4 of Title 24 of the California Code of Regulations, which incorporates and amends the 2012 Edition of the Uniform Mechanical Code published by the International Association of Plumbing and Mechanical Officials, is hereby adopted by reference as the Mechanical Code of the City of Woodland;

(1) Chapter 1 of the 2013 Edition of the California Mechanical Code is hereby adopted and included in the Building Code of the City of Woodland.

(e) The 2013 Edition of the California Plumbing Code contained in Part 5 of Title 24 of the California Code of Regulations, which incorporates and amends the 2012 Edition of the Uniform Plumbing Code published by the International Association of Plumbing and Mechanical Officials, together with and Appendix I, not included in the 2013 California Plumbing Code, is hereby adopted as the Plumbing Code of the City of Woodland;

(1) Chapter 1 of the 2013 Edition of the California Plumbing Code is hereby adopted and included in the Building Code of the City of Woodland.

(f) The 2013 Edition of the California Green Building Standards contained in Part 11 of Title 24 of the California Code of Regulations is hereby adopted as the Green Building Standards Code of the City of Woodland;

(g) The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials, is hereby adopted by reference as the Dangerous Buildings Code of the City;

(h) The Uniform Housing Code, 1997 Edition published by the International Conference of Building Officials, as referenced and adopted by the California Department of Housing and Community Development in Title 25 of the California Code of Regulations pursuant to Sections 17958, 17958.5, 17958.7, 17958.9 and 17959 of the California Health and Safety Code is hereby adopted by reference as the Housing Code of the City;

(i) The Uniform Security Code, 1997 Edition published by the International Conference of Building Officials, is hereby adopted by reference as the Security Building Code of the City;

(j) The above-identified codes in this Section 6-1 (hereinafter collectively referred to as the "Codes") are adopted for the purpose of prescribing regulations for the erection, construction, modification, repair, maintenance, demolition, use and occupancy of buildings and structures. One copy of each of the Codes shall be maintained for use and examination of the public in the Office of the Building Official.

Sec. 6-1-1 Violation of Codes - Penalties

Violation of any provision of the Codes shall subject the violator to any or all of the following: suit for civil remedy or criminal penalty, or the administrative penalties provided in Article VII of Chapter 14A of the Woodland Municipal Code.

The criminal penalty for the first or second offense shall be punishable as an infraction as defined by the California Penal Code, as amended from time to time. The criminal penalty for a third offense or more, shall be punishable as a misdemeanor as defined by the California Penal Code, as amended from time to time. Nothing in this paragraph shall be construed as precluding the application of the administrative penalties provided in Article VII of Chapter 14A of the Woodland Municipal Code.

Sec. 6-1-2 Amendments to California Building Code

The provisions of this Section 6-1-2 shall constitute local amendments to the cross-referenced provisions of the 2013 Edition of the California Building Code, and shall be deemed to replace the cross-referenced section in said Code with the respective provisions set forth in this Section 6-1-2.

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

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

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

"**105.5 Expiration.** Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days. A permit will be considered abandoned if the department has no record of inspections for a period of 180 days. Every permit issued by the Building Official under the provisions of this code shall expire and become null and void two years from the date of issuance, with the exception of plumbing, electrical, and mechanical repair or alterations, and building maintenance repairs which shall expire and become null and void one year from the date of issuance. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated."

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

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

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

(1) Facilities Fees.

(i) Capital improvement facilities fees are hereby established as a condition of the issuance of building permits in the city. In addition to the citywide capital improvement facilities fee (the major projects financing plan fee or "MPFP"), the Spring Lake infrastructure fee ("SLIF") is hereby established as a condition of the issuance of building permits in the Spring Lake specific plan area. The City Council shall, by separate resolutions, set forth the specific amounts of the MPFP and the SLIF, identify the specific public improvements to be financed thereby, describe the estimated costs of these facilities, describe the reasonable relationship between such facilities and the various types of new developments, and describe the relationship between the need for the public facility and the various types of new developments.

(ii) Facilities fees shall be paid by each applicant concurrent with the issuance of a building permit.

(2) Limited Use of Facilities Fees. The revenues raised by payment of these facilities fees shall be placed in separate and special accounts, and such revenues, along with any interest earnings on each account, shall be used solely to:

(i) Pay for the City's future construction of each category of facilities described in the resolution enacted pursuant to Section 108.2(1)(i) above, or to reimburse the city for those facilities identified in the resolution which have been constructed by the city with funds advanced from other sources;

(ii) Reimburse developers who have installed such identified facilities which are oversized with supplemental size, length, or capacity; or

(iii)Allow temporary borrowing between categories of facilities fee accounts, consistent with Government Code Section 66006(a).

(3) Supplemental Fees. An applicant may propose a project, the impact upon public facilities of which, in the judgment of the director of public works, is significantly greater than that used to calculate the standard fees. The director of public works may make such a determination on a case-by-case basis and may impose a supplemental fee on such project.

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

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

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

"**Section 114 Violations**

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

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

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

114.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in Section 6-1-1 of the Woodland Municipal Code."

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

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

(i) The minimum thickness of concrete driveway slabs supported directly on the ground shall not be less than 4 inches.

(ii) The minimum concrete mix shall be 5 sacks per cubic yard of concrete.

(iii) The concrete driveway shall be reinforced with not less than No.3 bar at 18 inches on center in both directions placed at mid height of the slab or an approved alternate.

(iv) The concrete driveway shall be underlain by a minimum of 3 inches of gravel base material."

(f) Section 1907A.1 is amended by deleting and replacing the first paragraph with a new paragraph to read as follows:

"**1907A.1 General.** The thickness of concrete floor slabs supported directly on the ground shall not be less than 4 inches (101.6 mm). A 10-mil (0.010 inch; 0.25 mm) polyethylene vapor retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the base course or subgrade and the concrete floor slab, or other approved equivalent methods or materials shall be used to retard vapor transmission through the floor slab. The minimum concrete mix shall be 5 sacks per cubic yard of concrete. The floor slab shall be reinforced with a minimum No. 4 bar 18 inches on center in both directions. All soils having a Plasticity Index (PI) of 15 or greater, determined in accordance with ASTM D 4318, shall be considered expansive requiring floor slabs designed complying with CBC 1808.6.2."

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

(i) The minimum structural section of on-site asphalt paving shall be 3 inches of asphalt concrete over 8 inches of Class II aggregate base.

(ii) The Class II aggregate base shall be compacted to a minimum 95% over subgrade compacted to 92 %.

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

Sec. 6-1-3 Amendments to California Electrical Code

The provisions of this Section 6-1-3 shall constitute local amendments to the cross-referenced provisions of the 2013 Edition of the California Electrical Code and shall be deemed to replace the cross-referenced section in said Code with the respective provisions set forth in this Section 6-1-3.

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

"Permit fees for each permit shall be as set forth in the "The City of Woodland Comprehensive Fee Schedule," except for permits issued covering work performed on

buildings or structures owned, leased, or operated by any City, County, State, Federal government agency, or any public agency or district."

Sec. 6-1-4 Amendments to California Mechanical Code

The provisions of this Section 6-1-4 shall constitute local amendments to the cross-referenced provisions of the 2013 Edition of the California Mechanical Code and shall be deemed to replace the cross-referenced section in said Code with the respective provisions set forth in this Section 6-1-4.

(a) Section 114.2 is deleted, and is replaced with the following:

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

Sec. 6-1-5 Amendments to California Plumbing Code

The provisions of this Section 6-1-5 shall constitute local amendments to the cross-referenced provisions of the 2013 Edition of the California Plumbing Code, and shall be deemed to replace the cross-referenced section in said Code with the respective provisions set forth in this Section 6-1-5.

(a) Section 102.5 is deleted, and is replaced with the following:

"**Section 102.5 Penalties.**

102.5 Penalties. Any person, firm, or corporation violating any provision of this code shall be subject to penalties as prescribed in Section 6-1-1 of the Woodland Municipal Code."

(b) Section 103.4 is amended by deleting the first paragraph in the section, and replacing it with the following:

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

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

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

Sec. 6-1-6 Amendments to the Uniform Code for the Abatement of Dangerous Buildings

The provisions of this Section 6-1-6 shall constitute local amendments to the cross-referenced provisions of the 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings and shall be deemed to replace the cross-referenced section in said Code with the respective provisions set forth in this Section 6-1-6.

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

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

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

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

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

201.6 Connection after Order to Disconnect. Persons shall not make connections from an energy, fuel or power supply nor supply energy or fuel to building service equipment which has been disconnected or ordered to be disconnected by the Building Official or the use of which has been ordered to be discontinued by the Building Official until the Building Official authorizes the reconnection and use of such equipment."

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

"**Section 302 Dangerous Buildings.**

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

A. "Abandoned building or structure" means any building or structure which has not been actively utilized for a lawful purpose, which has not been maintained, and which has not been rendered inaccessible to members of the public by boarding or similar means, for a continuous period of not less than six months.

B. A "dangerous building or structure" means that the condition or defect hereinafter described exists to the extent that life, health, property or safety of the public or its occupants are endangered:

(1) Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size, or is not so arranged as to provide safe and adequate means of exit in case of fire or panic;

(2) Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of a fire or panic;

(3) Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the city building code for new buildings of similar structure, purpose or location;

(4) Whenever any portion thereof has been damaged by fire, earthquake, wind, flood, or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the city building code for new buildings of similar structure, purpose or location;

(5) Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property;

(6) Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one-half of that specified in the city building code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the city building code for such buildings;

(7) Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction;

(8) Whenever the building or structure, or any portion thereof, because of dilapidation, deterioration, or decay; faulty construction; the removal, movement or instability of any portion to the ground necessary for the purpose of supporting such building; the deterioration, decay or inadequacy of its foundation; or any other cause, is likely to partially or completely collapse;

(9) Whenever for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used;

(10) Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb-line passing through the center of gravity does not fall inside the middle of one-third of the base;

(11) Whenever the building or structure, exclusive of the foundation, shows thirty-three percent or more damage or deterioration of its supporting member or members, fifty percent damage or deterioration of its nonsupporting members, enclosing or outside walls or coverings;

(12) Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated through lack of maintenance, as to become an attractive nuisance to children; a harbor for vagrants, criminals or immoral persons; or as to enable persons to resort thereto for the purpose of committing unlawful or immoral acts;

(13) Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any nonsupporting part, member or portion, less than fifty percent, or in any supporting part, member or portion less than sixty-six percent of the strength, fire-resisting qualities or characteristics, or weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location;

(14) Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise is determined by the code enforcement officer, to be unsanitary, unfit for human habitation or in such condition that is likely to cause sickness or disease;

(15) Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, faulty gas connections or heating apparatus, faulty construction, or other cause, is determined by the code enforcement officer to be a fire, health, or safety hazard;

(16) Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure;

(17) Wherever any building or structure is abandoned."

Sec. 6-1-7 Amendments to Uniform Housing Code

The provisions of this Section shall constitute local amendments to the cross-referenced provisions of the 1997 Edition of the Uniform Housing Code and shall be deemed to

replace the cross-referenced section in said Code with the respective provisions set forth in this chapter.

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

"**Section 1001 Definitions**

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

1001.2 Inadequate Sanitation shall include, without limitation, the following:

1. Lack of, or improper water closet, lavatory, or bathtub or shower in a dwelling unit.
2. Lack of, or improper water closets, lavatories, and bathtubs ore showers per number of guests in a hotel.
3. Lack of, or improper kitchen sink.
4. Lack of hot and cold running water to plumbing fixtures in a hotel.
5. Lack of hot and cold running water to plumbing fixtures in a dwelling unit.
6. Lack of adequate heating.
7. Lack of, or improper operation of required ventilating equipment.
8. Lack of minimum amounts of natural light and ventilation required by this code.
9. Room and space dimensions less than required by this code.
10. Lack of required electrical lighting.
11. Excessive dampness of habitable rooms.
12. Infestation of insects, vermin or rodents as determined by the health officer.
13. General dilapidation or improper maintenance.
14. Lack of connection to a functional sewage disposal system,
15. Lack of adequate garbage and rubbish storage and removal facilities as determined by the health officer.

16. Lack of an adequate and safe water supply.

1001.3 Structural Hazards shall include, without limitation, the following:

1. Deteriorated or inadequate foundations.

2. Defective or deteriorated flooring or floor supports.

3. Flooring or floor supports of insufficient size to carry imposed loads with safety.

4. Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.

5. Members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety.

6. Members of ceilings, roofs, ceilings and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.

7. Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.

8. Fireplaces or chimneys which list, bulge or have settled, due to defective materials or deterioration.

9. Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.

10. Cesspools and septic tanks which are structurally unsound.

1001.4 Any nuisance. Buildings in which there exists any nuisance as defined in State law or the Woodland Municipal Code.

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

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

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

1001.8 Faulty Weather Protection shall include, without limitation, the following:

1. Deteriorated, crumbling, or loose plaster.

2. Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken window or doors.

3. Defective or lack of weather protection for exterior wall coverings, including lack of paint or weathering due to lack of paint or other approved protective covering.

4. Broken, rotted, split, or buckled exterior wall coverings or roof coverings.

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

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

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

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

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

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

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

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

Sec. 6-1-8 Amendments to Uniform Security Code

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

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

"**Section 1020 Residential Buildings.**

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

(1) All residential dwellings shall display a lighted street number in a prominent location on the street side of the residence entrance in such a position that the number is easily visible to approaching emergency vehicles. The numerals shall be no less than four inches in height. If the house number is located on the garage wall it shall be on the wall closest to the front entrance.

(2) There shall be positioned at each entrance of a multiple-family dwelling complex an illuminated diagrammatic representation of the complex which shows the location of the viewer and the unit designations within the complex. In addition, each individual unit within the complex shall display a prominent identification number, not less than four inches in height and illuminated which is easily visible to approaching vehicular and/or pedestrian traffic.

(3) The above two sections may be modified by the Fire Marshal.

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

(1) Aisles, passageways, and recesses related to and within the building complex shall be illuminated with an intensity of at least twenty-five one hundredth foot-candles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandalism resistant covers.

(2) Open parking lots and carports shall be provided with a maintained minimum of one foot-candle of light on the parking surface during the hours of darkness. Lighting devices shall be protected by weather and vandalism resistant covers."

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

"**Section 1021 Commercial Buildings.**

(a) Windows shall be deemed accessible if less than twelve feet above ground. Accessible windows having a pane exceeding ninety-six square inches in an area

with the smallest dimension exceeding six inches and not visible from a public or private thoroughfare shall be protected in the following manner:

(1) Fully tempered glass or burglary resistant glazing (Fire Department approval required); or

(2) The following window barriers may be used but shall be secured with non-removable bolts:

(b) Inside or outside iron bars of at least one-half-inch round or one by one-quarter-inch flat steel material spaced not more than five inches apart and securely fastened; or

(c) Inside or outside iron or steel grills of at least one-eighth inch material with not more than a two-inch mesh and securely fastened.

(1) If a side or rear window is of the type that can be opened, it shall, where applicable, be secured on the inside with either a slide bar, bolt, crossbar, auxiliary locking device, and/or padlock with hardened steel shackle, a minimum four pin tumbler operation.

(2) The protective bars or grills shall not interfere with the operation of opening windows if such windows are required to be openable by the Building Code or by the Fire Code for required access openings for firefighting purposes. (Fire Department approval required).

(d) All exterior transoms exceeding ninety-six square inches on the side and rear of any building or premises used for business purposes shall be protected by one of the following:

(1) Fully tempered glass or rated burglary resistant glazing (Fire Department approval may be required); or

(2) The following barriers may be used but shall be secured with non-removable bolts:

i. Outside iron bars of at least one-half inch round or one by one-quarter-inch flat steel material, spaced no more than five inches apart and securely fastened, or

ii. Outside iron or steel grills of at least one-eighth inch with not more than a two-inch mesh and securely fastened;

iii. The protective bars or grills shall not interfere with the operation of opening the transoms if such transoms are required to be openable by the Building Code.

(e) Roof openings shall be equipped as follows:

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

i. Rated burglary resistant glazing; or

ii. Iron bars of at least one-half-inch round or one by one-fourth-inch flat steel material under the skylight and securely fastened.

iii. Steel grill of at least one-eighth-inch material with a maximum two-inch mesh under the skylight and securely fastened.

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

i. If the hatchway is of wooden material, it shall be covered on the inside with at least sixteen U.S. gauge sheet metal, or its equivalent, attached with screws.

ii. The hatchway shall be secured from the inside with a slide bar or slide bolts. (Fire Department approval required.)

iii. Outside hinges on all hatchway openings shall be provided with non-removable pins when using pin-type hinges.

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

i. Iron bars on at least one-half inch round or one by one-fourth inch flat steel material spaced no more than five inches apart and securely fastened; or

ii. Iron or steel grills of at least one-eighth-inch material with a maximum two-inch mesh and securely fastened.

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

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

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

heel and toe, and a minimum five pin tumbler operation with non-removable key when in an unlocked position.

(g) A building located within eight feet of utility poles or similar structures which can be used to gain access to the building's roof, windows, or other openings shall have such access area barricaded or fenced with materials to deter human climbing.

(h) The following standards shall apply to lighting, address identification and parking areas:

(1) The address number of every commercial building shall be internally illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than six inches in height. This standard may be modified by the Fire Marshal.

(2) All exterior commercial doors, during the hours of darkness, shall be illuminated with a minimum of one foot-candle of light. All exterior bulbs shall be protected by weather and vandalism resistant cover(s).

(3) Open parking lots, and access thereto, providing more than ten parking spaces and for use by the general public, shall be provided with a maintained minimum of one foot-candle of light on the parking surface from dusk until the termination of business every operating day."

Sec. 6-1-9 Amendments to the California Residential Code

The provisions of this Section 6-1-9 shall constitute local amendments to the cross-referenced provisions of the 2013 Edition of the California Residential Code, and shall be deemed to replace the cross-referenced section in said Code with the respective provisions set forth in this Section 6-1-9.

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

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

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

"**Section R105.5 Expiration.** Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or

if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days. A permit will be considered abandoned if the department has no record of inspections for a period of 180 days. Every permit issued by the Building Official under the provisions of this code shall expire and become null and void two years from the date of issuance, with the exception of plumbing, electrical, and mechanical repair or alterations, and building maintenance repairs which shall expire and become null and void one year from the date of issuance. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated."

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

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

(d) Section R113 is amended to read as follows:

"**Section R113 Violations.**

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

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

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

R113.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or, repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in Section 6-1-1 of the Woodland Municipal Code."

(e) Section R403.1.8 is amended by deleting the "Exception" and replacing with:

"**Note:** Refer to Section R506 for alterations, additions, and accessory buildings."

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

"**Note**: This section is limited to alterations, additions, and accessory buildings."

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

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

(h) Section R506.2.3 is amended to read as follows:

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

Exception: The vapor retarder may be omitted:

1. From detached garages, utility buildings and other unheated accessory structures.

2. For unheated storage rooms having an area of less than 70 square feet (6.5 m2) and carports.

3. From driveways, walks, patios and other flatwork not likely to be enclosed and heated at a later date.

4. Where approved by the building official, based on local site conditions."

(i) Section R506.2.4 of the California Residential Code is amended to read as follows:

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

(j) Appendix G, Section AG105.2 is amended by deleting the first sentence of Item 1 and replacing it with the following:

"1. The top of the barrier shall be at least 60 inches (1524 mm) above *grade* measured on the side of the barrier which faces away from the swimming pool.

Sec. 6-1-10 Amendments to California Green Building Standards Code

The provisions of this Section 6-1-10 shall constitute local amendments to the cross-referenced provisions of the 2013 Edition of the California Green Building Standards Code, and shall be deemed to replace the cross-referenced section in said Code with the respective provisions set forth in this Section 6-1-10.

(a) None.

5. **Severability.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase added by this Ordinance, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses or phrases are declared unconstitutional, invalid or ineffective.

6. **Publication**. The City Clerk shall certify to the adoption of this ordinance and shall cause a summary thereof to be published at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the City Clerk, and with fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted ordinance in the office of the City Clerk, in accordance with California Government Code Section 36933.

7. **Effective Date**. This ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect on January 1, 2011 which is to be no less than thirty (30) days from and after the date of its final passage and adoption.

8. **CEQA**. The City Council finds that the changes made to the Codes are enacted to mitigate the threats posed to public peace, health and safety from earthquakes, high winds and fire. Therefore, it can be seen with certainty that adoption of this Ordinance will not have a significant adverse effect on the environment and is therefore exempt from California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines. Staff is directed to file a notice of exemption within five (5) days of the adoption of this Ordinance.

PASSED AND ADOPTED by the City Council of the City of Woodland this ___ day of _____, 2013, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

Exhibit A

Findings to Support Amendments to the
2013 Edition of the California Building Standards Code

This Exhibit A provides the express findings and determinations (where necessary pursuant to California Health & Safety Code Sections 17958, 17958.7 and/or 18941.5) justifying the City of Woodland's amendments to the 2013 Edition of the California Building Code, the 2013 Edition of the California Electrical Code, the 2013 Edition of the California Mechanical Code, the 2013 Edition of the California Plumbing Code and the 2013 Edition of the California Residential Code (codified in Title 24 of the California Building Standards Code) as reasonably necessary because of local climatic, geologic or topographic conditions.

Sec 6-1-2 Amendments to California Building Code

Amendment Section, pursuant to Ord. No. _____	**Building Code Section Impacted**	**Amendment**	**Justification (see below key to justifications)**
Sec. 6-1-2(a)	Section 105.3	Adds text regarding subcontractors and permits	A
Sec. 6-1-2(b)	Section 105.5	Deletes and replaces the text regarding expiration of permits	A
Sec. 6-1-2(c)	Section 109.2	Adds text authorizing permit fees, as established by separate City Council resolutions	A
Sec. 6-1-2(d)	Section 114	Amends text regarding violations and penalties	A
Sec. 6-1-2(e)	Section 406.3.1	Adds text regarding concrete driveways	B
Sec. 6-1-2(f)	Section 1907A.1	Deletes and replaces the first paragraph regarding concrete floor slabs	B
Sec. 6-1-2(g)	N/A	Adds local language related to asphalt paving	B

Sec 6-1-3 Amendments to California Electrical Code

Amendment Section, pursuant to Ord. No. _____	Electrical Code Section Impacted	Amendment	Justification (see below for justifications)
Sec. 6-1-3(a)	Section 89.108.4.2	Adds text regarding how permits fees are set forth in "The City of Woodland Comprehensive Fee Schedule"	A

Sec 6-1-4 Amendments to California Mechanical Code

Amendment Section, pursuant to Ord. No. _____	Mechanical Code Section Impacted	Amendment	Justification (see below for justifications)
Sec. 6-1-4(a)	Section 114.2	Deletes text and adds text regarding how permits fees are set forth in "The City of Woodland Comprehensive Fee Schedule"	A

Sec 6-1-5 Amendments to California Plumbing Code

Amendment Section, pursuant to Ord. No. _____	Plumbing Code Section Impacted	Amendment	Justification (see below for justifications)
Sec. 6-1-5(a)	Section 102.5	Amends text regarding violations and penalties	A
Sec. 6-1-5(b)	Section 103.4	Deletes text and adds text regarding how permits fees are set forth in "The City of Woodland Comprehensive Fee Schedule"	A
Sec. 6-1-5(c)	Section 609.3	Adds text regarding installation of water piping	C

Sec 6-1-9 Amendments to California Residential Code

Amendment Section, pursuant to Ord. No. _____	Plumbing Code Section Impacted	Amendment	Justification (see below for justifications)
Sec. 6-1-9(a)	Section R105.3	Adds text regarding subcontractors and permits	A
Sec. 6-1-9(b)	Section R105.5	Deletes and replaces the text regarding expiration of permits	A
Sec. 6-1-9(c)	Section R108.2	Deletes text and adds text regarding how permits fees are set forth in "The City of Woodland Comprehensive Fee Schedule"	A
Sec. 6-1-9(d)	Section R113	Amends text regarding violations and penalties	A
Sec. 6-1-9(e)	Section R403.1.8	Deletes text and adds text regarding foundations and floor slabs	B
Sec. 6-1-9(f)	Section R506	Adds text regarding a note that this section refers to alterations, additions and accessory buildings	B
Sec. 6-1-9(g)	Section R506.1	Deletes and replaces text regarding concrete floor slabs	B
Sec. 6-1-9(h)	Section R506.2.3	Amends text regarding vapor retarders	B
Sec. 6-1-9(i)	Section R506.2.4	Amends text regarding reinforcement for ground slabs	B
Sec. 6-1-9(j)	Appendix G, Section AG105.2	Amends text regarding barrier around outdoor swimming pool	B

Justifications KEY: Findings to Support Amendments to California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code and California Residential Code

A – This amendment is necessary for administrative clarification, and does not modify a building standard pursuant to California Health & Safety Code Sections 17958, 17958.7 and/or 18941.5. This amendment establishes administrative standards for the effective enforcement of the building standards in the City of Woodland.

B – This amendment is reasonably necessary because of the following local climatic, geological, or topographical conditions:

(i) Local soil conditions (clay soils) tend to be highly expansive, thereby subject to shrinking and swelling during seasonal drying and wetting conditions, and can cause damage to the foundation and other parts of a structure;

(ii) The minimum requirements set forth in the amendment is a more restrictive standard, which will better avoid damage due to the pumping action caused by local expansive soils;

(iii) The type and thickness of the materials set forth in the amendment are more restrictive and will better prevent damage, which can occur from the local condition of highly expansive soils in the City of Woodland.

C – This amendment is reasonably necessary because of the following local climatic, geological, or topographical conditions:

(i) City of Woodland is within an active seismic area;

(ii) Local soil conditions (clay soils) tend to be highly expansive (i.e. shrink—swell behavior);

(iii) The local climate is characterized by markedly delineated rainy and dry seasons, which tend to maximize the expansive characteristics of the soil;

(iv) City of Woodland has hard water, which is corrosive to ferrous and non-ferrous metals;

(v) The ground water table is unusually high in many places;

(vi) Therefore, restrictions on the installation of water piping in or under a concrete slab floor as set forth in the amendment is a more restrictive standard which will better prevent damage which can result from these local conditions described here in items (i) through (v).

Most Significant Changes in the 2013 California Building Code Standards

2013 CRC R331.4 (& 2013 CFC 605.11): [Solar] Residential buildings with roof-mounted photovoltaic (PV) solar panels are now required to provide minimum access and pathways on pitched roofs with slopes greater than 2-in-12 (intended primarily to support rooftop fire fighting activities). PV solar panels will be required to be mounted to generally provide a minimum 36" wide pathway at the perimeter of the roof and at ridges and valleys that are structurally capable of supporting a fire-fighter and his equipment. Because the construction and condition of many eaves will not provide the required structural support for rooftop fire fighting activities, the 36" pathway at such areas will need to be located inboard of such structurally inadequate construction. The result is that a given roof will not accommodate as many panels as under the 2010 codes—however given improvements in PV-system efficiency; the new requirements are not likely to pose a major problem for typical installations on homes with good South facing roof areas.

2013 CALGreen Code: [Residential Plumbing] Changes include the extension of the mandatory provisions in Chapter 4 to existing residential buildings where the construction project increases the building's conditions area, volume, or size, but limited to only the area of alteration—Except as referenced by note to the California Civil Code Section 1101.1 (also proposed to be repeated in the 2013 CPC), which requires residential buildings constructed before January 1, 1994 to have any non-compliant plumbing fixtures replaced with energy-conserving plumbing fixtures under certain circumstances (this Civil Code language, is currently being reviewed by California Housing & Development Department (HCD) and the California Building Standards Commission (CBSC) and additional clarification and direction is expected to be forthcoming prior to the January 1, 2014 effective date. Other scoping thresholds for both residential and non-residential buildings have also been lowered to regulate a larger number of buildings than in the 2010 CALGreen.

2013 California Energy Standards & Code: [Energy Code] The most important change is that many more retrofit projects will be required to meet the new-construction standards for lighting than under the 2008/2010 energy code. Spaces in which less than 10 percent of the lighting is being changed out, or buildings in which fewer than 40 ballasts are being replaced are exempt, but otherwise all new lighting must meet not only the lighting power density (LPD) requirements, but also most of the controls requirements (including dimming)

One of the biggest changes to the lighting code for commercial buildings has to do with demand response (DR) capability. Under the current, 2008/2010 code, DR capability is only required of retail buildings with sales floor areas over 50,000 square feet in size. When utilities issue a DR signal to these buildings, they must be capable of automatically reducing their lighting energy use to a level at least 15 percent below the building's maximum lighting power.
The new code applies this DR requirement much more broadly, to all commercial buildings at least 10,000 square feet in size.

Daylighting control requirements have also been vastly expanded. Under the current non-residential building code, photosensor controls are only required in daylit spaces over 2500 square feet. The new code will require photocontrols in all interior daylit spaces with at least 120W of installed lighting power. This change in criteria, from sizeable areas to modest lighting power use, significantly expands the number of spaces required to use photocontrols, affecting virtually every office or commercial space with skylights or windows.

2013 CEC 404.2(C): [Commercial Electric] A new rule will require that switches controlling lighting must have a neutral provided at the switch location (with an exception for conductors in conduit sized large enough to accommodate a neutral conductor to be installed at a later date). Many lighting control devices (such as occupancy sensors and dimmers) require that the switch be provided with standby voltage and current at the switch in order to operate. Many electricians don't currently include a neutral conductor at switch locations, which can result in unacceptable current on the equipment grounding conductor in buildings with many such switches. This change effectively eliminates using dead-end 3-way switches and two-conductor switch loops in most situations.

2013 CBC Chapter 11B: [Accessibility] This Chapter has been completely rewritten and reformatted by the California Division of the State Architect (DSA). The intent was to use the new Federal ADA Standards for Accessible Design as the model code and then amend it to add the additional restrictive California-specific requirements and in some cases coordinate with the US Department of Justice to clarify the intent of the ADA. While there are several new requirements, the code is much easier to reconcile with the current ADA standards, which is especially helpful to Architects and other designers who do most of their work outside California.

2013 CBC 1013.1 & 1013.8: [Residential] Windows in R-2 Occupancy Buildings (triplexes and apartment buildings) with sills more than 72" above the outside grade (i.e. typically windows on the 2nd floor and above) must have sills at 36" Above Finished Floor (AFF) or greater OR be provided with guards or ASTM F 2090 fall-protection device (i.e., a guard rail with no opening permitting a 4" diameter sphere to pass through). The previous height was 24" AFF or "window opening control device complying with ASTM F 2090 (1013.8.1). Designers frequently design bedrooms with 5030 single hung windows. This conforms to the emergency escape and rescue opening requirements for a bedroom. The design usually has the head of the window as high as possible (typically a 6X8 header set under a double top plate or 10-1/4" below the ceiling framing). With an 8' plate height, the sill would be at 2'-1-3/4" which will no longer comply for required escape and rescue windows on the 2nd floor and above. FYI: The 2013 CRC (R-3 Single Family Dwellings & Duplexes) still only requires minimum sill height at 24" AFF for such windows per CRC R312.2.1 although the requirement has been relocated to Chapter 3 from Chapter 6.

Legislation Details (With Text)

File #:	13-324	Version:	1	Name:	Adopt 2013 California Fire Code
Type:	Public Hearing Item			Status:	Agenda Ready
File created:	11/6/2013			In control:	City Council
On agenda:	11/19/2013			Final action:	
Title:	SUBJECT: Hold Public Hearing and Adopt Ordinance related to the 2013 California Fire Code Recommendation for Action: Staff recommends that the City Council hold a public hearing to receive public comments regarding Ordinance 1556; and adopt Ordinance 1556 amending sections of the City of Woodland Municipal Code related to fire protection and nuisance abatement and adopting by reference the 2013 California Fire Code (California Code of Regulations, Title 24, Part 9).				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Woodland_ Ordinance Adopting 2013 Fire Code.pdf				

Date	Ver.	Action By	Action	Result

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: November 19, 2013

SUBJECT: Hold Public Hearing and Adopt Ordinance related to the 2013 California Fire Code

Recommendation for Action: Staff recommends that the City Council hold a public hearing to receive public comments regarding Ordinance 1556; and adopt Ordinance 1556 amending sections of the City of Woodland Municipal Code related to fire protection and nuisance abatement and adopting by reference the 2013 California Fire Code (California Code of Regulations, Title 24, Part 9).

Staff Contact

Dan Bellini, Public Safety Chief - (530)661-7865, dan.bellini@cityofwoodland.org

Fiscal Impact

Adoption of this ordinance will have no fiscal impact.

Background

Every three years, the various State and National Fire Codes are revised to reflect the latest in building and fire safety standards. The Ordinance before the Council adopts the 2013 California Fire Code (California Code of Regulations, Title 24, Part 9), based on the International Fire Code, 2012 Edition, with errata, published by the

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International Code Council, including Chapter 1, Section 307, Appendix D, and Appendix E, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion. It also amends provisions of the 2013 California Building Code and 2013 Residential Code related to fire protection systems.

The Fire Code provides regulations necessary for the maintenance of fire prevention and life safety provisions for buildings and premises. The Building Code regulates the fire, life, and structural safety aspects of all buildings and related structures. The Residential Code provides for requirements in one and two family dwellings and townhomes.

Discussion

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

There are no significant changes regarding local amendments to the 2013 California Fire Code. Changes involved formatting, aligning specific code sections and deleting language or requirements that are located within the model codes.

All current City amendments to the prior versions of the codes have been reviewed for applicability to the new codes. Many of the City's current amendments are no longer needed because their conditions are now reflected within the State's adopted codes or within the other uniform codes being adopted. With this adoption, all former amendments have been rewritten, deleted, or revised to reflect the most current needs of the City of Woodland. Woodland Municipal Code sections not specifically included within this Ordinance remain unchanged.

Conclusion

Staff recommends that the City Council hold a public hearing to receive public comments regarding Ordinance 1556; and adopt Ordinance 1556 amending sections of the City of Woodland Municipal Code related to fire protection and nuisance abatement and adopting by reference the 2013 California Fire Code (California Code of Regulations, Title 24, Part 9).

Prepared by: Dan Bellini, Public Safety Chief

Paul Navazio, City Manager

Enclosures, exhibits and attachments required to support the report

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ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING CERTAIN SECTIONS OF CHAPTER 9 OF THE WOODLAND MUNICIPAL CODE, ADOPTING BY REFERENCE THE 2013 CALIFORNIA FIRE CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 9), BASED ON THE INTERNATIONAL FIRE CODE, 2012 EDITION, WITH ERRATA, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, INCLUDING CHAPTER 1, SECTION 307, APPENDIX D, and APPENDIX E, FOR THE PURPOSE OF PRESCRIBING REGULATIONS GOVERNING CONDITIONS HAZARDOUS TO LIFE AND PROPERTY FROM FIRE OR EXPLOSION, TOGETHER WITH CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND CHANGES THERETO; AMENDING SECTIONS 6-1-2 AND 6-1-9 OF THE WOODLAND MUNICIPAL CODE AMENDING CERTAIN SECTIONS OF THE 2013 CALIFORNIA BUILDING CODE AND THE 2013 CALIFORNIA RESIDENTIAL CODE, RELATED TO FIRE PROTECTION SYSTEMS; AND AMENDING SECTION 14A-1-3 OF THE WOODLAND MUNICIPAL CODE RELATED TO NUISANCE ABATEMENT.

WHEREAS, pursuant to California Government Code Section 50022.1 et seq. the City of Woodland ("City") may adopt by reference the 2013 California Fire Code, based on the International Fire Code, 2012 Edition, with errata, published by International Code Council (ICC), as adopted by the State of California pursuant to Title 24, Part 9 of the California Code of Regulations; and

WHEREAS, California Health & Safety Code Section 17958.5 and 18941.5 authorize cities to adopt the codes contained in Title 24 of the California Code of Regulations with changes and modifications determined to be reasonably necessary because of local climatic, topographic or geologic conditions; and

WHEREAS, pursuant to Section 50022.1 and California Health & Safety Code Section 17958.5 and 18941.5, the City is considering the adoption of an ordinance on November 19, 2013, which proposes the adoption by reference of the 2013 California Building Code and 2013 Residential Code with the proposed amendments as provided therein; and

WHEREAS, the City desires to adopt the 2013 California Fire Code, based on the International Fire Code, 2012 Edition, with errata, published by the International Code Council (ICC), as adopted by Title 24, Part 9 of the California Code of Regulations ("Fire Code") with necessary amendments to assure the Fire Code is tailored to the particular fire protection needs of the City as required by local climatic, topographic and geologic conditions and assure that a maximum level of fire protection is provided to residents, businesses and other occupants; and

WHEREAS, the City further desires to make additional necessary amendments to the 2013 California Building Code to assure that the maximum level of fire protection is provided to residents, businesses and other occupants; and

WHEREAS, the City further desires to make additional necessary amendments to the 2013 California Residential Code to assure that the maximum level of fire protection is provided to residents, businesses and other occupants; and

WHEREAS, the City wishes to correct a cross-reference in Woodland Municipal Code section 14A-1-3 related to the location of the City's fire prevention regulations, including the Fire Code; and

WHEREAS, the City held a public hearing on November 19, 2013 at which time all interested persons had the opportunity to appear and be heard on the matter of adopting the Fire Code as amended herein and adopting and amending the California Building Code, California Residential Code, California Plumbing Code, California Electrical Code and California Mechanical Code as provided herein; and

WHEREAS, the City published notice of the aforementioned public hearing pursuant to California Government Code Section 6066 on _____ 2013 and _____2013; and

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

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

1. **Purpose.** The purpose of this Ordinance is to amend Sections 6-1-2, 6-1-9, 14A-1-3 and certain sections in Chapter 9 of the City of Woodland Municipal Code, adopting by reference the 2013 California Building Standards Code, Title 24, California Code of Regulations, Part 9, (California Fire Code), based on the International Fire Code, 2012 Edition, with errata, published by the International Code Council, including Chapter 1, Section 307, Appendix D, and Appendix E, together with certain additions, insertions, deletions and changes thereto, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion; adopting and amending certain sections of the 2013 California Building Code and the 2013 California Residential Code, related to fire protection systems; and correcting a cross-reference.

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

(a) California Government Code Section 50022.1 et seq. authorizes the City to adopt by reference the California Building Standards Code and authorizes the City to adopt other uniform codes by reference; and

(b) California Health & Safety Code Section 17958.7 and 18941.5 authorize the City to adopt the 2013 California Fire Code, the 2013 California Building Code, and the 2013 California Residential Code with modifications determined to be reasonably necessary because of local climatic, geological or topographical conditions.

3. **Findings.** The City Council hereby finds that the proposed amendments to the 2013 California Fire Code, the 2013 California Building Code, and the 2013 California

Residential Code are more restrictive than the standards adopted by the California Building Standards Commission, and are reasonably necessary because of local climatic, geologic or topographic conditions, based on the express findings and determinations, marked in relation to the respective amendments provided in this ordinance, described in "Exhibit A" attached hereto, and hereby adopted by the City Council as the findings to support the modifications to the 2013 California Fire Code, the 2013 California Building Code, and the 2013 California Residential Code.

4. **Amendment.** Section 9-1 through Section 9-9-28 of the Woodland Municipal Code are hereby amended to read in full as follows:

Sec. 9-1 California Fire Code – Adopted.

There is hereby adopted by the City for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, explosion, or hazardous materials, those certain Codes and known as the 2013 California Building Standards Code, Title 24, California Code of Regulations, Part 9, (California Fire Code), based on the International Fire Code, 2012 Edition, with errata, published by the International Code Council including Chapter 1, Section 307, Appendix D, and Appendix E, save and except such portions as are deleted, modified or amended by Section 9-9 of this Chapter, of which Codes one (1) copy has been and is now filed in the office of the City Clerk of the City of Woodland and the same are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this chapter shall take effect, the provision thereof shall be controlling within the limits of the City.

Sec. 9-2 Establishment and duties of the bureau of fire prevention.

A. The California Fire Code as adopted and amended herein shall be enforced by the Bureau of Fire Prevention of the Fire Department of the City which is hereby established and which shall be operated under the supervision of the Fire Marshal.

B. The Fire Marshal in charge of the Bureau of Fire Prevention shall be appointed by the Chief of the City on the basis of examination to determine his or her qualifications for the position.

C. The Chief of the City shall recommend to the City Manager the employment of technical staff members, who, when such authorization is made, shall be selected on the basis of examination to determine their qualifications for the position.

D. The Fire Marshal, members of the Fire Prevention Division, and personnel assigned as Fire Arson Investigators shall be peace officers and have the powers as such as established in Section 830.37(a) of the California Penal Code. Other members of the Fire Department shall be peace officers and have the powers as such as established in Section 830.37(b) of the California Penal Code.

Sec. 9-3. (Reserved)

Sec. 9-4. Establishment of limits of districts in which the storage of compressed natural gas is to be prohibited.

The limits referred to in Section 2308.3.2 and 5301.1.1 of the California Fire Code as added by the City of Woodland in which the storage of compressed natural gas storage is prohibited, are hereby established as follows: The storage of compressed natural gas is restricted in all zones except highway commercial, service commercial and industrial zones in the city as defined in the zoning ordinance of the city.

Sec 9-5. Establishment of limits of districts in which the storage of stationary tanks of flammable cryogenic fluids are to be prohibited.

The limits referred to in Section 5806.2 of the California Fire Code in which the storage of flammable cryogenic fluids in stationary containers is prohibited is hereby established as follows: Restricted in all zones except that a use permit may be granted by the chief for storage in those zones defined in the zoning ordinance of the city as general commercial, service commercial, highway commercial and industrial zones.

Sec. 9-6. Establishment of limits in which storage of liquefied petroleum gases is to be restricted.

The limits referred to in Section 6104.2 of the California Fire Code, in which storage of liquefied petroleum gas is restricted, are hereby established as follows: The storage of liquefied petroleum gas is restricted to the highway commercial, service commercial and industrial zones in the city as defined in the zoning ordinance of the city. The aggregate capacity of any one installation shall not exceed two thousand gallons water capacity; except that at the discretion of the chief after consideration of special features such as topographical conditions, nature of occupancy and proximity to buildings, capacity of proposed tanks, degree of private fire protection to be provided and facilities of the fire department, a permit may be granted for such use.

Sec. 9-7. Establishment of limits of districts in which storage of explosives and blasting agents to be prohibited.

The limits referred to in Section 5601.2 of the California Fire Code as added by the City of Woodland, in which storage of explosives and blasting agents is prohibited, are hereby established as follows: Prohibited in all zones defined in the zoning ordinance of the city except that a permit may be issued for installations in existence prior to the adoption of the ordinance codified in this chapter.

Sec. 9-8. Establishment of limits of districts in which storage of flammable or combustible liquids in outside aboveground tanks; bulk plants or terminals; and bulk transfer operations is to be prohibited.

A. The limits referred to in Section 5704.2.9.6.1 of the California Fire Code in which storage of Class I and II liquids in outside aboveground tanks is prohibited, are hereby established as follows: Prohibited in all zones defined in the zoning ordinance of the city except that a permit may be issued for installations in existence prior to the adoption of the ordinance codified in this chapter.

B. The limits referred to in Section 5706.4.5.1 of the California Fire Code as added by the City of Woodland in which bulk plants or terminals for flammable or combustible liquids are prohibited, are hereby established as follows: Prohibited in all zones defined in the zoning ordinance of the city except that a permit may be issued for installations in existence prior to the adoption of the ordinance codified in this chapter.

C. The limits referred to in Section 5706.5.1.1.1 of the California Fire Code as added by the City of Woodland in which bulk transfer and process transfer operations of flammable or combustible liquids are prohibited, are hereby established as follows: Prohibited in all zones defined in the zoning ordinance of the city except that a permit may be issued for installations in existence prior to the adoption of the ordinance codified in this chapter.

Sec. 9-9 Amendments.

The California Fire Code, as described above and adopted by reference in Section 9-1, is hereby amended, modified and revised as set forth in this chapter.

Sec. 9-9-1. Section 202 – General Definitions.

Section 202 is amended by adding the following definitions as follows:

Fire Marshal. Shall mean the Chief of the bureau of fire prevention.

Sec. 9-9-2. Section 307.1.1 – Prohibited Open Burning.

Section 307.1.1 is amended to read as follows:

307.1.1 Prohibited open burning. Open burning is prohibited in the City of Woodland. Any burning, open or otherwise that constitutes a nuisance which is injurious to health, or is indecent or offensive to the senses, or is offensive, or objectionable because of smoke emissions or when atmospheric conditions or local circumstance make such fires hazardous shall be prohibited. The fire code official is authorized to order the extinguishment by the owner, occupant, other responsible person or the fire department of any burning that creates or adds to a hazardous or objectionable situation.

Sec. 9-9-3. Section 103.2 – Appointment.

Section 103.2 is deleted in its entirety.

Sec. 9-9-4. (Reserved)

Sec. 9-9-5. (Reserved)

Sec. 9-9-6. Section 503.2.1.1 – Parking of vehicles on fire apparatus access roads.

Section 503.2.1.1 is added to read as follows:

503.2.1.1 Parking of vehicles on fire apparatus access roads. For the parking of vehicles on a fire apparatus access road, roadway widths shall be increased to accommodate the parking of vehicles as follows:

1. Roadways 20 feet (6096 mm) in width, no parking permitted,

2. Roadways 28 feet (8534 mm) in width, parking permitted on one side only. Parking is permitted on the side of the street absent fire hydrants, and

3. Roadways 36 feet (10 973 mm) in width when parking is not restricted.

Sec. 9-9-7. (Reserved)

Sec. 9-9-8. (Reserved)

Sec. 9-9-9. (Reserved)

Sec. 9-9-10. Section 603.8 – Incinerators.

Section 603.8 is amended to read as follows:

603.8 Incinerators. Commercial and industrial incinerators, and chimneys shall be constructed in accordance with the California Building Code and the California Mechanical Code. Free-standing non-commercial incinerators are prohibited in the City of Woodland.

Sec. 9-9-11. Section 901.6.3 – Resale inspection-residential sprinkler systems.

Section 901.6.3 is added to read as follows:

901.6.3 Resale inspection-residential sprinkler systems. All residential occupancies up for resale and equipped with a NFPA 13D sprinkler system or sprinkler system meeting the requirements of the California Residential Code, are required to be inspected by a representative from the Woodland Fire Department and all necessary repairs shall be completed prior to the closing of escrow.

Sec. 9-9-12. Section 903.1 – Automatic Sprinkler Systems – General.

Section 903.1 is amended to read as follows:

903.1 General. Automatic sprinkler systems shall comply with this section and the following:

An automatic sprinkler system shall be installed in the occupancies and locations set forth in this Chapter 9 and in the locations and according to the conditions described below:

(1) In all Group R, Occupancies.

a. Group R, Division 2 multifamily dwelling occupancies not exceeding 2 stories or more that 5000 square feet may have automatic sprinkler systems installed in accordance with NFPA 13 R.

b. Group R, Division 3 and 4 occupancies shall have automatic sprinkler systems installed in accordance with California Residential Code Chapter 3 or NFPA 13 D and local amendments.

Group R, Division 3 Occupancies which incur damage to the structure by fire or other natural or manmade causes which result in damage to the structure in excess of fifty percent of the assessed value shall cause the building or structure to have automatic sprinkler systems installed in accordance with NFPA 13 D and local amendments.

(2) In all other buildings in which the total floor area of all floors is five thousand square feet or more, or any building which are three or more stories regardless of height.

Exceptions:

1. Group U occupancies, not including private garages attached to R-3 Occupancies.
2. In storage and bulk handling facilities for grain, including grain elevators and flat storage buildings, automatic fire sprinklers shall not be required in areas where the grain is stored, provided:
   a. An automatic fire extinguishing sprinkler system is not otherwise required for code compliance,
   b. The floor area of the building or structure does not exceed the maximum basic allowable floor area permitted for specific types of construction as specified in Table 503 and including the allowable increases for clear yard spaces as specified in the California Building Code, and

c. The construction of the building or structure complies with all other code provisions for the properly assigned group occupancy classification and type of construction.

Fire walls shall not be considered to create a separate occupancy for the purpose of automatic fire sprinkler systems required under the provisions of this ordinance. The floor area shall be the total floor area of the building irrespective of area fire walls as set forth in California Building Code Section 706.1.

(3) Notwithstanding other provisions of this section, the requirement described in this Section 903.1 shall be applied to alterations, repairs, additions and changes of occupancy of existing buildings as follows:

a. Where there is no change of occupancy, alterations or repairs not increasing fire area, total height, or number of stories of an existing building may be made without making the entire building comply with this section.

b. Buildings classified as other than Group R, Division 3 or 4. Whenever, after the date of adoption of the ordinance codified in this section, where an addition or the sum of all additions made to an existing building or structure increases the floor area by more than twenty-five percent of the existing building floor area, or increases the number of stories beyond two, shall require an automatic fire extinguishing system installed throughout, including areas not previously protected.

Exception: Buildings not exceeding five thousand square feet after the addition, or where sprinklers are not otherwise required by code.

c. Group R, Division 3 and 4 occupancies, including attached Group U occupancies. Whenever, after the date of adoption of the ordinance codified in this section, where an addition or the sum of all additions made to an existing building or structure increases the floor area by more than fifty percent of the existing building floor area, or increases the floor area by more than 1000 square feet, or increases the number of stories beyond two, shall require an automatic fire extinguishing system installed throughout, including areas not previously protected.

d. No change shall be made in the character of the occupancy or use of any existing building or structure unless the entire building or structure is made to comply with this section.

Exceptions:

1. The character of the occupancy of existing buildings may be changed subject to the approval of the building official and the approval of the fire chief, and the building may be occupied for purposes in other occupancy groups without conforming to all the requirements of this section or the California Building Code for those groups, provided the new or proposed use is not more hazardous, based on life and fire risk, than the existing use.

2. No change in the character of occupancy of a building shall be made without a certificate of occupancy, as required by California Building Code. The building official may issue a certificate of occupancy pursuant to the intent of the above exception without certifying that the building complies with all provisions of this section and provisions of the California Building Code.

(4) NFPA 13D Reference in this code to the National Fire Protection Association (NFPA) Standard 13D shall refer to the 2010 Edition of said standard.

a. Section 7.6 is amended to read as follows:

7.6 A local water flow alarm shall be provided on all sprinkler systems. An approved interior alarm device shall be installed and interconnected with all smoke detectors to be clearly audible in all bedrooms over the background noise levels with all intervening doors closed.

b. Section 8.6.3 is amended to read as follows:

8.6.3 Sprinklers shall not be required in clothes closets, linen closets, and pantries that meet all of the following conditions:

(1) The area of the space does not exceed 24 ft^2 (2.2 m^2).

(2) The least dimension does not exceed 3 ft (0.9 m).

(3) The walls and ceilings are surfaced with noncombustible or limited-combustible materials as defined in NFPA 220, Standard on Types of Building Construction.

(4) The area is not a utility closet which contains heat or flame producing appliances or a closet with attic access

(5) In other areas and occupancies as required in Section 903 of the California Building Code.

Sec. 9-9-13. (Reserved)

Sec. 9-9-14. Section 907.6.2.1 – Fire alarm circuits.

Section 907.6.2.1is added to read as follows

907.6.2.1 Fire alarm circuits. When providing a fire alarm circuit in a multiple occupancy type building (multiple metering), the circuit shall be energized from the main meter panel board.

Sec. 9-9-15. (Reserved)

Sec. 9-9-16. Section 912.3.1.1 – Locking fire department connection caps required.

Section 912.3.1.1 is added to read as follows:

912.3.1.1 Locking fire department connection caps required. Locking fire department connection caps shall be required and installed on all new and existing fire department connections

Sec. 9-9-17. Section 2306.2.3 – Above-ground tanks located outside, above grade.

Section 2306.2.3 is amended to read as follows:

2306.2.3 Above-ground tanks located outside, above grade.

Above-ground tanks shall not be used for automotive fuel dispensing stations open to the public for retail sales. Above-ground tanks shall not be used for the storage of Class I, II or IIIA liquid motor fuels except as provided by this section.

Sec. 9-9-18. Section 2308.3.2 – Established limits and maximum capacity.

Section 2308.3.2 is added to read as follows:

2308.3.2 Established limits and maximum capacity. The storage of compressed natural gases is prohibited within the limits established by law as the limits of districts in which such storage is prohibited.

Sec. 9-9-19. (Reserved)

Sec. 9-9-20. (Reserved)

Sec. 9-9-21. (Reserved)

Sec. 9-9-22. Section 5301.1.1 – Established limits and maximum capacity.

Section 5301.1.1 is added to read as follows:

5301.1.1 Established limits and maximum capacity. The storage of compressed natural gases is prohibited within the limits established by law as the limits of districts in which such storage is prohibited.

Sec. 9-9-23. Section 5601.2 – Prohibited and Limited Acts.

Section 5601.2 is added to read as follows:

5601.2 Prohibited and Limited Acts. Storage of explosive materials is prohibited within the limits established by law as the limits of districts in which such storage is prohibited.

Sec. 9-9-24. Section 5706.4.5.1 – Established limits.

Section 5706.4.5.1 is added to read as follows:

5706.4.5.1 Established limits. Bulk plants or terminals for receiving or storage of flammable or combustible liquids are prohibited within the limits established by law as the limits of districts in which such storage is prohibited.

Sec. 9-9-25. Section 5706.5.1.1.1 – Established limits.

Section 5706.5.1.1.1 is added to read as follows:

5706.5.1.1.1 Established limits. Bulk transfer and process transfer operations for receiving or transferring flammable or combustible liquids are prohibited within the limits established by law as the limits of districts in which such operations is prohibited.

Sec. 9-9-26. Division II – Administration.

Chapter 1, Division II - Administration is hereby amended as follows:

A. Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the Fire Code of the City of Woodland, hereinafter referred to as "this code."

B. Section 105.1.1 is amended to read as follows:

105.1.1 Permits and fees. Permits required by this code shall be obtained from the fire code official. Permit fees, if any, shall be paid prior to issuance of the

permits. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official.

Permit fees for each permit shall be as set forth in the "The City of Woodland Comprehensive Fee Schedule".

C. Section 108.1 is amended to read as follows:

108.1 Board of appeals established. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be known as the fire code board of appeals and consistent of the membership appointed by the council under the provisions of the Building Code in use in the city. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The Fire Chief shall be an ex officio member of said board but shall have no vote on any matter before the board. The board shall adopt rules of procedure as established for the building code board of appeals for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.

The fee for appeals shall be as set forth in the "The City of Woodland Comprehensive Fee Schedule". Where there is no fee established within the Fire Prevention Fee Schedule, the fee shall be consistent with the City of Woodland Building Code and as stipulated in the City of Woodland Comprehensive Fee Schedule.

D. Section 108.4 is added to read as follows:

108.4 Procedures for appeals.

(a) Whenever the fire code official disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the code do not apply or that the meaning and the intent of the code have been misconstrued or wrongly interpreted, an appeal therefore may be taken to the board of appeal by any person. A written notice of the appeal must be filed in triplicate, along with any applicable fees for appeal application, with the office of the Fire Chief within ten days after the date of the decision or action being appealed, the Fire Chief shall transmit to the board of appeals all his records pertaining to the decision or action being appealed.

(b) The filing of the notice of appeal shall stay all proceedings by all parties in connection with the matter upon which the appeal is taken until determination of the appeal is hereinafter provided. Notwithstanding the foregoing, in the event a violation of this code is so imminently dangerous to life or other property that such condition must be immediately corrected or isolated, the fire code official may require immediate correction or

abatement of the dangerous condition. In such event, the violator may appeal any of the matters set forth in subsection (a) and/or the fire code official's determination pursuant to this subsection (b) at the public hearing.

(c) The board of appeals shall set the matter for public hearing not more than thirty days after the filing of the notice of appeal. The secretary to the board of appeals shall notify the appellant of the time and place for such hearing. At the hearing, the appellant and interested person shall be afforded the opportunity to present written and/oral testimony. The board of appeals may continue the hearing from time to time.

(d) Notice of the decision of the board of appeals shall be provided by certified mail to the party initiating the appeal.

(e) A decision of the board of appeals may be appealed to the city council by an interested party by filing a written notice of appeal with the city clerk within five days of the date of the mailing of the notice of decision of the board of appeals. Upon receipt of the notice of appeal, the city clerk will place the matter before the city council at its next regularly scheduled meeting. The city council may continue the hearing from time to time.

(f) The city council may reverse, or affirm wholly or partly, or modify any decision of the board of appeals and may make such decisions as the facts warrant. The city council shall have no authority to waive requirements of this code. The decision of the city council is final.

E. Section 109.3 is amended to read as follows:

109.3 Violation penalties.

Persons who shall violate any provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall subject the violator to any or all of the following: suit for civil remedy or criminal penalty, or the administrative penalties provided in Article VII of Chapter 14A of the Woodland Municipal Code.

The criminal penalty for the first offense shall be punishable as an infraction as defined by the California Penal Code, as amended from time to time. The criminal penalty for a second offense or more, shall be punishable as a misdemeanor as defined by the California Penal Code, as amended from time to time. Each day that a violation continues after due notice has been served shall be deemed a separate offense. Nothing in this paragraph shall be construed as precluding the application of the administrative penalties provided in Article VII of Chapter 14A of the Woodland Municipal Code.

Sec. 9-9-27 (Reserved)

Sec. 9-9-28 (Reserved)

5. Amendment. Section 9-9-29 of the Woodland Municipal Code is hereby amended to read in full as follows:

Sec. 9-9-29 (Reserved)

6. Amendment. Section 9-11 of the Woodland Municipal Code is hereby amended to read in full as follows:

Sec. 9-11. Citation Program - Issuance of Citations.

The fire marshal and designated members of the fire prevention bureau of the Woodland fire department have the discretionary duty to enforce a statute or ordinance made pursuant to Sections 853.5 and 853.6 of the State Penal Code and subject to the provisions hereof.

A person may be arrested without a warrant whenever the fire marshal or designated members of the fire prevention bureau have reasonable cause to believe that the person to be arrested has committed, in the their presence, a violation of a statute or ordinance, which he or she has the discretionary duty to enforce. The fire marshal or designated members of the fire prevention bureau may issue a notice to appear and to release such a person on his or her written promise to appear in court pursuant to Sections 853.5 or 853.6 of the State Penal Code, as applicable.

The fire marshal and designated members of the fire prevention bureau will be the designated officers of the Woodland fire department to exercise such arrest and citation authority as to specified violation.

The chief of the Woodland fire department shall establish and cause to be administered a special enforcement training program designed to instruct those members of the fire department who will exercise such arrest and citation authority, regarding the provisions of the statutes and ordinances to be enforced, the evidentiary prerequisites to proper prosecution for violation thereof, the appropriate procedures for making arrests or otherwise prudently exercising such arrest and citation authority and the legal and practical ramifications and limitation attendant thereto.

The fire marshal and fire prevention designated members of the bureau shall be appropriately instructed to deposit executed citations or notices within the appropriate agency for filing with the court after review for legal sufficiency.

7. Amendment. Subsection (h) is hereby added to Section 6-1-2 of the Woodland Municipal Code to read as follows:

(h) Chapter 9 of the California Building Code is amended to read as follows:

(1) Section 903.1 is amended to read as follows:

903.1 General. Automatic sprinkler systems shall comply with this section and the following:

An automatic sprinkler system shall be installed in the occupancies and locations set forth in this Chapter 9 and in the locations and according to the conditions described below:

(1) In all Group R, Occupancies.

a. Group R, Division 2 multifamily dwelling occupancies not exceeding 2 stories or more that 5000 square feet may have automatic sprinkler systems installed in accordance with NFPA 13 R.

b. Group R, Division 3 and 4 occupancies shall have automatic sprinkler systems installed in accordance with NFPA 13 D and local amendments.

Group R, Division 3 Occupancies which incur damage to the structure by fire or other natural or manmade causes which result in damage to the structure in excess of fifty percent of the assessed value shall cause the building or structure to have automatic sprinkler systems installed in accordance with NFPA 13 D and local amendments.

(2) In all other buildings in which the total floor area of all floors is five thousand square feet or more, or any building which are three or more stories regardless of height.

Exceptions:

1. Group U occupancies, not including private garages attached to R-3 Occupancies.

2. In storage and bulk handling facilities for grain, including grain elevators and flat storage buildings, automatic fire sprinklers shall not be required in areas where the grain is stored, provided:

a. An automatic fire extinguishing sprinkler system is not otherwise required for code compliance,

b. The floor area of the building or structure does not exceed the maximum basic allowable floor area permitted for specific types of construction as specified in Table 503 and

including the allowable increases for clear yard spaces as specified in the California Building Code, and

c. The construction of the building or structure complies with all other code provisions for the properly assigned group occupancy classification and type of construction.

Fire walls shall not be considered to create a separate occupancy for the purpose of automatic fire sprinkler systems required under the provisions of this ordinance. The floor area shall be the total floor area of the building respective of area fire walls as set forth in California Building Code Section 706.1.

(3) Notwithstanding other provisions of this section, the requirement described in this Section 903.1 shall be applied to alterations, repairs, additions and changes of occupancy of existing buildings as follows:

a. Where there is no change of occupancy, alterations or repairs not increasing fire area, total height, or number of stories of an existing building may be made without making the entire building comply with this section.

b. Buildings classified as other than Group R, Division 3 or 4. Whenever, after the date of adoption of the ordinance codified in this section, where an addition or the sum of all additions made to an existing building or structure increases the floor area by more than twenty-five percent of the existing building floor area, or increases the number of stories beyond two, shall require an automatic fire extinguishing system installed throughout, including areas not previously protected.

Exception: Buildings not exceeding five thousand square feet after the addition or where sprinklers are not otherwise required by code.

c. Group R, Division 3 and 4 occupancies, including attached Group U occupancies. Whenever, after the date of adoption of the ordinance codified in this section, where an addition or the sum of all additions made to an existing building or structure increases the floor area by more than fifty percent of the existing building floor area, or increases the floor area by more than 1000 square feet, or increases the number of stories beyond two, shall require an automatic fire extinguishing system installed throughout, including areas not previously protected.

d. No change shall be made in the character of the occupancy or use of any existing building or structure unless the entire building or structure is made to comply with this section.

Exceptions:

1. The character of the occupancy of existing buildings may be changed subject to the approval of the building official and the approval of the fire chief, and the building may be occupied for purposes in other occupancy groups without conforming to all the requirements of this section or the California Building Code for those groups, provided the new or proposed use is not more hazardous, based on life and fire risk, than the existing use.

2. No change in the character of occupancy of a building shall be made without a certificate of occupancy, as required by California Building Code. The building official may issue a certificate of occupancy pursuant to the intent of the above exception without certifying that the building complies with all provisions of this section and provisions of the California Building Code.

(4) NFPA 13D Reference in this code to the National Fire Protection Association (NFPA) Standard 13D shall refer to the 2010 Edition of said standard.

a. Section 7.6 is amended to read as follows:

7.6 A local water flow alarm shall be provided on all sprinkler systems. An approved interior alarm device shall be installed and interconnected with all smoke detectors to be clearly audible in all bedrooms over the background noise levels with all intervening doors closed.

b. Section 8.6.3 is amended to read as follows:

8.6.3 Sprinklers shall not be required in clothes closets, linen closets, and pantries that meet all of the following conditions:

(1) The area of the space does not exceed 24 ft^2 (2.2 m^2).

(2) The least dimension does not exceed 3 ft (0.9 m).

(3) The walls and ceilings are surfaced with noncombustible or limited-combustible materials as defined in NFPA 220, *Standard on Types of Building Construction*.

(5) The area is not a utility closet which contains heat or flame producing appliances or a closet with attic access In other areas and occupancies as required in Section 903 of the California Building Code.

(2) Section 907.6.2.1 is added to read as follows

907.6.2.1 Fire alarm circuits. When providing a fire alarm circuit in a multiple occupancy type building (multiple metering), the circuit shall be energized from the main meter panel board.

(3) Section 912.3.1.1 is added to read as follows:

912.3.1.1 Locking fire department connection caps required. Locking fire department connection caps shall be required and installed on all new and existing fire department connections.

8. **Amendment.** Subsection (k) of Section 6-1-9 of the Woodland Municipal Code is hereby amended to read as follows:

(k) In addition to meeting the minimum requirements as set forth in the 2013 California Residential Code as adopted, automatic fire sprinklers shall be required, extended, modified and meet the provisions as set forth in Section 6-1-2 of Article I, Chapter 6, and Chapter 9 of the City of Woodland Municipal Code amending sections of the 2013 California Building Code, 2013California Fire Code and 2013 NFPA 13D pertaining to residential sprinklers in Group R occupancies.

9. **Amendment.** Subdivision (b)(7) of Section 14A-1-3 of the Woodland Municipal Code is hereby amended by to read as follows:

(7) Any act, omission or condition in violation of Chapters 6, 7, 9, 20, 33, 24, 25 and 34 of this code;

10. **Repeal of Conflicting Ordinances.** All former ordinances or portions of ordinances conflicting or inconsistent with the provisions of this ordinance or of the California Fire Code, including applicable portions of Ordinance No. 1522, and any other ordinance in conflict herewith are hereby repealed to the extent of such conflict.

11. **Superseding Ordinances.** No ordinance adopted after the adoption of this ordinance shall implicitly supersede or repeal any provision of this ordinance unless that ordinance expressly indicates an intention to do so. Specifically, Sections 7 and 8 of this Ordinance shall not be implicitly superseded or repealed by any later adopted ordinance unless that ordinance expressly so provides.

12. **Severability.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase added by this Ordinance, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this

Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses or phrases are declared unconstitutional, invalid or ineffective.

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

14. **CEQA**. The City Council finds that the changes made to the Fire Code and Building Code are enacted to mitigate the threats posed to public peace, health and safety from earthquakes, high winds and fire. Therefore, it can be seen with certainty that adoption of this Ordinance will not have a significant adverse effect on the environment and is therefore exempt from California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3. Staff is directed to file a notice of exemption within five (5) days of the adoption of this Ordinance.

15. **Effective Date**. This ordinance shall take effect upon the later of thirty days after its adoption or January 1, 2014.

PASSED AND ADOPTED by the City Council of the City of Woodland this ___th day of _____, 2013, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Marlin H. Davies, Mayor

ATTEST:

_____
Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

_____

Kara K. Ueda, City Attorney

Exhibit A

Findings to Support Amendments to the 2013Editions of the California Fire Code, California Building Code and California Residential Code

This Exhibit A provides the express findings and determinations (where necessary pursuant to California Health & Safety Code Sections 17958, 17985.7 and/or 18941.5) justifying the City of Woodland's amendments to the 2013 Edition of the California Fire Code, the 2013 Edition of the California Building Code and the 2013 Edition of the California Residential Code (codified in Title 24 of the California Building Standards Code) as reasonably necessary because of local climatic, geologic or topographic conditions.

CITY OF WOODLAND – PROFILE

The City of Woodland, incorporated in 1871, lies near the heart of the Great Central Valley of California. It is situated 18 miles to the West of the State Capitol in Sacramento and 81 miles Northeast of San Francisco. Woodland is the County Seat of Yolo County.

The City of Woodland encompasses an area of approximately 10.5 square miles with a population in excess of 50,614 based upon 2000 figures as provided by the City of Woodland Community Development Department. The City of Woodland Fire Department, through a Contractual Agreement with the Springlake Fire Protection District, also provides fire protection for approximately 55.5 square miles of rural area surrounding the City, devoted principally to winter grain and summer row crop farming.

The City is the largest industrial area in Yolo County and has experienced a steady, well-planned growth. Woodland is also a key area for the many processing and service activities demanded by the extensive agricultural industries in the region.

Woodland is transcended by several major roadways including Interstate 5 and State Route 113. California Northern Railway maintains a major North-South rail link through Woodland while Yolo Shortline Railway also maintains a local spur line in town from Sacramento. Both rails and highways have created barriers within the town which have significantly affected emergency response routes.

Sec 9-9 Amendments to California Fire Code

Amendment Section, pursuant to Ord. No. _____	**Fire Code Section Impacted**	**Subject of Amendment**	**Justification (see below key to justifications)**
9-9-1	202	Adds definitions	D

9-9-2	307.1.1	Prohibits burning	D
9-9-6	Add 503.2.1.1	Parking of vehicles on fire apparatus access roads	D
9-9-10	603.8	Prohibition of free-standing non-commercial incinerators	D
9-9-11	Add 901.6.3	Resale inspection of residential occupancies with NFPA 13D sprinkler systems	D
9-9-12	903.1	Regulations regarding installation of automatic sprinkler systems	A, B, C
9-9-14	Add 907.6.2.1	Fire alarm circuits	A, B, C
9-9-16	Add 912.3.1.1	Locking fire department connection caps	D
9-9-17	2306.2.3	Use of above-ground tanks	D
9-9-18	Add 2308.3.2	Establish location limits for storage of compressed natural gases	D
9-9-22	Add 5301.1.1	Establish location limits for storage of compressed natural gases	D
9-9-23	Add 5601.2	Establish limits regarding location and quantity of explosive materials stored	D
9-9-24	Add 5706.4.5.1	Establish location limits for receiving and storing of flammable or combustible liquids	D
9-9-25	Add 5706.5.1.1.1	Establish location limits for bulk and process transfer operations of flammable or combustible liquids	D
9-9-26.A. – H.	101.1, 105.1.1,	Administration	D

	108.1, 108.4, 109.3		

Sec 6-1-2 Amendments to California Building Code

Amendment Section, pursuant to Ord. No. _____	Building Code Section Impacted	Amendment	Justification (see below key to justifications)
6-1-2(h)(1)	903.1	Regulations regarding installation of automatic sprinkler systems	A, B, C
6-1-2(h)(3)	Add 907.6.2.1	Fire alarm circuits	A, B, C
6-1-2(h)(5)	Add 912.3.1.1	Locking fire department connection caps	D

Sec 6-1-9 Amendments to California Residential Code

Amendment Section, pursuant to Ord. No. _____	Residential Code Section Impacted	Amendment	Justification (see below key to justifications)
6-1-9(k)	Chapter R313	Additional minimum requirements	A, B, C

Justifications KEY: Findings to Support Amendments to California Fire Code and California Building Code

A. CLIMATIC CONDITIONS

The climate within the City of Woodland is similar to other areas in California's Central Valley. The normal rainfall for Woodland is 17.28 inches. Winter storms are responsible for the heaviest intensity of precipitation, with 89 percent of total annual precipitation falling between November and April.

Winds play a major role in Woodland's climatological make-up. Winter storms bring occasional strong South winds with speeds up to 45 mph. There are also intermittent

Summer periods of dry North winds when the humidity will drop well below 10 percent, greatly adding to the potential of a fire conflagration hazard where non-rated wood shake and shingle roof construction currently exists.

Summer sunshine is in abundance in Woodland, averaging 95 percent of the possible hours of daylight. The winter months produce 40 percent of possible sunshine affected somewhat by occasional periods of winter fog, which may persist for several days or weeks at a time.

The average annual temperature for Woodland is 61.5 F with higher temperatures in the mid- to upper 90's during the summer months and lows down to the mid- 30's during the winter months.
The record high of 114 F was recorded in June of 1961 while the record low of 19 F was established in December of1990 in accordance with The Weather Channel.

Due in part to the winter and spring rains, we generally experience an extensive growth of vegetation during the spring which dries out each summer creating hazardous fuel conditions. Because the City is surrounded by farm land, an exposure problem exists during early summer grain harvest season. Many of the grain fields in the farm land surrounding the City are planted up to the City limits (in some instances, residential neighborhoods). The proximity of burning fields to neighborhoods creates a rural interface problem which greatly increases the chance of a major conflagration if the right conditions exist (low humidity, wind, etc.). Thus, the growth of vegetation, coupled with dry land grain farming, equates to an explosive fire potential prior to and during the grain harvest period.

All of Woodland's water comes from 19 wells which are distributed throughout the City and interconnected with a gridded main system. The drought years of 1977 and 1978 resulted in record low water depths which required the lowering of all City pumps from 50 to 75 feet to maintain an adequate water supply. Drought conditions occurring from 1988 through 1990, 1994, and once again in 2006-2007 placed the subsurface water supply in jeopardy. Additionally, scarce water supplies during this period caused normal fire hydrant flushing and water main maintenance to be severely restricted causing potential silting of the existing grid system.

Due to the dependency on subsurface water supplies recharged with winter and spring rains, the system capacity is a concern, especially as the City expands, putting additional demands on the entire distribution system. This fact is paramount in the adoption of amendments to the Fire Code and Building Code related to fire sprinkler systems within the City, in that early detection and extinguishment through automatic sprinklers is unsurpassed in major fire operations, and consequently, the application of tens of thousand of gallons of water to control and extinguish a major conflagration.

B. GEOLOGICAL CONDITIONS

Woodland lies in the heart of the great Central Valley of California, 18 miles west of the State Capitol in Sacramento. This Greater Sacramento Area is one of the fastest growing regions in the State. Woodland comprises an area of 10.5 square miles. Through a contractual Agreement with the Springlake Fire Protection District, an additional 55.5 square miles is now the responsibility of the Woodland Fire Department. Since the Agreement provides for equal fire protection in the District and the City, staffing and resources are severely stressed if concurrent incidents occur.

The City of Woodland is within an active seismic area. The City is thus subject to moderate to strong to severe shaking and surface ruptures resulting from earthquake faults located within or near the City. These local earthquake faults have the potential to cause severe personal and property damage and fire hazards. Moreover, there is also a potential for damage to roadways, water supplies and the impairment of access allowing fire equipment to respond to emergencies in the event of a severe earthquake. Much of Woodland's downtown area is comprised of construction dating back to the late 1800's and early 1900's. Balloon construction, lack of accessibility, and buildings built too close together greatly add to the fire extension problem inherent to this area, especially exacerbated in the event of seismic activity.

The City has also experienced a tremendous growth in the industrial area. Several major distribution centers have been completed, many exceeding 500,000 square feet, the sheer size of these buildings and the different commodities they house can quickly overwhelm the Department's ability to mitigate an incident of fire caused by any seismic activity.

C. TOPOGRAPHICAL CONDITONS

1. Road conditions. Traffic congestion is a growing problem for the City. Its close proximity to the Sacramento and San Francisco Bay Area metropolitan areas is changing Woodland from an agricultural to a bedroom community. The impact of current and planned developments and associated traffic flow will continue to have an effect on response times and delivery of fire service.

The City is transcended by a major California highway running North-South – Interstate 5. In addition, California Northern Railroad has a line running North-South, while Yolo Shortline Railroad has a branch line running East-West. Flammable liquids and hazardous materials are transported through the City limits by the above-mentioned routes.

The roadway system throughout the City is comprised of surface roads with alley ways running parallel to the surface roads, but to the rear of the addresses. The alley ways are narrow, extremely overgrown with vegetation and not provided with protection by fire hydrants. Accessibility and availability of water are of major concern.

The City derives its water from 19 wells located throughout the City. Due to increased demand by new development, water conservation is of great importance.

2. Road conditions due to flooding. Woodland is essentially flat with Cache Creek forming the Northern Boundary of the Springlake Fire Protection District. Cache Creek flooded during the heavy storms of 1995 closing County Road 98, which is a major artery into town. Fortunately for Woodland, a majority of the flood waters diverted into a borrow pit along I-5 sparing the Northwest corner of Woodland from a one to two foot projected flooding level and which would have created significant response problems to this area. However, during major storms or prolonged rains, some of the streets in the City are actually designed and used for flood control purposes, thus making fire and emergency access difficult during flood conditions. As a consequence, many of the streets within the City are impaired during such flood conditions and such flooding causes physical damage to the streets and the accumulation of debris, all of which hinder access to fire equipment for the purpose of responding to fire and other emergencies.

D. Administrative/Procedural/Public Safety Amendments.

1. This amendment is necessary for administrative or procedural clarification and to establish administrative standards for the effective enforcement of the building standards of the City of Woodland and does not modify a building standard pursuant to California Health & Safety Code Section 17958, 17958.7, and/or 18941.5.

2. This amendment does not modify a building standard pursuant to California Health & Safety Code Section 17958, 17958.7, and/or 18941.5 and is reasonably necessary to safeguard life and property within the City of Woodland.

Legislation Details (With Text)

File #:	13-335 Version: 1	Name:	Woodland General Plan Update
Type:	Report of the City Manager	Status:	Agenda Ready
File created:	11/14/2013	In control:	City Council
On agenda:	11/19/2013	Final action:	

Title: SUBJECT: Woodland General Plan Update - Report Back Concerning Land Use Plan and Update Progress

Recommendation for Action: Staff recommends that the City Council provide the following preliminary direction of advancing the General Plan Update:
1) Confirm that developing a flood solution, advancing job creation, promoting infill, and build-out of the Spring Lake Specific Plan are top priorities for the General Plan Update,
2) Confirm that subsequent new growth should be prioritized in the following sequence subject to defining appropriate land use and triggers for advancement of future planning and build-out of these areas: Master Plan Remainder Area, East Area, Northwest Area,
3) Confirm that a range of growth rates (through 2035) should be analyzed: 250 dwelling units per year (±1.1 percent annual average or ±5,500 units over 22 years) and 400 dwelling units per year (±1.7 percent annual average or ±9,000 units over 22 years),
4) Direct staff to prepare a preliminary land use map with these assumptions, seek community input including the General Plan Steering Committee and Planning Commission, and return to City Council no later than March 2014 with a recommended land use map and draft phasing and trigger language,
5) Accept revised key work tasks and schedule; and
6) Direct staff to return no later than January 2014 with a revised budget and contract amendments if necessary to complete the General Plan Update pursuant to the above recommendations.

Sponsors:

Indexes:

Code sections:

Attachments: Attachment 1A Phasing Table docx.pdf
Attachment 1B Phasing Map v2.pdf
Attachment 2 Recent Questions v2.pdf

Date	Ver.	Action By	Action	Result

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: November 19, 2013

SUBJECT: Woodland General Plan Update - Report Back Concerning Land Use Plan and Update Progress

Recommendation for Action: Staff recommends that the City Council provide the following preliminary direction of advancing the General Plan Update:

1) Confirm that developing a flood solution, advancing job creation, promoting infill, and build-out of the Spring Lake Specific Plan are top priorities for the General Plan Update,

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6) Direct staff to return no later than January 2014 with a revised budget and contract amendments if necessary to complete the General Plan Update pursuant to the above recommendations.

Staff Contact

Cindy A. Norris, Principal Planner - 530-661-5911, cindy.norris@cityofwoodland.org

Fiscal Impact

The proposed General Plan update is authorized for funding in the Capital Budget in FY 2012/13 in the amount of $917,000. An additional amount of $183,000 will be requested in the FY 2013/14 Capital Budget for a total of $1,100,000. The full fiscal impact associated with the General Plan Update is estimated at $1.1 million. Staff will schedule a General Plan Update budget overview and discussion at a future meeting of the City Council.

Background

On October 15, 2013 the City Council held a workshop on the General Plan update at which time staff requested direction relative to growth assumptions and land use scenarios. The City Council directed that staff incorporate a flood solution into the land use assumptions, use a 1.7 percent growth rate, incorporate the City's 900 acres in the East Area, recommend possible priorities and phasing for consideration in future analysis, and return with an updated schedule and work plan. The Council indicated that they desire to have a plan that allows a degree of flexibility and responsiveness to the market, provides a sound fiscal and economic base, and enhances quality of life features for existing and future development.

Discussion

Phasing and Sequencing

At the October 15 meeting the Council confirmed their desire to honor commitments that have been made, through prior General Plan and Specific Plan efforts, to the Spring Lake Plan and Spring Lake Master Plan Remainder areas. An additional key priority voiced was the encouragement of infill development within current city boundaries. Further, the Council requested that staff incorporate possible additional growth areas for consideration, utilizing phasing or trigger points.

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Phasing or trigger options can be applied to future growth in such a manner as to ensure support of multiple community goals. These goals will be varied and may include considerations such as job creation, economic development, advancement of rail relocation, reduction of vehicle miles traveled, and maximum utilization of existing community facilities (including schools) and services. The plan may specify what growth options would be considered once a comprehensive flood solution is achieved.

For example, while providing support to key growth areas to the south, the General Plan should provide flexibility for alternative development areas should development in the south not advance. A trigger policy statement could be provided to outline the concept that if after either a substantial amount of growth is reached in Spring Lake or after a specified time frame, development would be allowed in another growth area, as long as key criteria, such as implementation of a flood solution, has been achieved.

Staff has attempted to describe possible phasing of growth areas in ***Attachment 1*** (A -- Approximate Phasing for General Plan Growth Areas, and B -- Preliminary Growth Phasing Map). This information illustrates the continued priority of development areas such as Spring Lake and downtown infill, while identifying approximate time frames for additional development areas to be considered. As shown in the attachment, the Spring Lake Master Plan Remainder area is identified as being the first phase of "new" development within the time frame of 2015 through 2025. New growth areas to the east and northwest would be deferred until the Master Plan Remainder Area had an opportunity to build-out.

This Attachment outlines growth assumptions in increments as follows:

Present to 2025 -- In the first phase or decade, the following assumptions would be made:

- Infill and revitalization throughout the City will continue
- Spring Lake area will be assumed to build-out pursuant to the existing specific plan
- Existing land uses in the northwestern area may develop as currently designated, aided by a new design overlay to be established to highlight the area around the freeway interchange as an important gateway into the City
- MPRA master planning will commence and be assumed to partially develop
- Annexation and tax sharing will be completed for Gateway II, the Woodland Commerce center, and the City's 22-acre property
- Flood control solution will be identified and substantially or completely implemented
- Rail relocation will be identified and substantially or completely implemented
- An analysis of the type and rate of growth over the decade will be performed and used to inform master planning for the next decade

2025 to 2035 - In the second phase, the following assumptions would be made:

- East Area master planning will commence and be assumed to partially develop
- East Street Corridor Plan is updated to incorporate the vacated rail right-of-way
- Industrial area will be assumed to develop/redevelop based on the attainment of flood control
- Infill and revitalization throughout the City will continue
- An analysis of the type and rate of growth over the decade will be performed and used to inform subsequent master planning and the next General Plan Update

Post 2035 - In this third phase, which would be implemented through a subsequent General Plan Update, the following assumptions would be made:

- Northwest Area master planning will commence and be assumed to partially develop
- Infill and revitalization throughout the City will continue

The second phase (2025-2035) directs growth to the East Area which does not require annexation and allows for investments in flood control and rail relocation to be capitalized. The land to the east is the closest physically to the sewer plant for ease of service and contain soils that are less valuable for agricultural purposes. Growth in this direction was identified as the "environmentally superior" alternative in the 1996 General Plan EIR. Furthermore, the east area may play a strategic role in the resolution of a number of issues of community importance such as the attainment of flood control and the relocation of rail.

The northwest area is primarily outside the existing city limits and contains valuable agricultural soils. Development other than currently designated in the General Plan is presumed most likely to occur no sooner than post-2035, outside of the horizon year of the subject General Plan Update.

The table identifies the use of a Specific Plan (SP) designation to reflect an intent to develop, but allows for deferral until later phases the process of determining the best type of specific development for the land. However, for the Master Plan Remainder Area and the East Area, the General Plan EIR would include assumptions for some amount of growth as part of the "cumulative" development analysis. For the northwest area, build-out of existing land uses would be assumed for the cumulative analysis.

Growth Rate

The Council has indicated that a long term plan which allows flexibility to consider growth in such a way as to provide options for the city's future is preferred. It is acknowledged that there are many possible methodologies and options by which a possible growth scenario may be framed. These options are dependent upon multiple factors, some of which are difficult to predict. On October 15, 2013, the City Council provided direction to use a 1.7 percent annual growth rate.

Since the October 15 Council meeting there has been considerable discussion in the community about alternative growth rates and their implications for residential development. Staff has prepared a response to specific questions received concerning growth and related development implications in ***Attachment 2.*** As of January 1, 2013, Woodland's estimated population was 56,908 and estimated housing units were 19,964. The following provides rough approximations of residential growth associated with different assumed rates of growth rates over the 22-year period from 2014 through 2035.

Rate of Growth (pop)	**# of Dwelling Units**	**Units per Year Average**
0.8%	4,000 units	≈180/yr
1.1%	5,500 units	≈250/yr
1.7%	9,000 units	≈400/yr
1.9%	10,000 units	≈450/yr

For context, the City's historic rate of population growth at key points has been as follows:

Period	**Ave Annual Rate of Growth (pop)**	**Average Annual Units**
2010 - 2012	0.9%	87/yr
2005 - 2009	1.1%	274/yr
2000 - 2004	1.4%	261/yr
1995 - 1999	2.2%	276/yr
1990 - 1995	2.1%	158/yr

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Analysis

In order to bracket the upcoming discussion and provide more information for Council and the public to consider, staff is recommending preliminary analysis of two rates of growth - 5,500 units through 2035 and 9,000 units through 2035. The first would provide an analysis of "projected absorption" over the 22 year plan horizon. The second, as directed by Council, would provide an analysis of "maximum growth" over the same period. This range of analysis will provide the basis for Council and the community to further assess important policy issues, including infill incentives, infrastructure capacity and service levels, density and intensity of development, and precise language for triggers and phasing.

After preparation of this analysis and a period of community outreach (see discussion of schedule below), staff proposes to return to Council with a preliminary land use plan, yield tables (to show how development would result from different growth rates), phasing and trigger language, and any additional alternatives that emerge from the community outreach efforts. Following that point, the consultant team will undergo testing of the map in topical areas necessary to begin to frame out key policies and plan text. In response to the Council's October 15 th direction, these areas would be more focused in scope and would likely include infrastructure, fiscal/economics, and traffic.

Revised Schedule and Tasks

Mid November 2013 Council concurrence on interim assumptions for analysis

December 2013 Prepare preliminary land use plan - uses and sequencing

Jan -- Feb 2014 Community outreach on land use, phasing, and rate of growth, (Steering Committee, property owners, community workshop, Planning Commission). Input on development of land use map and key policies.

March 2014 Prepare land use map, yield tables, initial phasing and trigger language, and other public alternatives. Return to Council for confirmation.

Feb -- April 2014 Preliminary Testing - identify key information necessary to move forward with process (infrastructure, fiscal/economic, traffic, etc.)

April - May 2014 Steering Committee and Planning Commission for input on specific key issues if necessary.

March - June 2014 Write Draft General Plan and CAP

June - July 2014 Community Outreach on the Draft General Plan and CAP

August - October 2014 Prepare Draft EIR; complete all necessary technical analysis

Nov - Dec 2014 Community outreach on Draft EIR, Draft General Plan, and CAP

Jan - Feb 2015 Prepare Response to Comments

Mar - Apr 2015 Hearings and adoption (Final EIR, General Plan, CAP)

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Conclusion

Staff recommends that the City Council provide the following preliminary direction of advancing the General Plan Update:

1) Confirm that developing a flood solution, advancing job creation, promoting infill, and build-out of the Spring Lake Specific Plan are top priorities for the General Plan Update,
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Prepared by: Cindy A. Norris, Principal Planner

Heidi Tschudin, General Plan Project Manager

Reviewed by: Ken Hiatt, Community Development Director

Paul Navazio, City Manager

Attachments: 1A - Approximate Phasing for General Plan Growth Areas
1B - Preliminary Growth Phasing Map
2 - Response to Recent Questions

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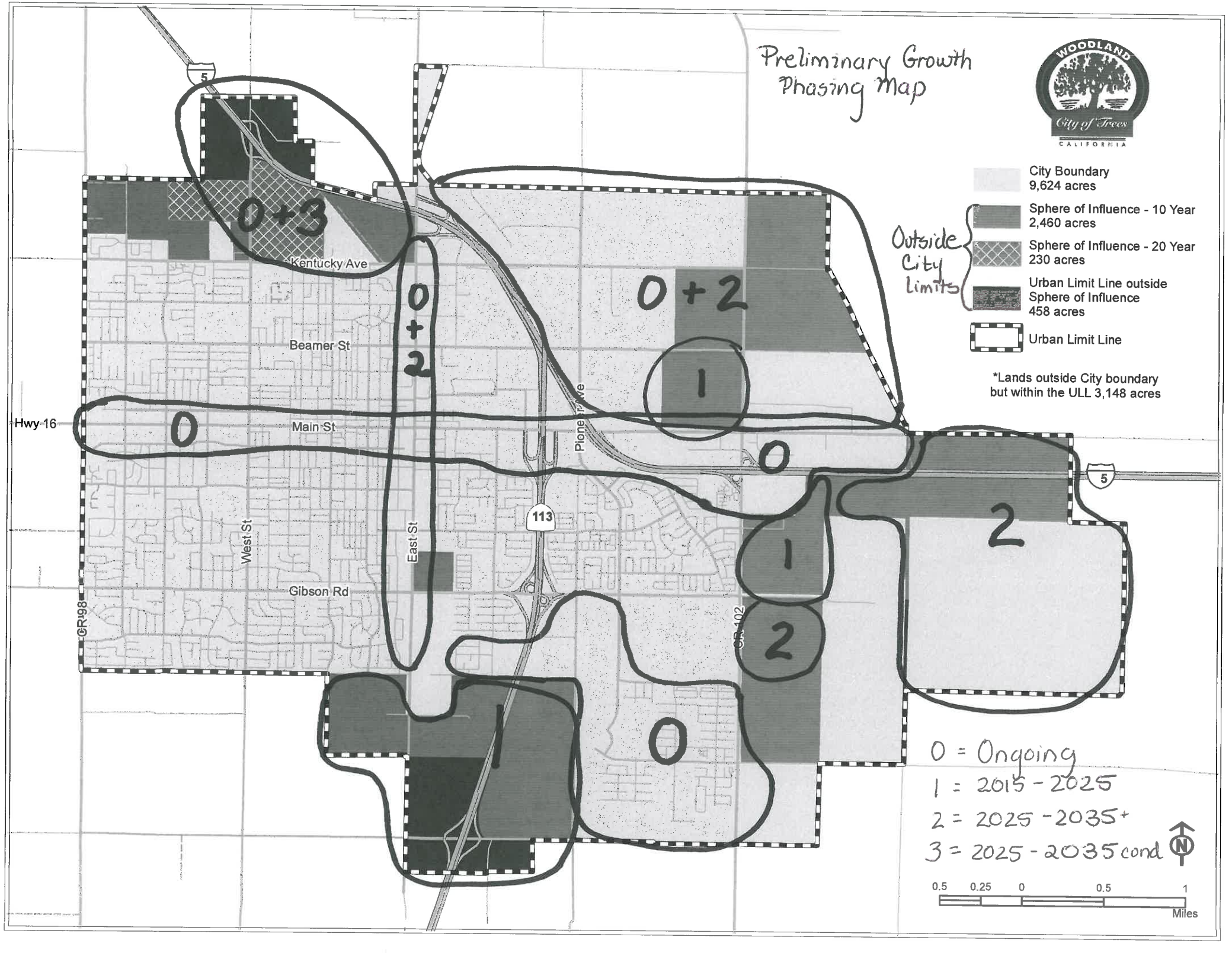
Attachment 1A
Approximate Phasing for General Plan Growth Areas

Growth Area	Land Use	Approximate Phasing	Triggers
Downtown	Mixed use; infill	0 - Ongoing	None
Main Street Corridor	Mixed use; infill	0 - Ongoing	None
East Street (east side)	Mixed use; infill	0 - Ongoing	None
Industrial/Office/Flex	Infill	0 - Ongoing	None
Northwest	Existing land uses	0 - Ongoing	Interchange Design Overlay
SLSP	Per existing Specific Plan	0 - Ongoing	None
MPRA	SP-1 (Specific Plan – First Phase	1 - 2015-2025	Master Plan; Interchange Design Overlay Development Agreement Annexation/Tax Sharing
Gateway II	General Commercial	1 - 2015-2025	Annexation/Tax Sharing
Woodland Commerce Center	Industrial park	1 - 2015-2015	Annexation/Tax Sharing Development Agreement
City 22 Acres	Regional retail	1 - 2015-2025	Annexation/Tax Sharing
Industrial	Expanded development opportunities	2 - 2025-2035	Flood protection Annexation/Tax Sharing
East Street (west side)	Mixed use; infill	2 - 2025-2035	Update Corridor Plan Rail relocation
East Area	SP-2 (Specific Plan – Second Phase)	2 - 2025 -2035+	Substantial build-out of SLSP Opportunity for build-out of MPRA Jobs/Housing Specific Plan Development Agreement Annexation/Tax Sharing Rail Relocation Flood Protection
Northwest	Existing Designation plus new overlay -- SP-F (Specific Plan – Future)	3 - 2035+	General Plan Update Specific Plan Development Agreement Annexation/Tax Sharing Substantial development in other growth areas Flood Protection

Note: General Plan growth phasing assumptions should be evaluated regularly. If conditions change the General Plan should be revisited.


Preliminary Growth Phasing Map
WOODLAND
City of Trees
CALIFORNIA
City Boundary
9,624 acres
Sphere of Influence - 10 Year
2,460 acres
Sphere of Influence - 20 Year
230 acres
Urban Limit Line outside Sphere of Influence
458 acres
Urban Limit Line
Outside City Limits
*Lands outside City boundary but within the ULL 3,148 acres
0 = Ongoing
1 = 2015 - 2025
2 = 2025 - 2035+
3 = 2025 - 2035 cond
0.5 0.25 0 0.5 1
Miles
N
Kentucky Ave
Beamer St
Main St
Hwy 16
West St
East St
Gibson Rd
CR 98
CR 102
Pioneer Ave
113
5
0+3
0+2
0+2
1
0
0
1
2
2
1
0

General Plan Update Information
Responses to Recent Questions

Did the City's consultant recommend 4,000 new homes over the next 20 years?

In the Economic and Fiscal Background Report (April 29, 2013) prepared for the General Plan Update effort by BAE, there is a discussion of the SACOG growth projections (p. 21). For the City of Woodland, SACOG projects demand for about 1,000 new units between 2014 and 2020, and about 2,900 additional units between 2020 and 2035, for a total of 4,000 units. This was not independent new analysis; this was a summary of the regional forecast developed by the metropolitan planning organization. This background economic report provided a summary of existing analysis and economic information.

The Staff Report prepared for October 15, 2013 provided additional analysis of various projection methodologies. Upon review of all options, staff recommended ignoring the lows and highs, and suggested that a possible reasonable residential demand would be 5,500 units through 2035.

Does a growth rate of 1.7% translate to 10,000 new homes over the next 20 years?

The average 1.7% annual growth rate, over 22 years (2014 through 2035), would equate to approximately 8,963 added units. Woodland's current population (1/1/13) is 56,908 and we have 19,964 dwelling units. Assuming an annual 1.7 percent population growth rate and 2.85 persons per housing unit) the 2035 population would be 82,458 and there would be 28,927 dwelling units.

Did any individual propose actually propose 10,000 new homes on October 15, 2013?

The number 10,559 appears in Table 1 on page 2 of a memorandum from the firm Development Planning and Financing Group (DPFG) to Tim Taron of Hefner Stark and Marois (Attached to the staff report provided on October 15, 2013). The number was identified as the number of new housing units in 2035 based on 1.7 percent population growth over a 27 year period starting in 2008 through 2035, assuming 2.75 persons per household. However, as identified above, if applied for the 22-year period from 2014 through 2035 a 1.7 percent rate would equate to approximately 8,963 units by 2035.

Does a growth rate of 1.7 percent translate to an increase of Woodland's population to 84,000 over the next 20 years?

Population estimates will vary based on the assumptions used. You will get a different estimate if you use persons per household verses persons per housing unit, and if you use varying periods of time for the estimate. Using a the assumptions noted above for the 22-year period from 2014 through 2035, 1.7 percent population growth rate and a persons per housing unit factor of 2.85, results in a 2035 population number of 82,458.

Must infrastructure be sized to accommodate maximum growth? If so, who bears the cost? Do the existing citizens bear some of those costs or are they borne by the developers?

State law requires consistency throughout a general plan, including between elements such as land use, circulation, and public facilities and services. In that regard, infrastructure and facilities planning must be matched to land use planning. Any services or infrastructure that is deemed necessary based on growth expected to occur within the horizon period must be planned for and funding identified.

In order to match infrastructure with planned development, cities typically develop infrastructure plans to show how development will be served by need infrastructure over time, at required service levels. City's must plan not only for the installation of the new infrastructure and facilities, but the ongoing cost of operation and maintenance. The cost for new infrastructure may be assigned proportionately to those that benefit. To the extent that a given infrastructure improvement is required solely to serve new development, the full cost may be assigned to that development. Often, however, there is some proportion of new infrastructure that also serves existing development and the mechanisms to fund that burden are often difficult to implement.

Once built, the operation and maintenance costs of the facility, employees, and vehicles are paid for by all City users of the facility and services. It is important to determine whether the long term costs of serving development are acceptable. The costs and benefits may vary depending on the location and type of growth and services and facilities needed.

Most general plans contain more developable land than is likely to build out within the plan horizon year based on demand. One way to address long term impacts is through use of phasing and triggers as well as through the use of "holding" land use designations like Urban Reserve or Specific Plan.

Jurisdictions can choose to do detailed infrastructure and land use planning for near-term areas and assign "holding" designations to properties that, for a variety of reasons, are not likely to develop within the identified horizon year of the plan. Cities do not have to mitigate the impacts development of land reserved for future growth in these "holding" designations if later legislative approvals (e.g. general plan amendment and rezoning, with accompanying environmental analysis) are necessary for that land to move forward. However, if precise land use designations are assigned to land areas and/or there is a desire to provide environmental clearance, then it is assumed it will develop within the horizon and mitigation must be provided for impacts. Mitigation could include such items as requiring a new fire station, new police officers, a new interchange, more wells/tanks to meet water demand, etc.

When and how did the voters approve a growth rate or cap?

"City of Woodland General Plan Referendum Measure B" was on the November 5, 1996 Yolo County general election ballot. This measure stated as follows: *Shall Resolution No. 3944, approved by the Woodland City Council on February 27,1996, entitled "Resolution of the City Council of the City of Woodland Certifying the Environmental Impact Report for the General Plan, Making Findings, and Adopting the General Plan for the City of Woodland," be adopted?* In the "Impartial Analysis by the City Attorney" the following language was used: *…The 1988 General Plan projects population of 60,700 in the year 2010, a growth rate of 2.25% annually. The 1996 General Plan would limit population growth to average 1.7% annually, to 60,000 in 2015 and 66,000 in 2020.*

The approved 1996 General Plan growth policy provided for expansion of the City and new growth to the south and a population of 60,000 by 2015 which equated to a 1.7% growth rate. However, the General Plan did not actually contain any references to a specific growth rate. The actual policy and implementation language is provided below:

> 1996 General Plan Policy 1.A. 7
> *The City shall manage residential growth at an even and reasonable pace, so as not to exceed a population of 60,000 in the year 2015.*

1996 Implementation Program 1.3

The City shall monitor housing and population growth and regional growth projections and report annually to the CC regarding the need to take any actions so as not to exceed the growth projections of Policy 1.A.7

The City Council has amended the General Plan multiple times since 1996. These actions did not require voter approval. In particular, the policy from which the 1.7 percent growth rate was derived was modified in May 2005. The City Council adopted Resolution 4636 which modified the relevant policy and implementation action as follows:

2005 Revised Policy 1.A.7

The City of Woodland shall manage residential growth at an even and reasonable pace so that single family residential construction in new planned residential neighborhoods does not exceed ***5,000 houses by the year 2020*** *per approved Specific Plans. The intent is to limit the number of building permits each year, adjusting for market fluctuations. The intent is not to limit infill and multi-family development, including multi-family development approved in planned neighborhoods.*

2005 Revised Implementation Program 1.3

The City shall monitor housing growth and regional growth projections and report annually to the City Council regarding the need to take any action on limiting single family construction in new residential neighborhoods so as to not exceed the growth and housing projections of Policy 1.A.7.

The growth cap policy was amended and restated in 2005 in order tie growth regulation to building units rather than population. Further, clarifying language was added to address multi-family and infill. Single family "infill" development is exempt from the growth cap calculation.

In the Resolution findings for the 2005 amendment, it was stated that a key reason for the clarification in the growth policy was that with the adoption of Spring Lake, a higher population number would be realized (69,719), than allowed under the current growth policy. Spring Lake provided for a total estimated 6,935 new dwelling units, of which approximately 4,800 were assumed to be single family. Further, it was determined that due to variations in household size that population would be a difficult metric to track and regulate.

The new growth policy continued to confirm the decision in the 1996 General Plan to grow to the south, but it added the concept that the growth restriction applied only to new single family in new planned residential neighborhoods. "Planned Neighborhood" was a land use designation used in the 1996 and 2002 General Plan to show future growth areas and was applied over Spring Lake and the Spring Lake Master Planned Remainder Area.

Legislation Details (With Text)

File #:	13-336 Version: 1	Name:	
Type:	Report of the City Manager	Status:	Agenda Ready
File created:	11/15/2013	In control:	City Council
On agenda:	11/19/2013	Final action:	

Title: SUBJECT: Consideration of Changing from an At Large to District Election System

Recommendation for Action Staff recommends that the City Council:

(1) Receive a presentation from the Citizens' Advisory Committee on Council District Maps, and, at the conclusion of the presentation provide direction to staff on the preferred Council District Map to advance in the development of the Ordinance and Ballot Measure to be placed before the voters at the June 2014 election.

(2) Consider additional elements related to implementing a transition from At-Large Council elections to District-based Council elections, and provide direction to staff to guide development of the draft Ordinance and Ballot Measure to enact Council elections By-District; specific direction is requested related to:
a. whether City Council members will be elected based on a plurality or a majority of votes in each district,
b. the method of selection of the mayor and vice mayor,
c. the date of the 2014 City Council election,
d. the order and sequence of elections for each of the new proposed Council districts, and
e. additional items that should be considered in the drafting of the ordinance enacting Council District elections.

Sponsors:

Indexes:

Code sections:

Attachments: 00_Map 1.pdf
00_Map 2.pdf
00_Map 3.pdf

Date	Ver.	Action By	Action	Result

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: November 19, 2013

SUBJECT: Consideration of Changing from an At Large to District Election System

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   c. the date of the 2014 City Council election,
   d. the order and sequence of elections for each of the new proposed Council districts, and
   e. additional items that should be considered in the drafting of the ordinance enacting Council District elections.

Staff Contact

Paul Navazio, City Manager, (530) 661-5802, paul.navazio@cityofwoodland.org

Council Goal

Governance/Organizational Effectiveness - Promote local government and city organization committed to meeting the needs of the community, encourages collaboration, civic participation, and promotes accountability and transparency in the effective delivery of services.

Fiscal Impact

The fiscal impact of placing an ordinance on the June 2014 ballot, along with the possible cost of amending another ordinance(s), is approximately $35,000.

Background

California Voting Rights Act

The California Voting Rights Act ("CVRA") (California Elections Code sections 14025 - 14032) was signed into law in 2002. Like the federal Voting Rights Act of 1965, the CVRA attempts to prevent the disenfranchisement of protected classes. A protected class is a class of voters who are members of a race, color, or language minority group (collectively referred to as "minority voters").

With the passage of the CVRA, it became easier for citizens to sue cities, school districts, community college districts, and special districts if these public entities elect their members to its governing body through "at-large" elections and if it can be proven that the votes of minority voters are being diluted. To prove a violation, plaintiffs must demonstrate "racially polarized voting." This occurs when there is a difference between the choice of candidates preferred by voters in a protected class and the choice of candidates preferred by voters in the rest of the electorate. The difference may be demonstrated by (1) a review of voting patterns of a protected class statistically correlated with members of the class or (2) the protected class has been unable to influence elections for candidates or ballot measures. Elections Code § 14026, 14027. The CVRA does not require a showing of discriminatory intent or a showing that minority voters live in a geographically compact area of the City.

The CVRA does not mandate the abolition of at-large election systems, but makes the use of at-large election systems more susceptible to a legal challenge. Additionally, the legal "remedy" for a violation of the CVRA is

to change from an at-large election system to a district election system.

City Council's Action to Date

The City Council, in consultation with the City Attorney's office, considered whether the City might be vulnerable to a legal challenge under the CVRA and concluded that it could be. The City Council formed a subcommittee in January 2013, comprised of Vice Mayor Tom Stallard and Council member Bill Marble, to analyze some of the issues associated with changing to a district election. The subcommittee presented an initial report during the March 19 City Council meeting and recommended that the City transition to district elections based on both the CVRA and the benefits that arise out of providing an opportunity for more residents to participate on the Woodland City Council. The subcommittee also recommended that the City Council place a measure on the June 2014 ballot asking whether the voters approved moving to a district-election system. The subcommittee worked with the Yolo County Elections Office and presented a proposed map to the City Council.

The maps were drawn with the following considerations in mind: (1) balancing the populations across each district; (2) maintaining logical communities of interest within districts; (3) ensuring that any qualified candidates would not be disadvantaged by virtue of background; and (4) consideration of how district boundaries affected existing City Council members.

The Council subcommittee also recommended that the City not have a directly elected mayor but to instead have five City Council members from separate districts.

Citizens Advisory Committee on City Council District Boundaries

On May 21, 2013, the City Council formed the Citizens Advisory Committee. Each City Council member appointed one member to the committee. The sole purpose of the committee was to examine demographic data and to recommend up to two alternative maps for the City Council to consider. The Committee was not asked to study, or provide recommendations on, other implementation issues associated with changing to district elections.

The Committee was comprised of five Woodland residents: Chairwoman Janet Ruggiero, Rich Lansburgh, Julie Farnham, Tom Galeazzi, and Marco Lizarraga.

The Committee's sole charge was to create an alternative map or maps and to present no more than two maps to the City Council. The Committee established the following criteria: (1) be as equal in population as possible; (2) use voting age population; (3) fairness; (4) consider geography, cohesiveness, contiguity, integrity, and compactness; and (5) maintain neighborhoods of common interest. The Committee held a number of meetings and two public forums and is presenting two alternative maps for Council consideration.

District Map Boundaries

If the voters approve district boundaries, the boundaries will remain in effect until after the next federal census in 2020. Elections Code § 21601. Once information from the federal census is released, the City Council may appoint a committee of City residents to make purely advisory recommendations regarding boundaries or may use staff to create the boundaries. Elections Code § 21605. The new boundaries would be required to comply with certain legal requirements, just as the proposed maps for Council consideration are - including being as equal in population as possible, for example.

Discussion

Staff recommends that the discussion be broken up into two distinct parts: (1) consideration and approval of a map depicting proposed City Council district boundaries and (2) other implementation considerations concerning changing from an at-large election to a district election system.

Consideration of Council District Map Boundaries

The two maps presented by the Citizens Committee and the map presented by the Council subcommittee break the City into five Council districts. The mayor would be chosen from amongst the five Council members rather than having a directly elected mayor. A directly elected mayor is elected Citywide. The assumption in each of the maps presented for Council consideration is that the mayor will not be directly elected. If the Council desires to have a directly elected mayor, the number of proposed districts would need to change to be an even number, most likely four. However, there could be six or eight districts. Gov't Code § 34871(c). If the Council is interested in doing so, the proposed map(s) and associated districts would need to be reevaluated and a different map(s) proposed. We would most likely not be able to put the ordinance on the June 2014 ballot if the Council is interested in changing the number of districts.

The map should also number the proposed districts. Each map that has been prepared so far has a number assigned to it. The City Council may change those numbers although it makes logical sense for the districts to be numbered from west to east or from north to south (or vice versa). Once the City Council approves a map, staff believes that it will have enough information to draft the legally required ordinance to change from an at-large system to a district election. The ordinance must specify the number of legislative districts, a description of the boundaries of each district, a numbering of the districts, and a provision as to whether City Council members will be elected by districts or from districts (by districts here).

If district elections are approved by the voters, a city council candidate must reside in the district and have resided there from the time nomination papers are issued. Gov't Code § 34882. Additionally, only registered voters who live in the district may sign nomination papers for a city council candidate. Gov't Code § 34883.

Other Implementation Issues

In addition to the proposed map, other implementation issues need to be addressed in anticipation of the change to district elections.

a. Plurality or Majority.

The default provision in the Elections Code is that the candidate who receives a plurality of the votes cast is elected to office unless the City specifically provides otherwise. Elections Code § 15452. This means that the person who receives the most votes in a district would win the seat. If the City wants to require the candidate in each district to be elected by a majority vote of his/her district rather than a plurality of the votes, the ordinance must specifically state that. The ordinance also would need to address the need for runoff elections in the event that no candidate receives a majority in the first round.

b. Selection of Mayor and Vice Mayor.

The City Council subcommittee recommended selecting the mayor and vice mayor amongst the five Council members elected by district and, thus, against the election of an "at-large" mayor elected by all

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City voters.

The mayor and vice mayor may be chosen by majority vote of the City Council at the same meeting at which the declaration of the election results for a general municipal election is made. Gov't Code § 36801. The City Council may choose to select the mayor and mayor pro tempore in a number of different ways, as follows:

i. *Rotating Mayor* . The City Council could choose to have its mayor change each year and proceed by Council district. For example, the District 1 City Council member would serve as mayor in year 1, and the District 2 City Council member would serve as mayor in year 2. At the beginning of the second year, the District 2 City Council member would begin a one-year term as mayor. This is similar to the manner in which the chair of the County Board of Supervisors is chosen.

ii. *Selection Every Two Years* . The City Council could choose its mayor pro tempore every two years following the election (assuming Council terms remain at four years). A person just elected would become mayor during the latter two years of the four-year term.

This process is similar to the process set forth in the Municipal Code, which provides that on the first Tuesday following the general municipal election, the city council meets and designates its presiding officer (mayor). The person who served as mayor pro tempore immediately prior to the meeting shall be designated as mayor and serves in that capacity at the pleasure of the city council. Woodland Mun. Code § 2-2-1. The Code also provides that if the person who was selected as mayor pro tempore is no longer a council member, the remaining council members shall select another member as mayor by a majority vote. *Id.*

c. Date of Election . City Ordinance No. 1299 (adopted on December 16, 1997) currently provides that the general municipal election is consolidated with the statewide direct primary, which is June of even numbered years. The City Council should include a provision in the ordinance regarding when the first council members will be elected by district.

i. *Default - 3 seats in June 2016* . Absent any formal action by the City Council, two Council members would run at-large in June 2014, and the ballot would also ask the voters to change to a district election system. If the district election ballot measure is approved by the voters, three council district seats would be contested in the June 2016 election. Gov't Code § 34878. Therefore, the first election at which council members would be elected by district would be at the June 2016 election, with the other two seats elected by district for the first time in June 2018.

The two seats that will be contested in June 2014 are currently held by Mayor Davies and Council member Marble. The candidates in that election would run at large and be elected by the entire City. They would serve for four years. In June 2016, the seats currently held by Vice Mayor Stallard and Council members Denny and Hilliard would be contested.

ii. *Full Slate of Seats in June 2016* . Government Code section 34878 permits the City Council to change the default discussed above by ordinance. Thus, it is our opinion that the City Council could choose to specify that all council seats will be up for election by district at the June 2016 election. Three Council members would serve for four years, and two could serve for two years. One option would be for the three candidates receiving the most votes to serve four-year terms, and the two candidates receiving the least votes would be elected to two-year terms. Alternatively, the Council could choose which districts will have four year terms and which ones will have two year terms. Or, the selection could be done randomly, such as by putting numbers into a hat and selecting the two that will have two-year terms (or vice versa). This, however,

would mean that the two candidates elected in June 2014 would serve a two-year term and two council members elected in June 2016 would serve two-year terms as well.

iii. *Defer Election to November 2014* . Another option is to postpone the general municipal election until November 2014. The City Council can also establish a different date for general municipal elections. The City Council may do so without asking for voter approval on this issue. Gov't Code § 36503; Elections Code § 1301. If the City Council decides to move the general municipal election (election of City Council members) from June 2014 to a different date (such as November 2014), the City Council would need to adopt an ordinance providing that the City's general election will be held on the same day as the statewide general election. That ordinance must then be submitted to the County Board of Supervisors and would only become operative upon approval by the Board of Supervisors. Elections Code § 1301(b). That ordinance should also provide that the sitting council members' term of office that would otherwise terminate in June 2014 would instead be extended to November 2014. When the election date is changing, terms may be extended or contracted for up to 12 months. Elections Code § 10403.5. Additionally, within 30 days of the ordinance's effective date, the City Clerk is required to mail a notice to all registered voters informing the voters of the change in the election date and that as a result of the change in the election date, the terms of office of City Council members will be changed.

Another factor for Council consideration is that if the City Council shifts the election date from June 2014 to a different date, it would impact the City's ability to put a general sales tax measure (renewal/replacement of Measure V) on the June 2014 ballot as general taxes may only be submitted to the voters at the same election as city council members are elected.

d. Order and Sequence of Elections for New Council Districts

The City Council will also need to establish the order in which the elections for each of the proposed new Council districts will occur, and will depend - in part - on the direction given by the Council related to the timing of the 2014 election (above). Under the "default" scenario where the two seats slated for the June 2014 election are contested "at-large", the Council will need to specify the three Council districts that would be up for election in 2016, and the two districts that will be contested in 2018. Depending on how the Council chooses to implement the transition from at-large to district elections, it is possible that a councilmember who is elected as an "at-large" candidate in 2014, may be either forced to run again in two years if he/she resides in a district that is slated to be up for election at that time or, alternatively, may not have a "home" district seat to run for after the conclusion of their inaugural four-year term.

Additional Considerations

Term of office . By default, the term of office of each council member by district is four years. However, the City Council has the option of enacting a shorter term of office, such as two years, or asking the voters to do so. Gov't Code § 34879.

Council compensation . The question has been raised whether, in order to promote interest in candidates possibly running for City Council, the city could increase the stipend currently provided to sitting members of the City Council. The current stipend of $250 per month was set by voter initiative in 1986; therefore, a vote of the electorate would be required to modify the stipend. Should the Council wish to address this issue via the June 2014 ballot, this would require a separate and distinct ballot measure from the one currently contemplated to enact City Council District elections.

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Conclusion

In order for the City to put this measure on the June 2014 ballot, staff needs direction at the November 19, 2013 meeting so that it may draft the appropriate ordinance(s) for Council consideration in December.

In summary, the City Council is being asked to provide staff with direction on the following items:

1. The map of district boundaries
2. Election by a plurality or majority within the districts
3. Procedure for choosing the mayor and vice mayor
4. Date of election should district elections be adopted by the voters
5. Order and sequence of elections for each new Council district

Prepared by: Kara K. Ueda
City Attorney

Reviewed by: Paul Navazio
City Manager

Attachments:
A) Proposed Council District Maps
Citizens' Advisory Committee - Map #1 & Map #2
City Council Subcommittee - Map #3

Attachment A

Citizen's Ad Hoc Committee On
City Council District Map Boundaries

The City Council received a request from community members to consider the use of district-based elections, in which officials are required to form a specific geographical area and can only be voted for by voters in that same area.

The California Voting Rights Act (CVRA) attempts to prevent the disenfranchisement of any protected classes. A protected class is a class of voters who are members of a race, color, or language minority group.

The Act does not mandate the abolition of at-large election systems but makes the use of at-large election systems more susceptible to a legal challenge.

Earlier this year, Vice Mayor Tom Stallard and Council Member Bill Marble were appointed by the Woodland City Council to serve as the subcommittee related to the CVRA to consider the request. The Council subcommittee reported back recommending that the Council move forward with district elections. This recommendation was made, in part, due to the legal requirements of CVRA but more importantly to provide more citizens with the opportunity to seek election to the Woodland City Council and engage in the political process. The subcommittee also presented a proposed map for City Council Districts. They also recommended that the City Council establish a process to ensure that the Council and public have maximum flexibility for transitioning to district-based elections. A ballot measure would then be presented to the voters to transition to district based elections and the adoption of the district map.

The City Council established an ad-hoc Citizens' Advisory Committee because of public comments suggesting that the map before the Council needed additional public input and revisions. This five member committee will report back to the Council by presenting one or two new Council district maps as well as their comments on the district map prepared by the Council subcommittee. The Ad -Hoc Committee has held seven meetings since its inception. The committee first focused on the development of criteria to be used in drawing the districts.

The most important criteria in drawing the district maps is making sure the voting age populations is equal and the boundaries are also proportionate in size. The Advisory Committee will utilize the following criteria in developing the district maps:

- Be as equal in population as possible. Stay within the legal requirements for district population distribution.
- Utilize voting age population including race and ethnic numbers (especially Hispanics and Asians census information) and gender.
- Fairness
- Consider such factors as geography (e,g, major streets & highways) and cohesiveness, contiguity, integrity and compactness of districts
- Maintain neighborhoods of common interest (e.g. School District trustee areas, school population areas)

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The Citizen's Advisory Committee then individually worked with the Yolo county Elections Office to prepare a map to present to the committee as a whole. Based on these presentations, two maps emerged based on similarities between each of the maps. These two maps were refined at a subsequent meeting of the Committee.

Two public workshops were held to allow the public to review the Committee's two maps as well as the map generated by the Council subcommittee. These maps were also available for review on the city website as well as inb display at City Hall and the Community and Senior Center.

Woodland City Council
CVRA Committee Plan 1

District

- 1
- 2
- 3
- 4
- 5

Outside City

Fairgrounds

0 .33 .67 1

Miles

2013 - Yolo County Elections Office

Third District
Deviation: 1.63%
H CVAP - 36.78%

Fourth District
Deviation: 1.95%
H CVAP - 42.95%

First District
Deviation: -0.59%
H CVAP - 19.00%

Second District
Deviation: -3.84%
H CVAP - 22.91%

Fifth District
Deviation: 0.84%
H CVAP - 33.29%

Woodland City Council
CVRA Committee Plan 2

District

- 1
- 2
- 3
- 4
- 5

Outside City

Fairgrounds

0 .33 .67 1

Miles

2013 - Yolo County Elections Office

First District
Deviation: -0.59%
H CVAP - 19.00%

Second District
Deviation: -4.25%
H CVAP - 22.99%

Third District
Deviation: 5.81%
H CVAP - 34.18%

Fourth District
Deviation: 0.59%
H CVAP - 43.25%

Fifth District
Deviation: -1.56%
H CVAP - 34.61%

Woodland City Council Subcomittee Map

District

- 1
- 2
- 3
- 4
- 5

Outside City

Fairgrounds

0 .33 .67 1

Miles

2013 - Yolo County Elections Office

Third District
Deviation: -0.41%
H CVAP - 34.99%

Second District
Deviation: 0.20%
H CVAP - 30.60%

Fourth District
Deviation: -0.14%
H CVAP - 36.90%

First District
Deviation: -0.59%
H CVAP - 19.00%

Fifth District
Deviation: 0.94%
H CVAP - 29.70%