



City of Woodland

300 First Street
Woodland, CA 95695

Meeting Agenda City Council

Tuesday, December 2, 2014

6:00 PM

Council Chambers

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY DECEMBER 2, 2014 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.

[14-473](#)

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](#)

F. COMMITTEE REPORTS

[14-465](#)

SUBJECT: Commission on Aging Meeting Minutes for September 11, 2014

Recommendation for Action: Staff recommends that the City Council receive the September 11, 2014 Commission on Aging Minutes that were approved on November 13, 2014.

Attachments: [91114 Minutes](#)

[14-469](#)

SUBJECT: Parks & Recreation Commission Meeting Minutes for September 22, 2014

Recommendation for Action: Staff recommends that the City Council receive the September 22, 2014 Parks & Recreation Commission Minutes that were approved on October 27, 2014.

Attachments: [92214 PRC Minutes](#)

G. PRESENTATIONS

1. [14-483](#)

SUBJECT: Yolo HCP/NCCP Update

Recommendation for Action: Staff recommends the City Council receive an update on the Yolo HCP/NCCP currently under development by the Yolo County HCP/NCCP Joint Powers Agency, of which the City of Woodland is a member.

H. MINUTES

2. [14-488](#)

SUBJECT: Council Meeting Minutes

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meetings of November 4, 2014 and November 18, 2014.

Attachments: [11 04 14 DRAFT Meeting Minutes for approval](#)
[11 18 14 DRAFT Meeting Minutes for approval](#)

I. CONSENT CALENDAR

3. [14-416](#)

SUBJECT: Purchase of Two Ford F350s for Sewage Collection System

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____ authorizing the purchase of two (2) Ford F350 trucks for the Sewage Collection System.

Attachments: [Elm Ford Quote](#)
[Ron DuPratt Quote](#)
[Resolution](#)

4. [14-450](#)

SUBJECT: Authorize the Sole-Source Purchase of Coagulants for the Water Pollution Control Facility

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____ authorizing the City Manager to execute

a contract for the sole-source purchase of coagulants from Rosa Water Technology Associates with an amount not-to-exceed one hundred thirty-five thousand dollars (\$135,000) for budget year FY 15.

Attachments: [ROSA ResolutionTL](#)

5. [14-454](#) SUBJECT: 2014 "Tree City USA" Recertification

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ in support of recertification of the City of Woodland as a "Tree City USA" for 2014.

Attachments: [Tree City USA 2014 Resolution](#)

6. [14-467](#) SUBJECT: Waste Management 2015 Rate Adjustment

Recommendation for Action: Staff recommends that the City Council receive the Waste Management 2015 rate adjustment information and accept it as complete and adequate.

Attachments: [WM City of Woodland 2015 Rate Adjustment](#)

7. [14-472](#) SUBJECT: Declaring the Results of the November 4, 2014 Election and Timetable for Next Steps

Recommendation for Action: Staff recommends that the City council adopt Resolution No. _____ declaring the results of the November 4, 2014 election related to Measure U.

Attachments: [Resolution declaring results of Nov 4 Special Election](#)

[Final Official Nov 4th Election Results](#)

8. [14-482](#) SUBJECT: Approval of Emergency Solutions Grant Funding Applications

Recommendation for Action: Staff recommends that the City Council take the following actions.

1. Approve the submittal of 2014 Emergency Solutions Grant funding applications by the Yolo Family Resource Center and Fourth and Hope; and

2. Direct the City Manager to sign a Certification of Local Approval for each of the funding applications.

Attachments: [CLA - YFRC](#)

[CLA - Fourth&Hope](#)

J. PUBLIC HEARINGS

9. [14-463](#) SUBJECT: Beeghly Ranch Development Agreement Amendment

Recommendation for Action: Staff recommends that the City Council:

- (1) Receive the staff report,
- (2) Hold a public hearing on the Amendment to the Development Agreement between the City of Woodland, Centex Homes, a Nevada General Partnership, and Western Pacific Housing, Inc., a Delaware Corporation for the Beeghly Ranch Subdivision; and
- (3) Waive the first reading and read by title only Ordinance No. _____, an Ordinance of the City Council of the City of Woodland, California, Approving an Amendment to the Development Agreement between the City of Woodland, Centex Homes, and Western Pacific Housing, Inc. for the Beeghly Ranch Subdivision.

Attachments: [LocationMap](#)
[Ordinance with DA](#)
[PCResolution](#)

K. REPORTS OF THE CITY MANAGER

10. [14-470](#) SUBJECT: Floodsafe Yolo/Cache Creek Feasibility Study, CIP 09-15;
Approve Contract Amendment No. 2

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____ and authorize the City Manager to execute Amendment #2 to the consultant services agreement with MBK Engineers (MBK) for the Floodsafe Yolo/Cache Creek Feasibility Study, CIP 09-15, for an additional amount up to \$119,000.

Attachments: [Amendment Letter](#)
[Reso MBK 120214](#)

11. [14-477](#) SUBJECT: Authorize Contract Amendment with Wood Rodgers for Floodsafe Yolo/Lower Cache Creek Feasibility Study, CIP 09-15

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____ and authorize the City Manager to execute Amendment #5 to the consultant services agreement with Wood Rodgers for the Floodsafe Yolo/Cache Creek Feasibility Study, CIP 09-15, for an additional amount not to exceed \$227,478.

Attachments: [Resolution - Wood Rogers](#)
[City of Woodland Propoosal USACE 20141121](#)

12. [14-490](#) SUBJECT: City Hall Annex Building Condition and Woodland Opera House Reuse Assessment Report

Recommendation for Action: Staff recommends the City Council:

1. Receive the City Hall Annex Building Condition and Woodland Opera House Reuse Assessment Report;

2. Approve the attached resolution authorizing the City Manager to execute a lease agreement with the Woodland Opera House for use of the City Hall Annex Building for theatre and dance programming; and
3. Approve a budget adjustment allocating up to \$475,000 in Measure E funding toward building improvement costs in support of the Woodland Opera House's reuse of the City Hall Annex for theatre and dance educational programming.

Attachments: [City Hall Annex TI Report c2](#)

[City Hall Annex Benefits](#)

[Resolution Approving City Hall Annex Lease](#)

L. 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 December 2, 2014 was posted on November 25, 2014 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 #: 14-473 **Version:** 1 **Name:** Long Range Calendar
Type: Report of the City Manager **Status:** Agenda Ready
File created: 11/20/2014 **In control:** City Council
On agenda: 12/2/2014 **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](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: December 2, 2014

SUBJECT: Long Range Calendar

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

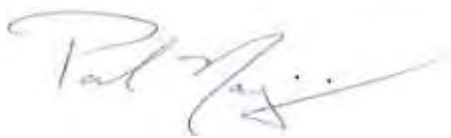
Staff Contact

Ana Gonzalez, City Clerk - (530) 661-5806, ana.gonzalez@cityofwoodland.org

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 items.

Prepared by: Ana Gonzalez, City Clerk



Paul Navazio, City Manager

Attachment

COUNCIL LONG RANGE CALENDAR
Items subject to removal and/or rescheduling

DECEMBER 16th	REGULAR MEETING	REPORTS DUE 12/2
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Committee Reports

Planning Commission Meeting Minutes of November 6, 2014

Consent Calendar

Public Works Quarterly Status Report
Award Construction Contract for West Transmission Main, CIP 12-05
Authorize to bid Water Main Replacement Project, CIP 09-23
Approve Design Contract with XXXX for new ASR Wells #29 and #30, CIP 15-02
Approval of Agreement with Browns Corner LLC
Final Acceptance and NOC for 2014 Road Maintenance Project, CIP #14-14
Final Acceptance and NOC for Southwest Tank Acceptance, CIP 08-33
Approve Amendment to Spring Lake Nexus Study
Beeghly DA Amendment and Approval of Final Map # 4853 – 2nd Reading
Conflict of Interest Code
Janitorial Services Contract Award
Annual Expenditure Reports:
 Measure E
 Measure V
Annual AB1600 Report

Regular Calendar

Measure J Supplemental Funding Allocations (FY14/15)
Solar Project PPA
WUAC Update of Committee Structure and Charge

JANUARY 6th	REGULAR MEETING	REPORTS DUE 12/23
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Regular Calendar

Council Direction/Action on Implementation of District Elections
Consider City Code Amendments to Chapter 1, Article 2, City Council Procedures

JANUARY 20th	REGULAR MEETING	REPORTS DUE 1/6
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Regular Calendar

Consideration of Local Tobacco License (Fee/Program)

FUTURE AGENDA ITEMS – DATE TO BE DETERMINED:

County food waste composting proposal

Purchase Contract – Recycled Water

Council Direction on Preferred General Plan Land Use Scenario

FUTURE STUDY SESSIONS (TBD):

Lower Cache Creek Flood Control Feasibility Study

Update Economic Development Strategic Plan

Budget Workshop – Long-range Planning (Spring)

Legislation Details (With Text)

File #: 14-465 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 11/14/2014 **In control:** City Council
On agenda: 12/2/2014 **Final action:**
Title: SUBJECT: Commission on Aging Meeting Minutes for September 11, 2014

Recommendation for Action: Staff recommends that the City Council receive the September 11, 2014 Commission on Aging Minutes that were approved on November 13, 2014.

Sponsors:

Indexes:

Code sections:

Attachments: [91114 Minutes](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: December 2, 2014

SUBJECT: Commission on Aging Meeting Minutes for September 11, 2014

Recommendation for Action: Staff recommends that the City Council receive the September 11, 2014 Commission on Aging Minutes that were approved on November 13, 2014.

Staff Contact

Kris Bain, Community Services Program Manager, 661-2002, krista.bain@cityofwoodland.org

Conclusion

Staff recommends that the City Council receive the September 11, 2014 Commission on Aging Minutes that were approved on November 13, 2014.

Prepared by: Kris Bain, Community Services Program Manager



Paul Navazio, City Manager

Attachment: September 11, 2014 Commission on Aging Meeting Minutes



Commission on Aging

Woodland Community & Senior Center, 2001 East Street, Woodland, CA 95776

Regular Meeting Minutes

September 11, 2014

Call to Order

Meeting convened at 3:03 p.m. at the Community & Senior Center, 2001 East Street, Woodland, California; Vice Chair Campbell presiding.

Roll Call

Commissioners Present: Campbell, Overholt, Sanborn
Absent: Garman
Staff: Bain, Engel, Haynie, Tringali
Guest: Mr. Lynn, Teresa Brown, St. John CEO

Pledge of Allegiance

Communications-Commission/Staff Statements and Requests

Engel announced that the next "Movies on Main Street" is scheduled for October 10, 2014. Event starts at 5:30 p.m. with the movie starting at sundown.

Minutes

Commissioner Sanborn made the motion to accept the minutes of July 10, 2014 as written, Commissioner Overholt seconded the motion. 3/0

Regular Calendar

Teens Helping Seniors

Tringali reported on the Teens Helping Seniors program. Explaining that the program ran from June 17-August 11, serving 37 households, 43 shifts for the 30 participants enrolled in the program in 2014, earning 687 hours. Compared to the 2013 enrollment of 13 participants who earned 207 hours, the program is exceeding expectations. Volunteers did special projects at the Cemetery, Parks, C&SC and the Sports Park, when waiting for the next appointment with a senior. The end of season trip to Santa Cruz was well attended.

Plans for next year will include a Spaghetti Feed Fundraiser before the program starts and serving at the Volunteer Appreciation Dinner. Teens volunteering at the 4th of July Ice Cream Social is also being considered. Staff is also working on a marketing plan for all recreation programs.

Senior Resource Fair May 28, 2014

Item was removed and added to October 10, 2014 meeting.

Senior Center Inc. Representative

Commissioner Sanborn will represent the Commission at SCI meetings, as she is a board member of SCI.

Workplan 2014

Item was removed and added to October 10, 2014 meeting.

Workplan 2015

Item was removed and added to October 10, 2014 meeting.



Commission on Aging

Woodland Community & Senior Center, 2001 East Street, Woodland, CA 95776

Report of the Staff

Senior Center Report

Bain reported that the Volunteer Appreciation Dinner went well, with SCI supplying the food. Roy decided to purchase the ribs and cake this year instead of cooking them. Both were a hit with participants. This event will be scheduled 2 weeks sooner next year to take advantage of the volunteers of Teens Helping Seniors. New programs being offered are a Bereavement Class and an 8 week Brain Booster Class, both programs are free offerings.

Engel stated that Mayor Tom Stallard would like to attend the next COA meeting to provide information on Measure U. Vice-Chair Campbell asked that staff place this item on the next agenda.

Business Items for Next Meeting

Senior Resource Fair

2014 Workplan

2015 Workplan

Consider Measure U

Next Meeting Date October 9, 2014

Adjourn

Commissioner Sanborn made the motion to adjourn the meeting at 3:29 p.m., Commissioner Overholt seconded the motion, and motion carried 3/0.

Respectfully submitted,

Cathy Haynie, Administrative Supervisor
Community Services Department

Legislation Details (With Text)

File #:	14-469	Version:	1	Name:	
Type:	Minutes	Status:		Agenda Ready	
File created:	11/18/2014	In control:		City Council	
On agenda:	12/2/2014	Final action:			
Title:	SUBJECT: Parks & Recreation Commission Meeting Minutes for September 22, 2014				
	Recommendation for Action: Staff recommends that the City Council receive the September 22, 2014 Parks & Recreation Commission Minutes that were approved on October 27, 2014.				

Sponsors:

Indexes:

Code sections:

Attachments: [92214 PRC Minutes](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: December 2, 2014

SUBJECT: Parks & Recreation Commission Meeting Minutes for September 22, 2014

Recommendation for Action: Staff recommends that the City Council receive the September 22, 2014 Parks & Recreation Commission Minutes that were approved on October 27, 2014.

Staff ContactKris Bain, Community Services Program Manager, 661-2002, krista.bain@cityofwoodland.org**Conclusion**

Staff recommends that the City Council receive the September 22, 2014 Parks & Recreation Commission Minutes that were approved on October 27, 2014.

Prepared by: Kris Bain
Community Services Program Manager

A handwritten signature in dark ink, appearing to read "Paul Navazio", with a long, sweeping horizontal stroke extending to the right.

Paul Navazio, City Manager

Attachment: September 22, 2014 P&R Commission meeting minutes

Parks & Recreation Commission Minutes

Monday, September 22, 2014

City Hall – 300 First Street – 2nd Floor Council Chambers

Open Session

The Parks & Recreation Commission meeting was called to order by Chair Jesse Salinas at 6:31 p.m. on Monday, September 22, 2014 at the Woodland City Hall Council Chambers.

Roll Call

Commission Members Present: Chair Jesse Salinas
 Commissioner Ruben Morales Jr.
 Commissioner Joe Romero
 Commissioner Jon-Paul Valcarenghi
 Commissioner Carla White-Snyder

Commission Member Absent: Vice Chair Enrique Fernandez (arrived at 6:32 p.m., left at 7:00 p.m.)

Staff Present: CS Director Christine Engel
 PW Deputy Director Rob Sanders
 CS Administrative Supervisor Cathy Haynie

Pledge of Allegiance

Public Comment

None

Communication-Commission/Staff Statements and Requests

Engel reminded the Commissioners of the required ethics training dates, October 8, 6-8 p.m. and October 23, 1- 3 p.m.

Presentation- Consider Measure U Support

Mayor Tom Stallard presented to the COA Measure U. If approve by a majority of voters, Measure U would establish five city council districts and result in future city council candidates, starting with the 2016 election, being elected “by district,” wherein voters in each district would elect a council member

from among candidates who reside in that district. The law change gives cities no choice but to go to district elections; if the measure is not passed the City could find itself in litigation with enforced districts with no say how the districts are mapped.

Action: Morales Jr/ White-Snyder Moved Seconded to support Measure U.

Ayes: Salinas, Valcarenghi, White-Snyder, Morales Jr., Romero, Fernandez

Noes: 0

Committee Reports-None

Consent Calendar (Items)

Adopt the Minutes of the Commission Meeting of July 28, 2014

Action: Fernandez Moved/ Valcarenghi seconded

Motion carried by the following roll call vote:

Ayes: Salinas, White-Snyder, Romero, Valcarenghi, Morales Jr., Fernandez

Noes: 0

Other Business

Elect Vice-Chair

Commissioner Salinas addressed the Commission informing them that the process of Chair and Vice Chair was changed at the November 25, 2013 Commission meeting; then officially handed over the gavel to Commissioner Fernandez. Commissioner Fernandez informed the Commission that he was resigning as Chair and wanted to nominate Commissioner Salinas for Chair. Discussion followed. Commission will elect new officers at the June meeting, with officers taking office at the July meeting.

Action: White-Snyder Moved/ Morales Jr. seconded to elect Commissioner Salinas to another term as Chair

Motion carried by the following roll call vote:

Ayes: Salinas, White-Snyder, Valcarenghi, Fernandez, Morales Jr.

Noes: 0

Abstain: Romero

Action: Morales Jr. Moved/ Romero seconded to elect Commissioner White-Snyder as Vice Chair.

Motion carried by the following roll call vote:

Ayes: Salinas, White-Snyder, Valcarenghi, Fernandez, Morales Jr., Romero

Noes: 0

Measure J Update *(moved here so Commissioner Fernandez could report before leaving the meeting)*

Commissioner Fernandez reported that he attended the Council meeting where City Manager Navazio presented the Measure J overview to the Council. Goals/Objective is expanding activities for youth/teens (health fitness), literacy/academic achievement, career skills development, youth engagement, public safety. The strategies include collaboration with community partners, leverage funds (grants, volunteer, temporary staff), thinking outside the box. Commissioner Fernandez suggested that the City better communicate with non-English speaking residents. Engel requested of the Commission to share any holes in the Measure J proposed programs. Commissioner White-Snyder mentioned day trips to Yocho Dehe. Commissioner Valcarenghi indicated rock climbing and dances. Commissioner Morales Jr. wanted to make sure activities were offered at the different parks.

Fitness Initiative: Engel shared that the Fitness Initiative committee's first citywide 30-day fitness challenge would occur in the month of November. October 23, 2014 a kickoff event will be held at the C&SC where blood pressure and body mass can be tested. The goal is to involve 1,000 participants in the 30-day challenge. Information and sign up opportunities will be at the Movies on Main Street and Food Truck Mania Events. The challenge includes participants keeping track of their physical activity in addition to completing personal enrichment activities, such as meeting a new neighbor. The City is partnering with Dignity Health, Woodland Joint Unified School District, Yolo County, YMCA, and Cross Court Athletic Club. More information on the 30-day challenge will be shared at future meetings.

Softball Update

Commissioner White-Snyder attended the softball manager/alignment meeting. The Commissioner commented that the meeting was well run with the managers assisting in the division placement of teams. Commissioner White-Snyder went to the Sports Park after the managers meeting and talked to the Senior Softball group and the scorekeepers. Engel stated that new process was implemented at the manager/alignment meeting and staff have received no complaints to date. Stephanie Collier, Recreation Coordinator started with the Department in early September. Collier has taken over the Adult Softball program. Plans are in place for a survey of teams and managers. Questions will be on communication, registration process, and preferred day of week and start dates for program.

Schedule Budget and Finance Committee Meeting

Engel requested scheduling of the Budget and Finance Committee to meet with staff. Commissioner Salinas is to contact Engel to schedule a finance subcommittee meeting on a Monday or Wednesday before the work day or at the lunch hour.

Reports of the Staff

Community Services Report

Engel reported that soccer would like more practice time at the Sports Park. This group has 28 hours of practice each week, which is the same as last year. Staff offered 6 additional hours of practice time which the group declined. Commissioner Morales Jr. asked field availability for a travel baseball team. Engel responded that all fields were booked with baseball, softball or soccer. Engel stated that on October 7th she would be attending and interview for a new Commissioner for the Parks & Recreation Commission.

Action: Received

Parks Report

Sanders asked the Commission if there were any questions on the staff report. Commissioner Valcarenghi asked the status of the scoreboard issue from the last Commission meeting. Sanders informed the Commission that the repairs were completed the day following the meeting.

Sanders explained that the City had received the draft report on Hiddleson Pool opening needs assessment showing a minimum cost of 3.5 million to reopen the pool. It may be less expensive to build a new pool instead of retrofitting Hiddleson. Staff will review the report. Sanders will report back to Commission.

Action: Received

Next Meeting October 27, 2014

Adjourn 8:16 p.m.

Action: White-Snyder Moved/ Morales Jr. Seconded to adjourn the meeting.

Motion carried by the following roll call vote:

Ayes: Salinas, Valcarenghi, White-Snyder, Morales Jr., Romero

Noes: none

Legislation Details (With Text)

1.

File #:	14-483	Version:	1	Name:	
Type:	Presentation	Status:		Agenda Ready	
File created:	11/24/2014	In control:		City Council	
On agenda:	12/2/2014	Final action:			
Title:	SUBJECT: Yolo HCP/NCCP Update				

Recommendation for Action: Staff recommends the City Council receive an update on the Yolo HCP/NCCP currently under development by the Yolo County HCP/NCCP Joint Powers Agency, of which the City of Woodland is a member.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: December 2, 2014

SUBJECT: Yolo HCP/NCCP Update

Recommendation for Action: Staff recommends the City Council receive an update on the Yolo HCP/NCCP currently under development by the Yolo County HCP/NCCP Joint Powers Agency, of which the City of Woodland is a member.

Staff Contact

Ken Hiatt, Community Development Director - (530) 661-5820, ken.hiatt@cityofwoodland.org

Background

The Yolo County HCP/NCCP Joint Powers Agency's (JPA) Management Committee has asked the Chair of the Board of Directors and the Executive Director to regularly update the governing bodies of the member agencies on the development of the Yolo HCP/NCCP, a countywide conservation plan to protect 12 endangered and threatened species and provide permit coverage for member agency development activities under the state and federal Endangered Species Acts.

The JPA released the First Administrative Draft of the Yolo HCP/NCCP in July of 2013. The JPA Board of Directors voted to move forward with the planning process in August 2013, but asked staff to negotiate with the wildlife agencies to develop a framework for the Second Administrative Draft before authorizing full development of that draft. In January 2014, the JPA Board of Directors approved moving forward with the

framework of the Second Administrative Draft. The Board also approved a timeline and budget for completion of this draft. In June of 2013 and February of 2014, the JPA was awarded a federal and a state grant to fund completion of the Second Administrative Draft, the Public Review Draft, and part of the EIS/EIR. The JPA has been invited to apply for a third state grant to finalize the Yolo HCP/NCCP in August 2015.

The JPA has been working closely with the staff of the member agencies to develop the Second Administrative Draft of the Yolo HCP/NCCP, including coordination with City of Woodland staff on defining the activities the JPA's permit will cover and implementation processes. City of Woodland staff also have received seven of the Yolo HCP/NCCP's nine chapters for early review, prior to public release of the full Second Administrative Draft. Finally, City of Woodland staff have attended regular briefings of the JPA's Advisory Committee.

The JPA is on schedule to release the Second Administrative Draft of the Yolo HCP/NCCP in March of 2015. After release of the plan, the member agencies and the public will have 60 days to review the draft and provide comments. The JPA's target for final issuance of Yolo HCP/NCCP and associated permits is March of 2017.

Discussion

No action required.

Fiscal Impact

No impact.

Public Contact

Council member Sean Denny is a member of the Yolo County HCP/NCCP Joint Powers Agency Board of Directors and is the Board liaison to the Advisory Committee.

The Director of the City of Woodland Community Development Department is a member of the Advisory Committee and participates in regular meetings.

Recommendation for Action: Staff recommends the City Council receive an update on the Yolo HCP/NCCP currently under development by the Yolo County HCP/NCCP Joint Powers Agency, of which the City of Woodland is a member.

Prepared by: Ken Hiatt
Community Development Director



Paul Navazio, City Manager

Exhibits: California Wildlife Conservation Board Proposal

Legislation Details (With Text)

2.

File #: 14-488 **Version:** 1 **Name:** Council Meeting Minutes
Type: Minutes **Status:** Agenda Ready
File created: 11/25/2014 **In control:** City Council
On agenda: 12/2/2014 **Final action:**
Title: SUBJECT: Council Meeting Minutes

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meetings of November 4, 2014 and November 18, 2014.

Sponsors:**Indexes:****Code sections:**

Attachments: [11 04 14 DRAFT Meeting Minutes for approval](#)
[11 18 14 DRAFT Meeting Minutes for approval](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: December 2, 2014

SUBJECT: Council Meeting Minutes

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meetings of November 4, 2014 and November 18, 2014.

Staff Contact

Ana Gonzalez, City Clerk - 530-661-5806, ana.gonzalez@cityofwoodland.org

Prepared by: Ana Gonzalez, City Clerk

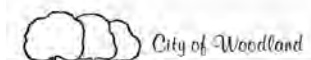


Paul Navazio, City Manager

Attachment

City of Woodland

*300 First Street
Woodland, CA 95695*



Meeting Minutes - Draft

Tuesday, November 4, 2014

6:00 PM

Council Chambers

City Council

**JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY
NOVEMBER 4, 2014
6:00 P.M.**

A. CALL TO ORDER

B. ROLL CALL

Present: 4 - Council Member Jim Hilliard, Council Member Sean Denny, Council Member Angel Barajas and Mayor Pro Tem William Marble

Absent: 1 - Mayor Tom Stallard

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Dr. Michael White, President of Woodland Community College.

D. COMMUNICATIONS-PUBLIC COMMENT

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

Verbal updates provided by Council Members/Staff.

14-444 **SUBJECT:** Long Range Calendar

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

F. PRESENTATIONS

1. 14-435 **SUBJECT:** Woodland Public Library Annual Report 2013-2014

Recommendation for Action: Staff recommends that the City Council receive the Woodland Public Library Annual Report 2013-2014 presented by the Woodland Public Library Board of Trustees.

Council Members received a presentation from Kathy Harryman, President of the Library Board.

G. MINUTES

2. 14-446 **SUBJECT:** Council Meeting Minutes

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meetings of October 7, 2014 and October 21, 2014.

On a motion by Council Member Denny, seconded by Council Member Barajas

and carried unanimously, Council Members adopted the minutes of the Joint Regular City Council/Woodland Finance Authority meetings of October 7, 2014 and October 21, 2014.

Ayes: 4 - Council Member Hilliard, Council Member Denny, Council Member Barajas and Mayor Pro Tem Marble

H. CONSENT CALENDAR

On a motion by Council Member Hilliard, seconded by Council Member Barajas and carried unanimously, Consent Calendar Items No. 3 through 7 were approved.

Ayes: 4 - Council Member Hilliard, Council Member Denny, Council Member Barajas and Mayor Pro Tem Marble

- 3. 14-434** **SUBJECT:** Community Development Department's Quarterly Status Report

Recommendation for Action: Staff recommends that the City Council receive the Community Development Department's Quarterly Status report.

This Consent Item(s) was approved on the Consent Agenda

- 4. 14-418** **SUBJECT:** Internal Audit of the City of Woodland's Sewer System Management Plan

Recommendation for Action: Staff recommends that the City Council certify the Internal Audit of the Sewer System Management Plan (SSMP) for the past reporting year of July 1, 2013 to June 30, 2014.

This Consent Item(s) was approved on the Consent Agenda

- 5. 14-422** **SUBJECT:** Approval of City Council Resolution Authorizing Execution of State Standard Agreement for Housing Related Parks Program Grant

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ to authorize the execution of a State Standard Agreement for a Housing Related Parks Program grant in the amount of \$137,775 for improvements to City Park (626 Cleveland Street) and authorize the City Manager to execute all agreements necessary for the program.

Adopted Resolution 6337, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING EXECUTION OF STATE STANDARD AGREEMENT FOR HOUSING RELATED PARKS PROGRAM GRANT.

- 6. 14-372** **SUBJECT:** Approve the Purchase and Installation of Playground Equipment for City Park

Recommendation for Action: Staff recommends that the City Council

approve Resolution No. _____ authorizing the City Manager to execute a contract with Miracle Playsystems, Inc. for the purchase of playground equipment for City Park utilizing California Multiple Award Schedules (CMAS) pricing not to exceed one hundred thirty-seven thousand seven hundred seventy-five dollars.

Adopted Resolution No. 6338, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH MIRACLE PLAYSYSTEMS, INC. UTILIZING CALIFORNIA MUNICIPAL AWARD SCHEDULE (CMAS) PRICING IN THE AMOUNT NOT TO EXCEED ONE HUNDRED THIRTY-SEVEN THOUSAND SEVEN HUNDRED SEVENTY-FIVE DOLLARS.

7. **14-447**

SUBJECT: Approve Agreement with Del Rio Advisors LLC for Financial Analyst Services.

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____ approving an agreement with Del Rio Advisors LLC for Financial Analyst services, and authorize the City Manager to execute the related contract.

Adopted Resolution No. 6339, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN AGREEMENT WITH DEL RIO ADVISORS LLC FOR MUNICIPAL FINANCIAL ADVISOR SERVICES.

I. PUBLIC HEARINGS

8. **14-419**

SUBJECT: Conduit Financing for the Goodwill Industries, Sacramento & Northern Nevada Project

Recommendation for Action: Staff recommends that the City Council:

1) Conduct a public hearing under the requirements of Tax Entity and Financial Responsibility Act ("TEFRA") and the Internal Revenue Code of 1986, as amended (the "Code"); and

2) Adopt Resolution No. _____ approving the issuance of the Bonds by the California Municipal Finance Authority ("CMFA") for the benefit of Goodwill Industries of Sacramento Valley & Northern Nevada, a California non-profit corporation, or a subsidiary or affiliate thereof (the "Borrower"), to provide for the financing of the Project, such adoption is solely for the purposes of satisfying the requirements of TEFRA, the Code and the California Government Code Section 6500 (and following).

On a motion by Council Member Hilliard, seconded by Council Member Denny and carried unanimously, Council Members adopted Resolution No. 6340, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA APPROVING THE ISSUANCE OF BONDS BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY FOR A PROJECT OF GOODWILL INDUSTRIES OF SACRAMENTO VALLEY AND NORTHERN NEVADA, INC.

Ayes: 4 - Council Member Hilliard, Council Member Denny, Council Member Barajas and Mayor Pro Tem Marble

J. REPORTS OF THE CITY MANAGER

9. 14-438 SUBJECT: Residential Energy Marketing Program Agreement

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ and enter into the Residential Energy Marketing Program Agreement with PG&E and Empower Efficiency to implement a residential energy efficiency marketing program in Woodland.

On a motion by Council Member Hilliard, seconded by Council Member Barajas and carried unanimously, Council Members adopted Resolution No. 6341, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ENTER INTO A RESIDENTIAL ENERGY MARKETING PROGRAM AGREEMENT WITH PG&E AND EMPOWER EFFICIENCY.

Ayes: 4 - Council Member Hilliard, Council Member Denny, Council Member Barajas and Mayor Pro Tem Marble

10. 14-433 SUBJECT: Main Street Streetscape Improvement Project (Elm to Cleveland), CIP 15-16; Review Preliminary Design, Allocate Budget and Authorize the City Manager to Execute the Consultant Services Agreement

Recommendation for Action: Staff recommends that the City Council:

(1) review and comment on the Feasibility Study, and

(2) adopt Resolution No. _____ to allocate \$1,400,000 of the former Redevelopment Agency Bond Proceeds and authorize the City Manager to execute the consultant services agreement with Mark Thomas & Company for design of the project in an amount not to exceed \$130,000 for the Main Street Streetscape Improvement Project (Elm to Cleveland); CIP 15-16.

On a motion by Council Member Hilliard, seconded by Council Member Denny and carried unanimously, Council Members adopted Resolution No. 6342, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN AGREEMENT WITH MARK THOMAS CONSULTANTS, INC. FOR DESIGN CONSULTANT SERVICES.

Ayes: 4 - Council Member Hilliard, Council Member Denny, Council Member Barajas and Mayor Pro Tem Marble

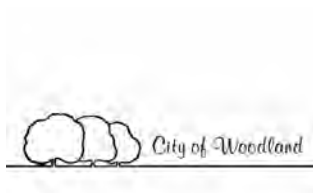
K. ADJOURNED AT 7:12PM

Respectfully submitted,

Ana B. Gonzalez, City Clerk

City of Woodland

*300 First Street
Woodland, CA 95695*



Meeting Minutes - Draft

Tuesday, November 18, 2014

6:00 PM

Council Chambers

City Council

**JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY
NOVEMBER 18, 2014
6:00 P.M.**

A. CALL TO ORDER

B. ROLL CALL

Present: 5 - Council Member Jim Hilliard, Council Member Sean Denny, Council Member Angel Barajas, Mayor Tom Stallard and Mayor Pro Tem William Marble

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Boy Scouts Antonio and Cameron.

D. COMMUNICATIONS-PUBLIC COMMENT

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

Verbal updates provided by Council Members/Staff

Vice Mayor Pro Tem reported on the Water Resources Association (WRA) Meeting he attended on Monday, November 17th. Indicated that the WRA, would like to get approval from the Woodland City Council and other municipalities to have WRA in conjunction with Farm Bureau of Yolo County and other interested parties to sponsor a series of public meetings during the coming year as they look to identifying the most appropriate Groundwater Service Organization for this groundwater basin. Staff work together with WRA on some type of printed statement from Council indicating they would be supportive for this type of outreach.

14-466 **SUBJECT:** Long Range Calendar

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

F. COMMITTEE REPORTS

14-424 **SUBJECT:** Planning Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the October 2, 2014 Planning Commission Minutes that were approved on November 6, 2014.

Council Members received and filed the Planning Commission Meeting Minutes of October 2, 2014.

G. PRESENTATIONS

1. **14-460** SUBJECT: Proclamation of Appreciation for Donald Beal

Recommendation for Action: Staff recommends that the City Council recognize Donald Beal for his many years of dedicated, unwavering service to the City of Woodland.

On a motion by Council Member Denny, seconded by Council Member Hilliard and carried unanimously, Council Members approved the Proclamation of Appreciation for Donald Beal.

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

H. CONSENT CALENDAR

On a motion by Council Member Hilliard, seconded by Council Member Denny and carried unanimously, Council Members approved Consent Calendar Items No. 2 through 7.

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

2. **14-452** SUBJECT: Public Safety Department (Police and Fire) Quarterly Status Report for the period of July 2014 through September 2014.

Recommendation for Action: Staff recommends that the City Council accept the Public Safety Department Quarterly Status Report for July 2014 through September 2014.

This Consent Item(s) was approved on the Consent Agenda

3. **14-455** SUBJECT: Treasurer's Investment Report Quarter Ending September 30, 2014

Recommendation for Action: Staff recommends that City Council accept the quarterly Treasurer's Investment Report for the quarter ended September 30, 2014.

This Consent Item(s) was approved on the Consent Agenda

4. **14-436** SUBJECT: Planning Consultant Services for the Prudler Subdivision Project

Recommendation for Action: Staff recommends that the City Council approve the attached Resolution and the planning services contract with Raney Planning & Management (Raney) for the amount of \$64,260 to provide professional planning services for the Prudler Subdivision project.

Adopted Resolution No. 6343, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE A

CONTRACT WITH RANEY PLANNING & MANAGEMENT, INC. IN THE AMOUNT NOT TO EXCEED SIXTY-FOUR THOUSAND TWO HUNDRED SIXTY DOLLARS.

5. 14-443

SUBJECT: Waste Pollution Control Facility Mechanical Screens Replacement - Phase 2, Reappropriate \$951,881 from CIP #14-02 (Water Pollution Asset Replacement Project) to CIP #15-18 (Mechanical Screens Replacement - Ph 2) and Award Construction Contract for CIP #15-18 to MISCO Water in the amount of \$738,951 with a 10% contingency amount of \$73,895

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ authorizing the City Manager to reappropriate \$951,881 from the Water Pollution Asset Replacement Project (CIP #14-02) to the Mechanical Screens Replacement - Phase 2 Project (CIP #15-18) and to award the construction contract for CIP #15-18 in the amount of \$738,951 to MISCO Water with a 10% contingency amount of \$73,895.

Adopted Resolution No. 6344, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND FOR THE REAPPROPRIATION OF \$951,881 FROM CIP #14-02 (WATER POLLUTION ASSET REPLACEMENT PROJECT) TO CIP #15-18 (MECHANICAL SCREENS REPLACEMENT – PHASE 2) AND APPROVING AN AGREEMENT WITH MISCO WATER FOR REPLACEMENT OF THE EXISTING BAR SCREENS WITH FINE MECHANICAL SCREENS AT THE HEADWORKS OF WATER POLLUTION CONTROL FACILITY (WPCF).

6. 14-459

SUBJECT: Approval of Policy and Procedure Manual for Management of the City's Affordable Housing Loan Portfolio

Recommendation for Action: Staff recommends that the City Council approve the attached Policy and Procedure Manual for Management of the Affordable Housing Loan Portfolio.

This Consent Item(s) was approved on the Consent Agenda

7. 14-464

SUBJECT: Revisions to the Crime Prevention Specialist and the Police Youth Services Counselor Job Descriptions and Police Youth Services Counselor from the Mid Management Professional Association (MMPA) to the Woodland Employees' Association.

Recommendation for Action: Staff recommends that the City Council adopt the revisions to the Crime Prevention Specialist and the Police Youth Services Counselor Job Descriptions and approve moving the Police Youth Services Counselor from the Mid Management Professional Association (MMPA) to the Woodland Police Employees' Association (WPEA).

City Manager Navazio requested that the Police Youth Services Counselor Job Description be pulled and will bring back at a later date.

I. REPORTS OF THE CITY MANAGER

8. **14-401** SUBJECT: Purchase of Six Replacement Police Patrol Vehicles

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____ authorizing the purchase of six (6) Ford Interceptor Utility vehicles for Police patrol operations under State of California contract number 1-12-23-14.

On a motion by Council Member Hilliard, seconded by Council Member Barajas and carried unanimously, Council Members adopted Resolution No. 6345, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A PURCHASE OF SIX (6) FORD INTERCEPTOR UTILITY VEHICLES FROM FOLSOM FORD.

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

9. **14-457** SUBJECT: Options for Replacing Existing Police Department Armored Vehicle

Recommendation for Action: Staff recommends that the City Council provide direction on options for replacing the existing Brigadier armored vehicle.

On a motion by Council Member Hilliard, seconded by Mayor Pro Tem Marble and carried on a 4-1 vote (with Council Member Barajas opposing) the following motion was approved: Staff recommends that the City Council proceed with acquiring the Max Pro Vehicle through the 1033 Program and take additional steps that the policy documents that govern its use be updated and formalized and be given further public attention.

Ayes: 4 - Council Member Hilliard, Council Member Denny, Mayor Stallard and Mayor Pro Tem Marble

Nays: 1 - Council Member Barajas

10. **14-453** SUBJECT: City Council Input on Funding Priorities for 2015 - 2019 Community Development Block Grant Consolidated Plan

Recommendation for Action: Staff recommends that the City Council receive a staff report on the process and outreach efforts for the 2015-2019 Community Development Block Grant (CDBG) Consolidated Plan and provide staff with initial comments on the high priority areas (needs) for the upcoming Consolidated Plan.

No action needed. Council received report.

11. **14-449** SUBJECT: Approval of \$163,250 Loan for Mutual Housing California's Spring Lake Multi-Family Affordable Housing Project

Recommendation for Action:

Staff recommends that the City Council take the following actions.

1. Adopt a Resolution No._____, approving a \$163,250 non-interest bearing loan with a 55-year term funded through the Spring Lake Affordable Housing Fund for Mutual Housing California's Spring Lake affordable multi-family housing project; and

2. Authorize the City Manager to execute any and all documents needed for the City to carry out the project.

On a motion by Council Member Denny, seconded by Council Member Barajas and carried unanimously, Council Members adopted Resolution No. 6346, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A LOAN IN THE AMOUNT OF \$163,250 FROM THE SPRING LAKE OFFSITE AFFORDABLE HOUSING FUND TO ASSIST MUTUAL HOUSING CALIFORNIA IN THE CONSTRUCTION OF A MULTI-FAMILY RESIDENTIAL PROJECT AT THE SOUTHEAST CORNER OF PIONEER AVENUE AND FARMERS CENTRAL ROAD IN THE SPRING LAKE SPECIFIC PLAN AREA.

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

12. 14-439

SUBJECT: FY2014/15 Quarterly Budget Update

Recommendation for Action: Staff recommends the City Council receive this informational report that represents the quarterly budget update - including unaudited FY2013/14 year-end results as well as revenues and expenditures through the first quarter of FY2014/15. No Council action is required.

No action needed. Council received report.

J. ADJOURNED AT 8:08PM

Respectfully submitted,

Ana B. Gonzalez, City Clerk

Legislation Details (With Text)

3.

File #: 14-416 **Version:** 1 **Name:**
Type: Consent Item(s) **Status:** Agenda Ready
File created: 10/6/2014 **In control:** City Council
On agenda: 12/2/2014 **Final action:**
Title: SUBJECT: Purchase of Two Ford F350s for Sewage Collection System

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____ authorizing the purchase of two (2) Ford F350 trucks for the Sewage Collection System.

Sponsors:

Indexes:

Code sections:

Attachments: [Elm Ford Quote](#)
[Ron DuPratt Quote](#)
[Resolution](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: December 2, 2014

SUBJECT: Purchase of Two Ford F350s for Sewage Collection System

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____ authorizing the purchase of two (2) Ford F350 trucks for the Sewage Collection System.

Staff Contact

Troy Thompson, Fleet & Facilities Manager, troy.thompson@cityofwoodland.org, 530-661-5956

Council Goal

Maintain City Infrastructure - Ensure appropriate resources in support of the Sewage Collection System departments in the amount of \$110,480.00.

Fiscal Impact

The total cost for the replacement of two utility vehicles is \$110,480.00, including the price of the vehicle plus up-fit expenses and applicable taxes. Fleet Services request to use the following funding sources for this purchase 1) \$96,059.86 from the Fleet Vehicle Replacement Fund, and 2) \$14,420.14 from the Sewage Collection System operating and maintenance budget.

Background

The Ford F350s will replace two older trucks that have reached or exceeded their programmed end-of-life. City Council previously approved the budget to replace these vehicles during the Fiscal Year 2014/2015 budget review cycle. However, the purchase itself requires a separate Council action. Per the City's Purchasing Ordinance, all materials, supplies and equipment purchases greater than \$50,000 must be awarded by City Council.

Fleet Services invited competitive bids for this purchase and received two proposals: Elm Ford of Woodland in the amount of \$110,480.00 and Ron DuPratt Ford from Dixon for the amount of \$110,399.60. Fleet Services recommends the purchase be awarded to Elm Ford based on the 5% local bidder preference.

Discussion

Sewage Collections System staff has agreed to pay \$14,420.14 from their O&M funds for air compressor systems that will be installed under the hood on both trucks. This equipment was not previously installed on the old trucks and, therefore, Fleet Services was not collecting for the cost of this equipment in the Vehicle Replacement Fund. Purchasing the truck-mounted air compressor systems will effectively double the capacity to run air-powered tools.

Conclusion

Staff recommends that the City Council 1) Approve to use \$14,420.14 from the Sewage Collection System O&M fund 220-086-7853-5226, 2) waive the lowest bid from Ron DuPratt Ford in the amount of \$110,399.60 due to local bidder preference, and 3) approve the purchase of two Ford F250 trucks for the Sewage Collections System from Elm Ford of Woodland in the amount of \$110,480.00.

Prepared by: Troy Thompson, Fleet & Facilities Manager

Reviewed by: Greg Meyer, Public Works Director



Paul Navazio, City Manager

Attachments: Elm Ford Quote
Ron DuPratt Ford Quote
Resolution



ELM FORD

346 MAIN STREET • WOODLAND, CA 95695
P.O. BOX 2175 • WOODLAND, CALIFORNIA 95776-2175
530-662-2817

11/14/14

FOR TROY THOMPSON

FROM

RIGO TORRES
ELM FORD
P.O. BOX 2175
WOODLAND, CA 95776

RIGOFELMFORD@GMAIL.COM

50,825.00

DOC FEE 80.00
TIRE FEE 8.75

SALES TAX 4327
RATE 8.50%

\$55,240

X 2 TOTAL TRUCKS

\$110,480 FOR TWO

INCLUDED
DEALER INSTALLED
BIN TOOTH
FREE TRANSPORTATION

WARRANTY
36MO OR 36,000 BUMPER TO BUMPER
5 YEAR OR 60,000 POWER TRAIN
INCLUDED

Rigo
COP



Knapheide Truck Eq Co - CA
 405 Gandy Dancer Rd
 Tracy CA 95377
 Phone: 209-855-8400
 Fax: 209-835-2128
 www.tracy.knapheide.com

QUOTATION

Quote ID: KS00001557

Page 1 of 2

Account: 99
 Customer: ELM FORD
 346 MAIN STREET
 WOODLAND CA 95776

Contact:
 Phone:
 Fax:

INCLUDED
 IN BID

Quote Number: KS00001557
 Quote Date: 11/13/2014
 Quote valid until: 12/13/2014
 Payment Terms: COD

Salesperson: TROY NEWCOMB
 Quoted By: KSCHNEIDER
 PO#:

Make: FORD	Model: F-350	Year: 2015	Single/Dual: SRW
Cab Type:	VIN#:	Cab-to-Axle: 60.0	Wheelbase:

QTY	DESCRIPTION	AMOUNT
1	6108FJ SERVICE BODY78" TP RECESSED BUMPER PAINTED Knap WHITE INT&EXT PAINT Knap WHITE LIGHT HOLES HIGH FORD DUAL ALUM FUEL C/O ALUMINUM DEF FILL CUP FORD ALUM FUEL FILL CUP LED FLUSH MOUNT LIGHT KIT LED ADAPTER,NO RESISTOR FORD WIRE HARNESS ADAPTER BACK UP ALARM CTECH DRAWER IN R1V 24"WX12"HX12"D 2-6" DRAWERS VR-70 VMAC UNDERHOOD COMPRESSOR WITH BOSS FLR AND 50' AIR HOSE REEL AND HOSE FORD FREIGHT REENTRY	SRW F350-5-CAB 912 176 inch 162 inch 425
Quote Total:		\$17,955.00

The following options may be added:

QTY	DESCRIPTION	PRICE EACH	AMOUNT	ADD TO QUOTE
				Yes / No

Customer must fill out the information below before the order can be processed...

11/14/14
F. S. D.

\$17,955
TRAILER HATCH 425
\$18,380

==>

Dealer: F72424

2015 F-SERIES SD

Page: 1 of 2

Order No: 0001 Priority: A1 Ord FIN: QC339 Order Type: 5B Price Level: 520

Ord Code: 630A Cust/Flt Name: CITY OF WOODL PO Number:

RETAIL DLR INV

RETAIL DLR INV

X3E	F350 4X2S/CCCSR	\$33740	\$31125.00	TELE TT MIR-PWR		
	.162" WHEELBASE			18B MOLDED BLK STEP	370	316.00
Z1	OXFORD WHITE			9800# GVWR PKG		
A	VNYL 40/20/40			425 50 STATE EMISS	NC	NC
S	STEEL			JOB #1 BUILD		
630A	PREF EQUIP PKG			SPARE TIRE/WHL3	350	299.00
	.XL TRIM			52B BRAKE CONTROLLR	270	230.00
572	.AIR CONDITIONER	NC	NC	525 CRUISE CONTROL	235	200.00
	.AM/FM STER/CLK					
99T	6.7L V8 DIESEL	8480	7229.00	TOTAL BASE AND OPTIONS	45660	39174.90
44W	6-SPEED AUTO	NC	NC	TOTAL	45660	39174.90
TBK	.LT245 BSW AS 17	NC	NC	*THIS IS NOT AN INVOICE*		
X37	3.73 REG AXLE	NC	NC			
61J	JACK	NC	NC	* MORE ORDER INFO NEXT PAGE *		
90L	PWR EQUIP GROUP	895	763.00	F8=Next		
F1=Help	F2=Return to Order			F3/F12=Veh Ord Menu		
F4=Submit	F5=Add to Library					

S006 - MORE DATA IS AVAILABLE.

QC07943

PAGE 1

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Dealer: F72424

2015 F-SERIES SD

Page: 2 of 2

Order No: 0001 Priority: A1 Ord FIN: QC339 Order Type: 5B Price Level: 520

Ord Code: 630A Cust/Flt Name: CITY OF WOODL PO Number:

	RETAIL	DLR INV	RETAIL	DLR INV
59H HI MNT STOP LMP	NC	NC		
65M MID-SHIP TANK	NC	NC		
67D XTR HVY DTY ALT	NC	NC		
67X EXTRA HD SUSP	125	107.00		
68D FIXED PAYLOAD	NC	NC		
SP DLR ACCT ADJ		(1779.00)		
SP FLT ACCT CR		(556.00)		
FUEL CHARGE		38.90		
B4A NET INV FLT OPT	NC	7.00		
DEST AND DELIV	1195	1195.00		

TOTAL BASE AND OPTIONS 45660 39174.90

TOTAL 45660 39174.90

THIS IS NOT AN INVOICE

F7=Prev

F1=Help

F2=Return to Order

F3/F12=Veh Ord Menu

F4=Submit

F5=Add to Library

S099 - PRESS F4 TO SUBMIT

QC07943

PAGE 2



BLU® TOOTH

BLU LOGIC CAR KIT

INCLUDED IN BID



Ron DuPratt Ford

1320 NORTH FIRST STREET • DIXON, CA 95620 • (707) 678-5555 FAX (707) 678-5567 • www.RonDuPrattFord.com

City of Woodland
655 N. Pioneer Ave.
Woodland, CA 95776
Attn: Troy Thompson

2015 F350 Super Cab/Chassis, 4x2, w/ Knapheide Service Body

Cab/Chassis	\$32,955.90
Service Body	17,955.00
Doc. Fee	80.00
Reg. Fee	Exempt
Sales Tax	4,200.15
CA Tire Fee	8.75
CA Weight Certif.	Exempt
Delivery Fee	0
TOTAL	\$55,199.80

3yr / 36,000 Bumper-Bumper, 5yr / 60,000 Power Train

Payment Due – 30 days of Delivery

No Discounts Available

Bill Stephenson – Commercial / Fleet Sales Manager
Ron DuPratt Ford
Cell (707) 333-6589
E-mail bill.stephenson@duprattautogroup.com

==>

Dealer: F72511

2015 F-SERIES SD

Page: 1 of 2

Order No: 9999 Priority: M3 Ord FIN: QB321 Order Type: 5B Price Level: 520

Ord PEP: 630A Cust/Flt Name: CITY-WOODLAND PO Number:

RETAIL

RETAIL

X3E	F350 4X2S/CCCSR	\$33740	18B	MOLDED BLK STEP	\$370
	.162" WHEELBASE			9800# GVWR PKG	
Z1	OXFORD WHITE		425	50 STATE EMISS	NC
A	VNYL 40/20/40			JOB #1 BUILD	
S	STEEL			SPARE TIRE/WHL3	350
630A	PREF EQUIP PKG		52B	BRAKE CONTROLLR	270
	.XL TRIM		525	CRUISE CONTROL	235
572	.AIR CONDITIONER	NC			
99T	6.7L V8 DIESEL	8480		TOTAL BASE AND OPTIONS	46735
44W	6-SPEED AUTO	NC		TOTAL	46735
TBK	.LT245 BSW AS 17	NC		*THIS IS NOT AN INVOICE*	
X3E	3.73 ELOCKING	390		*TOTAL PRICE EXCLUDES COMP PR	
61J	JACK	NC			
90L	PWR EQUIP GROUP	895		* MORE ORDER INFO NEXT PAGE *	
	TELE TT MIR-PWR			F8=Next	

F1=Help

F2=Return to Order

F3/F12=Veh Ord Menu

F4=Submit

F5=Add to Library

F9=View Trailers

S006 - MORE DATA IS AVAILABLE.

QC07955

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Dealer: F72511

2015 F-SERIES SD

Page: 2 of 2

Order No: 9999 Priority: M3 Ord FIN: QB321 Order Type: 5B Price Level: 520

Ord PEP: 630A Cust/Flt Name: CITY-WOODLAND PO Number:

	RETAIL		RETAIL
585	AMFM/CD/CLK	\$275	B4A NET INV FLT OPT NC
59H	HI MNT STOP LMP	NC	DEST AND DELIV 1195
62D	STRG WHL CNTLS	70	
65M	MID-SHIP TANK	NC	TOTAL BASE AND OPTIONS 46735
67D	XTR HVY DTY ALT	NC	TOTAL 46735
67X	EXTRA HD SUSP	125	*THIS IS NOT AN INVOICE*
68D	FIXED PAYLOAD	NC	*TOTAL PRICE EXCLUDES COMP PR
794	PRICE CONCESSN		
	REMARKS TRAILER		
	AUX AUDIO INPUT		
91M	SYNC SYSTEM	295	
942	DAY RUNNING LTS	45	
	SP DLR ACCT ADJ		
	SP FLT ACCT CR		
	FUEL CHARGE		

F1=Help

F2=Return to Order

F7=Prev

F4=Submit

F5=Add to Library

F3/F12=Veh Ord Menu

F9=View Trailers

S099 - PRESS F4 TO SUBMIT

QC07955



Knapheide Truck Eq Co - CA
 405 Gandy Dancer Rd
 Tracy CA 95377
 Phone: 209-855-8400
 Fax: 209-835-2128
 www.tracy.knapheide.com

QUOTATION

Quote ID: JV00000011

Page 1 of 2

Account: 670
 Customer: RON DUPRATT FORD
 1320 NORTH 1ST STREET
 DIXON CA 95620

Contact: BILL STEPHENSON
 Phone: 707-678-5555
 Fax: 707-693-6151

Quote Number: JV00000011
 Quote Date: 11/11/2014
 Quote valid until: 12/11/2014
 Payment Terms: N30

Salesperson: TROY NEWCOMB
 Quoted By: jvaldez
 PO#:

Make:	Model:	Year:	Single/Dual: SRW
Cab Type:	VIN#:	Cab-to-Axle: 60.0	Wheelbase:

QTY	DESCRIPTION	AMOUNT
1	6108FJ SERVICE BODY78" TP RECESSED BUMPER PAINTED KNAP WHITE INT&EXT PAINT KNAP WHITE LIGHT HOLES HIGH FORD DUAL ALUM FUEL C/O ALUMINUM DEF FILL CUP FORD ALUM FUEL FILL CUP LED FLUSH MOUNT LIGHT KIT LED ADAPTER,NO RESISTOR FORD WIRE HARNESS ADAPTER BACK UP ALARM CTECH DRAWER IN R1V 24"WX12"HX12"D 2-6" DRAWERS VR-70 VMAC UNDERHOOD COMPRESSOR WITH BOSS FLR AND 50' AIR HOSE REEL AND HOSE FORD FREIGHT REENTRY	
Quote Total:		\$17,955.00

The following options may be added:

QTY	DESCRIPTION	PRICE EACH	AMOUNT	ADD TO QUOTE
				Yes / No

Customer must fill out the information below before the order can be processed...



Knapheide Truck Eq Co - CA
405 Gandy Dancer Rd
Tracy CA 95377
Phone: 209-855-8400
Fax: 209-835-2128
www.tracy.knapheide.com

QUOTATION

Quote ID: JV00000011

Page 2 of 2

Accepted by:	
Date:	
P.O. number:	

- ◆ Applicable sales tax will be applied to final invoice.
- ◆ Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.
- ◆ Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis.
- ◆ If a pool chassis is being held that is associated with this quotation, the pool truck will be held for a maximum of 72 hours from the time of this quotation.

Notes:

Exhibit "A" Vehicle Build Up

- 2015 Ford F350 XL Regular Super Cab/Chassis 4x2
- 6.7L Power Stroke 4V Diesel V8 engine
- TorqShift 6-Speed Auto, O/D w/Tow/Haul Mode
- 3.31 Non-Limited Slip Axle Ratio *N/A 3.73 is*
- Extra Heavy Suspension
- Tires: LT245/75RX17E BSW A/S (5), STD
- Oxford White Standard Paint
- Steel, HD Vinyl 40/20/40 Split Bench Seat, Beige *Steel*
- Dealer Installed Bluetooth *SYNCL*
- Cab Steps (Running Boards)
- Cruise Control
- Daytime Running Lights
- Power Group (Power Windows, Power Mirrors and Power Locks)
- Tow Command Brake Control
- Receiver Hitch
- 510 ECCO 12 Volt Backup Alarm
- Knapheide 6108FJ (Flip Open Top) Service Body
- CTECH Mechanics Drawer Unit, 24" Long x 12" High x 12" Deep w/two
(2) 6" Deep Drawers Installed As High As Possible in Front Passenger
Compartment
- VR-70 VMAC Under the Hood Air Compressor (Or Equal To the VR-70)
Installed and To Be Capable of Up To 70CFMS @ 175 psi. Install FRL
(Filter/Regulator/Lubricator) And One (1) 50' Long Air Hose Reel Into
right Side Rear Compartment.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A
PURCHASE OF TWO (2) FORD F250 TRUCKS FROM ELM FORD**

WHEREAS, the City of Woodland wishes to purchase two (2) Ford F250 trucks in the total amount of \$110,480.00;

WHEREAS, the Ford Interceptor Utility vehicles will replace two older trucks assigned to the Sewage Collection System that have already previously been approved by Council in the Fiscal Year 2014/2015 budget;

WHEREAS, proposals were received from Elm Ford of Woodland in the amount of \$110,480.00, and from Ron DuPratt Ford in the amount of \$110,399.60;

WHEREAS, the City of Woodland Purchasing Ordinance provides for a 5% local-vendor preference,

WHEREAS, the City Council wishes to approve the purchase;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND: hereby approves the purchase of two Ford F250 trucks from Elm Ford in the amount of \$110,480.00.

PASSED AND ADOPTED by the City Council on this 2nd day of December 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

APPROVED AS TO FORM:

Kara K. Ueda, City Attorney

ATTEST:

Ana Gonzalez, City Clerk

Legislation Details (With Text)

4.

File #:	14-450	Version:	1	Name:	
Type:	Consent Item(s)	Status:		Agenda Ready	
File created:	11/4/2014	In control:		City Council	
On agenda:	12/2/2014	Final action:			
Title:	SUBJECT: Authorize the Sole-Source Purchase of Coagulants for the Water Pollution Control Facility				

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____ authorizing the City Manager to execute a contract for the sole-source purchase of coagulants from Rosa Water Technology Associates with an amount not-to-exceed one hundred thirty-five thousand dollars (\$135,000) for budget year FY 15.

Sponsors:**Indexes:****Code sections:****Attachments:** [ROSA ResolutionTL](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: December 2, 2014

SUBJECT: Authorize the Sole-Source Purchase of Coagulants for the Water Pollution Control Facility

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____ authorizing the City Manager to execute a contract for the sole-source purchase of coagulants from Rosa Water Technology Associates with an amount not-to-exceed one hundred thirty-five thousand dollars (\$135,000) for budget year FY 15.

Staff ContactTim Lloyd, Wastewater Systems Administrator, (530) 661-5899, tim.lloyd@cityofwoodland.org**Council Goal**

Ensure that the City's physical infrastructure is planned, funded, and maintained to provide for current and future community needs, in support of commercial, recreational, and environmental requirements and standards, while managing the overall cost consistent with available resources.

Fiscal Impact

We are not requesting additional funds for this procurement. Council previously approved an amount of one hundred thirty-five thousand dollars (\$135,000) for the purchase of coagulants in the FY 15 Water Pollution Control Facility (WPCF) budget.

Background

The use of coagulant chemicals as part of the wastewater treatment process at the WPCF is a required element of the City's National Pollutant Discharge Elimination System (NPDES) permit and is regulated by the Regional Water Quality Control Board. Coagulants act to increase the efficiency of the filtration system at the WPCF and are especially important in maintaining acceptable final effluent quality during treatment process upsets. Given their importance in the treatment process, it is critical to maintain a consistent and reliable source of coagulants.

There are dozens of coagulant manufacturers; each produces proprietary formulations of these chemicals. The effectiveness of a given product can vary greatly from plant to plant dependent upon influent constituents and plant treatment processes. At the WPCF, we have arrived at the use of products from Rosa Water Technology Associates through an extensive process of testing and monitoring. Changing manufacturers would require duplication of this work without any assurance of a successful outcome. In addition, changing products creates the very real risk of treatment process upsets and discharge violations.

Discussion

Due to the success we've experienced with their proprietary formulations, we wish to sole-source the purchase of coagulant from Rosa Water Technology Associates. Their staff have shown themselves to be dedicated in supporting the City's needs and they offer assistance with testing and evaluating their coagulants to ensure we are using the right products in the most cost-effective manner.

The average annual cost for coagulants at the Water Pollution Control Facility is seventy thousand five hundred dollars (\$70,500) with a peak expenditure of one hundred twenty-eight thousand two hundred dollars (\$128,200) in FY 13 due to an extended plant upset. The requested purchase amount is approximately twice the annual average and represents a needed safety factor. Recent history has shown that it may be necessary to purchase additional coagulant should the plant experience multiple or extended periods of upset.

Public Contract Code Section 3400 allows the City to specify sole-source products, brands or trade names in its specifications for Public Works projects if the City Council has made certain findings related to the product or item. One of the permissible grounds for a sole-source finding is that the product or item is needed to match other products in use at City facilities, in order to establish uniform, complete and compatible system/specifications for City facilities. (See Public Contract Code § 3400(b)(2).) Further, competitive bidding is not required when the City determines it would produce no advantage for the City, or the advertising for bids is futile, undesirable, impractical or impossible. (*Graydon v. Pasadena Redevelopment Agency* (1980) 104 Cal.App.3d 631; see also *Los Angeles Dredging Co. v. City of Long Beach* (1930) 210 Cal. 348; *Los Angeles Gas & Electric Corp. v. City of Los Angeles* (1922) 188 Cal. 307, 319.)

Conclusion

Staff recommends that the City Council approve Resolution No. _____ authorizing the City Manager to execute a contract for the sole-source purchase of coagulants from Rosa Water Technology Associates with an amount not-to-exceed one hundred thirty-five thousand dollars (\$135,000) for FY 15.

Prepared by: Tim Lloyd, Wastewater Systems Administrator

Reviewed by: Gregor G. Meyer, Public Works Director

A handwritten signature in dark ink, appearing to read "Paul Navazio", with a long, sweeping horizontal stroke extending to the right.

Paul Navazio, City Manager

Attachment: Resolution

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING THE CITY MANAGER TO EXECUTE THE FY 15 SOLE SOURCE
CONTRACT WITH ROSA WATER TECHNOLOGY ASSOCIATES IN AN AMOUNT NOT-
TO-EXCEED ONE HUNDRED THIRTY-FIVE THOUSAND DOLLARS (\$135,000)**

WHEREAS, approval is needed from the Woodland City Council to enter into a sole source contract with Rosa Water Technology Associates for the purchase of proprietary blend chemicals used in the treatment of wastewater; and

WHEREAS, Rosa Water Technology Associates has performed the relevant testing and developed a proprietary blend coagulant specific to the operational requirements of the City's wastewater treatment facility; and

WHEREAS, this product is necessary to comply with discharge requirements dictated by the wastewater treatment plant's NPDES permit; and

WHEREAS, this contract shall be for FY 15 and is not to exceed one hundred thirty-five thousand dollars (\$135,000); and

WHEREAS, funding for these chemicals has been previously approved in the current FY 15 budget, and no additional funds are being requested.

NOW, THEREFORE, BE IT RESOLVED

SECTION 1. That the City Council hereby authorizes the City Manager to execute a sole source contract with Rosa Water Technology Associates in an amount not-to-exceed one hundred thirty-five thousand dollars (\$135,000) for the purchase of chemicals required to properly and legally operate the City's wastewater treatment facility.

PASSED AND ADOPTED this 2nd day of December 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

APPROVED AS TO FORM:

Kara K. Ueda, City Attorney

ATTEST:

Ana Gonzalez, City Clerk

Legislation Details (With Text)

5.

File #: 14-454 **Version:** 1 **Name:**
Type: Consent Item(s) **Status:** Agenda Ready
File created: 11/5/2014 **In control:** City Council
On agenda: 12/2/2014 **Final action:**
Title: SUBJECT: 2014 "Tree City USA" Recertification

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ in support of recertification of the City of Woodland as a "Tree City USA" for 2014.

Sponsors:

Indexes:

Code sections:

Attachments: [Tree City USA 2014 Resolution](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: December 2, 2014

SUBJECT: 2014 "Tree City USA" Recertification

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ in support of recertification of the City of Woodland as a "Tree City USA" for 2014.

Staff Contact

Rob Sanders, Public Works Deputy Director, 661-5959, robert.sanders@cityofwoodland.org

Council Goal

To ensure the health and wellbeing of the City's urban forest by supporting efforts to diversify tree species, expansion of the canopy and supplying the necessary resources to maintain the forest in a manner that is beneficial to the community.

Fiscal Impact

None

Report in Brief

The City of Woodland has a long standing history of being recognized as the City of Trees; this is largely due to our commitment to the wellbeing of the City's urban forest. Our diligence doesn't go unrecognized, every

year since 2000 we have been identified as a “Tree City USA”; a label that exudes the level of effort we apply to our urban forest. It is now time to once again recertify the City of Woodland as a “Tree City USA” from the National Arbor Day Foundation.

Background

The “Tree City USA” program is sponsored by the National Arbor Day Foundation in cooperation with the USDA Forest Service and the National Association of State Foresters. Woodland was designated as a “Tree City USA” for the first time in 2000 and has been recognized as a “Tree City USA” every year since.

A community’s public image is a very real phenomenon and important in many ways. Being a “Tree City USA” helps present the kind of image that most citizens want to have for the place they live or conduct business. The “Tree City USA” signs that are placed at our community entrances tell visitors that here is a community that cares about its environment. It is also an indication to prospective businesses that the quality of life may be better here. It has even been known to be a factor in where meetings or conferences have been held.

Preference is sometimes given to “Tree City USA” communities over other communities when allocations or grant money is made available for trees or forestry programs. The reason is that there are invariably more requests than available funds when grants available through state or federal agencies. If request are equally worthy, some officials tend to have more confidence in communities that have demonstrated the foresight of becoming a “Tree City USA.”

To be eligible for “Tree City USA” certification cities must have:

1. A Tree Board or Department
2. A Community Tree Ordinance
3. A Community Forestry Program with an annual budget of at least \$2 per capita
4. An Arbor Day Observance and Proclamation

The City meets the above standards in 2014 by employing staff in the Urban Forestry Group of the Public Works Department, supporting the Parks and Recreation Commission, having a tree ordinance, having a tree budget of \$470K and celebrating Arbor Day.

Discussion

Support of this recertification would reflect the City’s continuing commitment to our urban forest and the quality of life that these assets provide the community. Recertification also supports Woodland’s heritage as the “City of Trees.”

Commission/Committee Recommendation

“Tree City USA” recertification is supported by the Parks and Recreation Commission.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____ in support of recertification of the City of Woodland as a “Tree City USA” for 2014.

Prepared by: Rob Sanders, Public Works Deputy Director

Reviewed by: Gregor G. Meyer, Public Works Director

A handwritten signature in dark ink, appearing to read "Paul Navazio", with a long, sweeping horizontal stroke extending to the right.

Paul Navazio, City Manager

Attachments: Resolution

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF WOODLAND SUPPORTING THE RECERTIFICATION
OF THE CITY OF WOODLAND AS A “TREE CITY USA” FOR 2014**

WHEREAS, the National Arbor Day Foundation, in cooperation with the U. S. Forest Service and the National Association of State Foresters, recognizes towns and cities across America that meet the standards of the “Tree City USA” program; and

WHEREAS, trees reduce the erosion of topsoil, cut heating and cooling costs, moderate temperature, clean the air, produce oxygen, provide habitat for wildlife and beautify our community; and

WHEREAS, the Woodland Parks and Recreation Commission was established by City Ordinance “to act in an advisory capacity in matters pertaining to the planting and maintenance of trees growing on public property; and

WHEREAS, the City of Woodland supports Arbor Day activities to promote public awareness of the tremendous value of trees as a renewable resource in our community; and

WHEREAS, the City of Woodland proudly embraces its reputation as “The City of Trees”; and

WHEREAS, the City of Woodland was honored with the designation of “Tree City USA” for the first time in 2000, and has been recognized as a “Tree City USA” every year since.

NOW, THEREFORE, BE IT RESOLVED

SECTION 1. That the City Council of the City of Woodland supports the recertification of the City of Woodland as a “Tree City USA” for 2014.

PASSED AND ADOPTED by the City Council this 2nd day of December 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

APPROVED AS TO FORM:

Kara K. Ueda, City Attorney

ATTEST:

Ana Gonzalez, City Clerk

Legislation Details (With Text)

6.

File #: 14-467 **Version:** 1 **Name:**
Type: Consent Item(s) **Status:** Agenda Ready
File created: 11/18/2014 **In control:** City Council
On agenda: 12/2/2014 **Final action:**
Title: SUBJECT: Waste Management 2015 Rate Adjustment

Recommendation for Action: Staff recommends that the City Council receive the Waste Management 2015 rate adjustment information and accept it as complete and adequate.

Sponsors:

Indexes:

Code sections:

Attachments: [WM City of Woodland 2015 Rate Adjustment](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: December 2, 2014

SUBJECT: Waste Management 2015 Rate Adjustment

Recommendation for Action: Staff recommends that the City Council receive the Waste Management 2015 rate adjustment information and accept it as complete and adequate.

Staff Contact

Roberta Childers, Environmental Resource Analyst
661-2060, roberta.childers@cityofwoodland.org

Fiscal Impact

Waste Management provides a 15% franchise fee to the City. If the customer base remains similar to the current customer base, the 2015 rate adjustment would result in an increase of approximately \$27,000 in franchise fees in calendar year 2015.

Background

Waste Management provides street sweeping services and collection and disposal of trash, recyclables, and yard refuse for the City of Woodland pursuant to the terms of the amended franchise agreement between the City and Waste Management dated July 1, 2011. With regard to rate adjustments, the agreement allows Waste Management to (1) increase its service rates in accordance with changes in the U.S. City Average Consumer Price Index for All Urban Consumers in the most recent 12-month period for which data are available, up to a

maximum of 5%, and (2) incorporate any increase in landfill disposal fees above the previous year's disposal fees. The base rates may be adjusted each year by these amounts.

Yolo County operates the landfill and adjusts the landfill disposal fees each July 1. Because landfill fees go into effect six months before the Waste Management rates are adjusted, the agreement allows Waste Management to recover the increased disposal fees paid by the company during the preceding July-December period through an additional adjustment to the customer rates. This adjustment is not factored into the base rate that is used to calculate subsequent years' rate adjustments.

According to the franchise agreement, provided that adequate supporting information has been submitted by the company, any requested CPI adjustment shall be deemed approved and shall take effect on the following January 1, and the City Council shall not deny a requested disposal fee adjustment unless it finds that Waste Management has not provided adequate supporting information.

Discussion

In accordance with the terms of the franchise agreement, Waste Management has submitted a request to implement an annual adjustment to its customer rates, effective January 1, 2015. The 2015 rate request includes adjustments for (1) the 1.70% CPI increase for the 12-month period ending August 2014 and (2) the July 2014 increase in Yolo County Central Landfill disposal fees for Woodland's municipal solid waste from \$40.58 to \$41.71 per ton, or 2.78%. The landfill increase is applied only to the disposal portion of the applicable rates and only by the amount that it exceeds the CPI increase.

These adjustments will raise the rates for an average Woodland household by 52 cents per month, from \$28.92 to \$29.44. Charges for commercial services will generally increase by about 2% over the commercial customer rates for 2014, depending on container size and frequency of service.

Over time, more Waste Management customers have turned to using debris (roll-off) boxes for construction and demolition (C&D) debris, mixed recyclables, green waste, clean wood, and cardboard. Because there are different landfill disposal fees for different categories of waste materials and there are no landfill disposal fees for some of these materials, City staff requested that WM expand the roll-off rate sheet to include rates for these materials that appropriately account for the differences in the disposal portion of the cost. These rates are included for the first time this year and are flagged as "new" on the debris box rate page.

Staff has reviewed the documentation provided by Waste Management and found all the calculations to be appropriate and the documentation to be adequate.

Conclusion

Staff recommends that the City Council receive the Waste Management 2015 rate adjustment information and accept it as complete and adequate.

Prepared by: Roberta Childers, Environmental Resource Analyst

Reviewed by: Gregor G. Meyer, Public Works Director

A handwritten signature in dark ink, appearing to read "Paul Navazio", with a long, sweeping horizontal stroke extending to the right.

Paul Navazio, City Manager

Attachment: Waste Management 2015 rate adjustment information



**Waste Management of Woodland
CPI Adjustment Calculation
City of Woodland
Effective 1/1/2015**

ELEMENTS	FORMULA		RATE ADJUSTMENT
CPI ADJUSTMENT CALCULATION			
<u>CPI Adjustment 2013 to 2014:</u> Consumer Price Index (CPI for <i>All Urban Consumers</i>) ¹			
Index August 2014	A	237.852	
Index August 2013	B	233.877	
Percentage change of index	C = (A-B)/B		1.70%
Contractually allowed maximum % of CPI (Section 7.3)	I		5%
Allowed Price Adjustment: Lower of Annual CPI Adjustment (C) or contractually allowed max. % increase (I)	J		1.70%
<u>Internet Hyperlink to Indices:</u> http://data.bls.gov/cgi-bin/srgate			



Waste Management of Woodland
City of Woodland
Residential Rate Adjustment Effective 1/1/2015

CPI % Change	1.70% A
MSW Disposal Increase	1.08% B
2014 Disp Capture	2.78% C

	Current Monthly Rate Effective 1/1/2014	Previous Period Six Month Disposal Catch Up (7/1/13 through 12/31/13)	Current Monthly Base Rate	CPI Increase	Disposal Portion of the Current Base Rate	Disposal Increase	New Monthly Base Rate w/o Disposal Catchup	One Time Six Month Disposal Catch Up (7/1/14 through 12/31/14)	New Monthly Rate w/ Disposal Catchup eff 1/1/2015
D		E	F=D-E	G=F+A	H	I=H-B	J=E+G+I	K=(H+C)/2	L=J+K
Garbage Rates									
35 Gallons	\$11.36	\$0.02	\$11.34	\$0.19	\$1.59	\$0.02	\$11.55	\$0.02	\$11.57
64 Gallons	\$13.17	\$0.04	\$13.13	\$0.22	\$3.20	\$0.03	\$13.39	\$0.04	\$13.43
96 Gallons	\$23.06	\$0.06	\$23.00	\$0.39	\$4.80	\$0.05	\$23.44	\$0.07	\$23.51
Extra bag pickup	\$2.16	\$0.00	\$2.16	\$0.04	\$0.30	\$0.00	\$2.20	\$0.00	\$2.20
Extra totter pickup	\$6.77	\$0.02	\$6.75	\$0.11	\$1.56	\$0.02	\$6.88	\$0.02	\$6.90

Low income (10% discount from base)									
35 Gallons	\$10.22						\$10.40		\$10.41
64 Gallons	\$11.85						\$12.05		\$12.09
96 Gallons	\$20.75						\$21.10		\$21.16

Yard Refuse / Street Sweeping									
Small Lot*	\$10.43	\$0.00	\$10.43	\$0.18	\$0.00	\$0.00	\$10.61	\$0.00	\$10.61
1-96 Gallon Toter	\$13.52	\$0.00	\$13.52	\$0.23	\$0.00	\$0.00	\$13.75	\$0.00	\$13.75
2-96 Gallon Toters	\$13.52	\$0.00	\$13.52	\$0.23	\$0.00	\$0.00	\$13.75	\$0.00	\$13.75
3-96 Gallon Toters	\$16.76	\$0.00	\$16.76	\$0.28	\$0.00	\$0.00	\$17.04	\$0.00	\$17.04
4-96 Gallon Toters	\$16.76	\$0.00	\$16.76	\$0.28	\$0.00	\$0.00	\$17.04	\$0.00	\$17.04
Each addtl toter after 4	\$3.28	\$0.00	\$3.28	\$0.06	\$0.00	\$0.00	\$3.34	\$0.00	\$3.34

*The Small Lot rate applies only to those customers who qualified for this rate before July 1, 2007, and who were grandfathered in under this rate. Current Small Lot rate customers who choose to have one cart will continue to pay the Small Lot rate (as annually adjusted) until the property is sold or unless they choose to have additional carts.

Street Sweeping (only)									
ResidentialCondominium	\$4.28	\$0.00	\$4.28	\$0.07	\$0.00	\$0.00	\$4.35	\$0.00	\$4.35
ApartmentsMobile Home Parks (per unit)	\$2.32	\$0.00	\$2.32	\$0.04	\$0.00	\$0.00	\$2.36	\$0.00	\$2.36

Recycling									
Residential Curbside	\$1.53	\$0.00	\$1.53	\$0.03	\$0.00	\$0.00	\$1.56	\$0.00	\$1.56

Ancillary / Misc. Fees									
Side Yard Assisted Service - medically justified	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Side Yard Assisted Service - no medical justification	\$5.61	\$0.00	\$5.61	\$0.10	\$0.00	\$0.00	\$5.71	\$0.00	\$5.71
State Mandated Fee - Per Household	\$0.70	\$0.00	\$0.70	\$0.00	\$0.00	\$0.00	\$0.70	\$0.00	\$0.70
Bulky Waste Pickup - per yard rate (limited to 5 yards)	\$69.83	\$0.10	\$69.73	\$1.19	\$8.23	\$0.09	\$71.00	\$0.11	\$71.12



Waste Management of Woodland
City of Woodland
Commercial Rate Adjustment Effective 1/1/2015

CPI % Change	1.70% ^A
MSW Disposal Increase	1.08% ^B
2014 Disp Capture	2.78% ^C

	Current Monthly Rate Effective 1/1/2014	Previous Period Six Month Disposal Catch Up (7/1/13 through 12/31/13)	Current Monthly Base Rate	CPI Increase	Disposal Portion of the Current Base Rate	Disposal Increase	New Monthly Base Rate w/o Disposal Catchup	One Time Six Month Disposal Catch Up (7/1/14 through 12/31/14)	New Monthly Rate w/ Disposal Catchup eff 1/1/2015
Cart Rates									
1-64 Gallon Can	\$25.87	\$0.08	\$25.79	\$0.44	\$6.41	\$0.07	\$26.30	\$0.09	\$26.39
1-96 Gallon Can	\$32.63	\$0.11	\$32.62	\$0.55	\$9.61	\$0.10	\$33.18	\$0.13	\$33.31
1 Yard Bin									
1 x Week	\$67.37	\$0.08	\$67.29	\$1.14	\$7.13	\$0.08	\$68.51	\$0.10	\$68.61
2 x Week	\$110.58	\$0.17	\$110.41	\$1.88	\$14.25	\$0.15	\$112.44	\$0.20	\$112.64
1.5 Yard Bin									
1 x Week	\$84.52	\$0.13	\$84.39	\$1.43	\$10.69	\$0.12	\$85.94	\$0.15	\$86.09
2 x Week	\$142.64	\$0.25	\$142.39	\$2.42	\$21.38	\$0.23	\$145.04	\$0.30	\$145.34
3 x Week	\$200.24	\$0.38	\$199.86	\$3.40	\$32.07	\$0.35	\$203.61	\$0.45	\$204.05
2 Yard Bin									
1 x Week	\$102.23	\$0.17	\$102.06	\$1.74	\$14.25	\$0.15	\$103.95	\$0.20	\$104.15
2 x Week	\$172.84	\$0.34	\$172.50	\$2.93	\$28.50	\$0.31	\$175.74	\$0.40	\$176.14
3 x Week	\$243.50	\$0.51	\$242.99	\$4.13	\$42.75	\$0.46	\$247.58	\$0.60	\$248.18
4 x Week	\$314.08	\$0.68	\$313.40	\$5.33	\$57.01	\$0.62	\$319.35	\$0.79	\$320.14
5 x Week	\$384.75	\$0.85	\$383.90	\$6.53	\$71.25	\$0.77	\$391.20	\$0.99	\$392.19
6 x Week	\$454.91	\$1.02	\$453.89	\$7.72	\$85.51	\$0.93	\$462.53	\$1.19	\$463.72
3 Yard Bin									
1 x Week	\$131.16	\$0.25	\$130.91	\$2.23	\$21.38	\$0.23	\$133.37	\$0.30	\$133.67
2 x Week	\$228.81	\$0.51	\$228.30	\$3.88	\$42.75	\$0.46	\$232.64	\$0.60	\$233.24
3 x Week	\$326.25	\$0.76	\$325.49	\$5.53	\$64.13	\$0.70	\$331.72	\$0.89	\$332.61
4 x Week	\$400.72	\$1.02	\$399.70	\$6.79	\$85.51	\$0.93	\$407.42	\$1.19	\$408.61
5 x Week	\$521.39	\$1.27	\$520.12	\$8.64	\$106.90	\$1.16	\$530.12	\$1.49	\$531.61
6 x Week	\$619.03	\$1.52	\$617.51	\$10.50	\$128.27	\$1.39	\$629.40	\$1.79	\$631.18
4 Yard Bin									
1 x Week	\$164.66	\$0.34	\$164.32	\$2.79	\$28.50	\$0.31	\$167.42	\$0.40	\$167.82
2 x Week	\$290.83	\$0.68	\$290.15	\$4.83	\$57.01	\$0.62	\$295.70	\$0.79	\$296.49
3 x Week	\$417.11	\$1.02	\$416.09	\$7.07	\$85.51	\$0.93	\$424.09	\$1.19	\$425.28
4 x Week	\$543.20	\$1.35	\$541.85	\$9.21	\$114.00	\$1.24	\$553.30	\$1.59	\$553.89
5 x Week	\$681.58	\$1.69	\$679.89	\$11.56	\$142.52	\$1.55	\$692.99	\$1.98	\$694.98
6 x Week	\$795.68	\$2.03	\$793.65	\$13.49	\$171.02	\$1.85	\$809.00	\$2.38	\$811.38
6 Yard Bin									
1 x Week	\$215.17	\$0.51	\$214.66	\$3.65	\$42.75	\$0.46	\$218.77	\$0.60	\$219.37
2 x Week	\$387.91	\$1.02	\$386.89	\$6.58	\$85.51	\$0.93	\$394.39	\$1.19	\$395.59
3 x Week	\$567.89	\$1.52	\$566.37	\$9.63	\$128.27	\$1.39	\$577.39	\$1.79	\$579.18
4 x Week	\$789.82	\$2.03	\$787.79	\$13.39	\$171.02	\$1.85	\$803.04	\$2.38	\$805.42
5 x Week	\$987.24	\$2.54	\$984.70	\$16.74	\$213.76	\$2.32	\$1,003.76	\$2.98	\$1,006.73
6 x Week	\$1,205.67	\$3.05	\$1,202.62	\$20.44	\$256.53	\$2.78	\$1,225.85	\$3.57	\$1,229.42
Recycling - All Sizes**									
1 x Week - per month/per bin	\$27.84	\$0.00	\$27.84	\$0.47	\$0.00	\$0.00	\$28.31	\$0.00	\$28.31
2 x Week - per month/per bin**	\$55.68	\$0.00	\$55.68	\$0.94	\$0.00	\$0.00	\$56.62	\$0.00	\$56.62
3 x Week - per month/per bin**	\$83.52	\$0.00	\$83.52	\$1.41	\$0.00	\$0.00	\$84.93	\$0.00	\$84.93
4 x Week - per month/per bin**	\$111.36	\$0.00	\$111.36	\$1.88	\$0.00	\$0.00	\$113.24	\$0.00	\$113.24
5 x Week - per month/per bin**	\$139.20	\$0.00	\$139.20	\$2.35	\$0.00	\$0.00	\$141.55	\$0.00	\$141.55
*Recycle Container Sizes Available: .96 gallon, 1 Yard, 1.5 Yard, 2 Yard, 3 Yard, 4 Yard, 6 Yard									
**Services with a frequency of more than one time per week are charged by multiples of the "1 x Week" rate									
***Four 96 gallon recycle carts can be substituted for a recycle bin for the same cost. Carts must be placed curbside on collection days.									
Extra Pickup Fees									
Overloaded Container - First Cubic Yard (No Discount Required)	\$6.82	\$0.02	\$6.80	\$0.12	\$1.61	\$0.02	\$6.93	\$0.02	\$6.96
Overloaded Container - Each Cubic Yard in excess of 1 (No Discount Required)	\$2.53	\$0.02	\$2.51	\$0.04	\$1.61	\$0.02	\$2.57	\$0.02	\$2.59
Additional Pickup, 1 Cubic Yard Bin	\$40.33	\$0.02	\$40.31	\$0.69	\$1.61	\$0.02	\$41.01	\$0.02	\$41.04
Additional Pickup, 1.5 Cubic Yard Bin	\$41.61	\$0.03	\$41.58	\$0.71	\$2.42	\$0.03	\$42.31	\$0.03	\$42.35
Additional Pickup, 2 Cubic Yard Bin	\$42.85	\$0.04	\$42.81	\$0.73	\$3.22	\$0.03	\$43.57	\$0.04	\$43.62
Additional Pickup, 3 Cubic Yard Bin	\$45.41	\$0.06	\$45.35	\$0.77	\$4.84	\$0.05	\$46.17	\$0.07	\$46.24
Additional Pickup, 4 Cubic Yard Bin	\$47.73	\$0.08	\$47.65	\$0.81	\$6.46	\$0.07	\$48.33	\$0.09	\$48.61
Additional Pickup, 6 Cubic Yard Bin	\$52.94	\$0.12	\$52.82	\$0.90	\$9.67	\$0.10	\$53.82	\$0.13	\$53.95
Additional Trip to Customer Location at Customer Request	\$27.00	\$0.00	\$27.00	\$0.46	\$0.00	\$0.00	\$27.46	\$0.00	\$27.46
Temporary Bin									
3 Yard Temporary Bin	\$159.51	\$0.06	\$159.45	\$2.71	\$4.84	\$0.05	\$162.21	\$0.07	\$162.28
Ancillary / Misc Fees									
State Mandated Fee - per yard times 4.3 (weeks per month)	\$0.25	\$0.00	\$0.25	\$0.00	\$0.00	\$0.00	\$0.25	\$0.00	\$0.25
Dismount and Push Charge per Bin Serviced per Week	\$5.72	\$0.00	\$5.72	\$0.10	\$0.00	\$0.00	\$5.82	\$0.00	\$5.82
Key Charge per Bin Serviced per Week	\$6.79	\$0.00	\$6.79	\$0.12	\$0.00	\$0.00	\$6.91	\$0.00	\$6.91
Enclosure Charge per Bin Serviced per Week	\$7.50	\$0.00	\$7.50	\$0.13	\$0.00	\$0.00	\$7.63	\$0.00	\$7.63
Gate Service Charge per Bin Serviced per Week	\$7.50	\$0.00	\$7.50	\$0.13	\$0.00	\$0.00	\$7.63	\$0.00	\$7.63
Long Walk (more than 20 feet) per Bin Serviced per Week	\$17.94	\$0.00	\$17.94	\$0.30	\$0.00	\$0.00	\$18.24	\$0.00	\$18.24
Maximum Additional Weekly Charges per Bin Serviced per Week	\$23.24	\$0.00	\$23.24	\$0.40	\$0.00	\$0.00	\$23.64	\$0.00	\$23.64
Scout Truck (Container Truck) Container Pull Out	\$32.41	\$0.00	\$32.41	\$0.55	\$0.00	\$0.00	\$32.96	\$0.00	\$32.96
Extra per yard charge for Customers Pre-compacting Trash	\$20.22	\$0.08	\$20.14	\$0.34	\$6.46	\$0.07	\$20.55	\$0.09	\$20.64
Commercial Sweeping Charge	\$7.08	\$0.00	\$7.08	\$0.12	\$0.00	\$0.00	\$7.20	\$0.00	\$7.20

Note:
Additional disposal fees for non-standard items (box springs, tires, televisions, etc) charged by Yolo County or City designated landfill will be charged to the customer when it is possible to identify the customer in violation.



Waste Management of Woodland
City of Woodland
Debris (RO) Box Rate Adjustment Effective 1/1/15

CPI % Change	1.70% A
MSW Disposal Increase %	1.08% B
2014 Disposal Capture	2.78% C

Disposal Costs Eff 7/1/14	
Municipal Solid Waste	\$41.71
C&D	\$47.00
Green Waste	\$32.00
Clean Wood	\$0.00
OCC	\$0.00
Recycle	\$0.00

	Current Monthly Rate Effective 1/1/2014	Previous Period Six Month Disposal Catch Up (7/1/13 through 12/31/13)	Current Monthly Base Rate	CPI Increase	Disposal Portion of the Current Base Rate	Disposal Increase	New Monthly Base Rate w/o Disposal Catchup	One Time Six Month Disposal Catch Up (7/1/14 through 12/31/14)	New Monthly Rate w/ Disposal Catchup eff 1/1/2015
	D	E	F=D-E	G=F+A	H	I=H+B	J=F+G+I	K=(H+C)/2	L=J+K
MSW - Haul Rate									
20 Yards - Includes 2 tons	\$216.65	\$0.95	\$215.70	\$3.67	\$79.96	\$0.87	\$220.23	\$1.11	\$221.35
25 Yards - Includes 2.5 tons	\$270.96	\$1.19	\$269.77	\$4.59	\$99.95	\$1.08	\$275.44	\$1.39	\$276.83
30 Yards - Includes 3 tons	\$324.81	\$1.42	\$323.39	\$5.50	\$119.94	\$1.30	\$330.19	\$1.67	\$331.86
40 Yards - Includes 4 tons	\$433.12	\$1.90	\$431.22	\$7.33	\$159.91	\$1.73	\$440.29	\$2.23	\$442.51
50 Yards - Includes 5 tons	\$527.17	\$2.37	\$524.80	\$8.92	\$199.89	\$2.17	\$535.89	\$2.78	\$538.67
C&D - Haul Rate									
20 Yards - Includes 2 tons									\$232.68 NEW
25 Yards - Includes 2.5 tons									\$291.00 NEW
30 Yards - Includes 3 tons									\$348.86 NEW
40 Yards - Includes 4 tons									\$465.18 NEW
50 Yards - Includes 5 tons									\$567.01 NEW
Green Waste - Haul Rate									
20 Yards - Includes 2 tons									\$197.39 NEW
25 Yards - Includes 2.5 tons									\$246.88 NEW
30 Yards - Includes 3 tons									\$295.92 NEW
40 Yards - Includes 4 tons									\$394.59 NEW
50 Yards - Includes 5 tons									\$478.77 NEW
Clean Wood - Haul Rate									
20 Yards									\$122.09 NEW
25 Yards									\$152.76 NEW
30 Yards									\$182.98 NEW
40 Yards									\$244.00 NEW
50 Yards									\$290.54 NEW
Old Corrugated Cardboard (OCC) - Haul Rate									
20 Yards									\$122.09 NEW
25 Yards									\$152.76 NEW
30 Yards									\$182.98 NEW
40 Yards									\$244.00 NEW
50 Yards									\$290.54 NEW
Recycle - Haul Rate									
20 Yards									\$122.09 NEW
25 Yards									\$152.76 NEW
30 Yards									\$182.98 NEW
40 Yards									\$244.00 NEW
50 Yards									\$290.54 NEW
Concrete / Dirt									
15 Yards - no included tonnage	\$163.60	\$0.71	\$162.89	\$2.77	\$59.97	\$0.65	\$166.31	\$0.83	\$167.14 NEW
Compactor Rates									
Haul Rate - Per Yard - Includes tonnage	\$19.33	\$0.02	\$19.31	\$0.33	\$1.61	\$0.02	\$19.66	\$0.02	\$19.68
Ancillary / Misc Fees									
State Mandated Fee - Per yard times 4.3 weeks/month	\$0.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.25	\$0.00	\$0.25
Debris Box Roll-Top Fee Per Haul	\$25.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00
Debris Box Fuel Surcharge*									

*The attached fuel Surcharge rate table will be applied to only the Debris Box line of business and will be calculated based on the cost of fuel on a monthly basis. This will be a line item on the customer's monthly bill.

*The attached fuel surcharge rate table will be applied to only the Debris Box line of business and will be calculated based on the cost of fuel on a monthly basis. This will be a line item on the customer's monthly bill.

Note:
Additional disposal fees for non-standard items (box springs, tires, televisions, etc) charged by Yolo County or City designated landfill will be charged to the customer when it is possible to identify the customer in violation.

Consumer Price Index - All Urban Consumers

Series Id: CUUR0000SA0

Not Seasonally Adjusted

Area: U.S. city average

Item: All items

Base Period: 1982-84=100

Download:

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2002	177.1	177.8	178.8	179.8	179.8	179.9	180.1	180.7	181	181.3	181.3	180.9	179.9	178.9	180.9
2003	181.7	183.1	184.2	183.8	183.5	183.7	183.9	184.6	185.2	185	184.5	184.3	184	183.3	184.6
2004	185.2	186.2	187.4	188	189.1	189.7	189.4	189.5	189.9	190.9	191	190.3	188.9	187.6	190.2
2005	190.7	191.8	193.3	194.6	194.4	194.5	195.4	196.4	198.8	199.2	197.6	196.8	195.3	193.2	197.4
2006	198.3	198.7	199.8	201.5	202.5	202.9	203.5	203.9	202.9	201.8	201.5	201.8	201.6	200.6	202.6
2007	202.416	203.499	205.352	206.686	207.949	208.352	208.299	207.917	208.49	208.936	210.177	210.036	207.342	205.709	208.976
2008	211.08	211.693	213.528	214.823	216.632	218.815	219.964	219.086	218.783	216.573	212.425	210.228	215.303	214.429	216.177
2009	211.143	212.193	212.709	213.24	213.856	215.693	215.351	215.834	215.969	216.177	216.33	215.949	214.537	213.139	215.935
2010	216.687	216.741	217.631	218.009	218.178	217.965	218.011	218.312	218.439	218.711	218.803	219.179	218.056	217.535	218.576
2011	220.223	221.309	223.467	224.906	225.964	225.722	225.922	226.545	226.889	226.421	226.23	225.672	224.939	223.598	226.28
2012	226.665	227.663	229.392	230.085	229.815	229.478	229.104	230.379	231.407	231.317	230.221	229.601	229.594	228.85	230.338
2013	230.28	232.166	232.773	232.531	232.945	233.504	233.596	233.877	234.149	233.546	233.069	233.049	232.957	232.366	233.548
2014	233.916	234.781	236.293	237.072	237.9	238.343	238.25	237.852						236.384	

Waste Management of Woodland City of Woodland Disposal Increase Calculations

7.3.2 Disposal Fee Adjustment. Subject to the provisions of Section 7.3.4 regarding the time for making such a request, the Service Rates Shall be increased following an increase in the Disposal Fees. The Disposal Fee increase will be submitted at the time of the annual rate adjustment. The increase is subject to the provisions of Section 7.3.5 regarding the effective date of such increases and compensatory mechanisms for Disposal Fee increases for time periods prior to the effective date. Such increases shall be equal to the amount derived by multiplying (A) the portion of the previous Service Rate representing Disposal Costs by (B) the percentage increase in the Disposal Fees, and reducing that product (but not below zero) by an amount equal to the CPI adjustment (or, if less, the change in the U.S.C.P.I. between the date of the most recent Disposal Fee increase and the most recent month for which the U.S.C.P.I. is available).

Yolo County Landfill - MSW Disposal Adjustment Calculation			
2014 Disposal Rate - 7/1/14	\$41.71		A
2013 Disposal Rate - 7/1/13	\$40.58		B
Inc (Dec) in Disposal Rate	\$1.13		C=A-B
% Inc (Dec) in Disposal Rate	2.78%		D=C/B
2015 CPI %	1.70%		E
% Inc (Dec) in Disposal Rate Adjustment	1.08%		F=D-E

Calculations for New Roll Off Commodities
Effective 1/1/2015

Box Cubic Yards	Included Tonnage	Base Haul Rate (No tonnage)	MSW Haul Rate w/ included Tons (from current rate sheet eff 1/1/2015)	C&D Haul Rate	Green Waste	Clean Wood	Recycle / Commingle
20	2	\$122.09	\$220.23	\$232.68	\$197.39	\$122.09	\$122.09
25	2.5	\$152.76	\$275.44	\$291.00	\$246.88	\$152.76	\$152.76
30	3	\$182.98	\$330.19	\$348.86	\$295.92	\$182.98	\$182.98
40	4	\$244.00	\$440.29	\$465.18	\$394.59	\$244.00	\$244.00
50	5	\$290.54	\$535.89	\$567.01	\$478.77	\$290.54	\$290.54

Material	Published Rates	WM Cost Per Ton	Woodland Franchise Fee	With 15% Woodland Franchise
MSW	\$47.00	\$41.71	15.00%	\$49.07
C&D	\$47.00	\$47.00	15.00%	\$55.29
Green Waste	\$32.00	\$32.00	15.00%	\$37.65

Clean Wood	\$0.00	\$0.00	15.00%	\$0.00
Recycle / Commingle	\$0.00	\$0.00	15.00%	\$0.00

Collection Fuel Surcharge Table

Effective Rates as of June 1, 2013

DOE avg. at Least (\$/gallon)	WM Surcharge %	DOE avg. at Least (\$/gallon)	WM Surcharge %	DOE avg. at Least (\$/gallon)	WM Surcharge %	DOE avg. at Least (\$/gallon)	WM Surcharge %	DOE avg. at Least (\$/gallon)	WM Surcharge %	DOE avg. at Least (\$/gallon)	WM Surcharge %	DOE avg. at Least (\$/gallon)	WM Surcharge %
\$ 0.95		\$ 1.39	3.04	\$ 1.83	6.07	\$ 2.27	9.11	\$ 2.71	12.14	\$ 3.15	15.18	\$ 3.59	18.22
\$ 0.96	0.07	\$ 1.40	3.11	\$ 1.84	6.14	\$ 2.28	9.18	\$ 2.72	12.21	\$ 3.16	15.25	\$ 3.60	18.29
\$ 0.97	0.14	\$ 1.41	3.17	\$ 1.85	6.21	\$ 2.29	9.25	\$ 2.73	12.28	\$ 3.17	15.32	\$ 3.61	18.35
\$ 0.98	0.21	\$ 1.42	3.24	\$ 1.86	6.28	\$ 2.30	9.32	\$ 2.74	12.35	\$ 3.18	15.39	\$ 3.62	18.42
\$ 0.99	0.28	\$ 1.43	3.31	\$ 1.87	6.35	\$ 2.31	9.38	\$ 2.75	12.42	\$ 3.19	15.46	\$ 3.63	18.49
\$ 1.00	0.35	\$ 1.44	3.38	\$ 1.88	6.42	\$ 2.32	9.45	\$ 2.76	12.49	\$ 3.20	15.53	\$ 3.64	18.56
\$ 1.01	0.41	\$ 1.45	3.45	\$ 1.89	6.49	\$ 2.33	9.52	\$ 2.77	12.56	\$ 3.21	15.59	\$ 3.65	18.63
\$ 1.02	0.48	\$ 1.46	3.52	\$ 1.90	6.56	\$ 2.34	9.59	\$ 2.78	12.63	\$ 3.22	15.66	\$ 3.66	18.70
\$ 1.03	0.55	\$ 1.47	3.59	\$ 1.91	6.62	\$ 2.35	9.66	\$ 2.79	12.70	\$ 3.23	15.73	\$ 3.67	18.77
\$ 1.04	0.62	\$ 1.48	3.66	\$ 1.92	6.69	\$ 2.36	9.73	\$ 2.80	12.77	\$ 3.24	15.80	\$ 3.68	18.84
\$ 1.05	0.69	\$ 1.49	3.73	\$ 1.93	6.76	\$ 2.37	9.80	\$ 2.81	12.83	\$ 3.25	15.87	\$ 3.69	18.91
\$ 1.06	0.76	\$ 1.50	3.80	\$ 1.94	6.83	\$ 2.38	9.87	\$ 2.82	12.90	\$ 3.26	15.94	\$ 3.70	18.98
\$ 1.07	0.83	\$ 1.51	3.86	\$ 1.95	6.90	\$ 2.39	9.94	\$ 2.83	12.97	\$ 3.27	16.01	\$ 3.71	19.04
\$ 1.08	0.90	\$ 1.52	3.93	\$ 1.96	6.97	\$ 2.40	10.01	\$ 2.84	13.04	\$ 3.28	16.08	\$ 3.72	19.11
\$ 1.09	0.97	\$ 1.53	4.00	\$ 1.97	7.04	\$ 2.41	10.07	\$ 2.85	13.11	\$ 3.29	16.15	\$ 3.73	19.18
\$ 1.10	1.04	\$ 1.54	4.07	\$ 1.98	7.11	\$ 2.42	10.14	\$ 2.86	13.18	\$ 3.30	16.22	\$ 3.74	19.25
\$ 1.11	1.10	\$ 1.55	4.14	\$ 1.99	7.18	\$ 2.43	10.21	\$ 2.87	13.25	\$ 3.31	16.28	\$ 3.75	19.32
\$ 1.12	1.17	\$ 1.56	4.21	\$ 2.00	7.25	\$ 2.44	10.28	\$ 2.88	13.32	\$ 3.32	16.35	\$ 3.76	19.39
\$ 1.13	1.24	\$ 1.57	4.28	\$ 2.01	7.31	\$ 2.45	10.35	\$ 2.89	13.39	\$ 3.33	16.42	\$ 3.77	19.46
\$ 1.14	1.31	\$ 1.58	4.35	\$ 2.02	7.38	\$ 2.46	10.42	\$ 2.90	13.46	\$ 3.34	16.49	\$ 3.78	19.53
\$ 1.15	1.38	\$ 1.59	4.42	\$ 2.03	7.45	\$ 2.47	10.49	\$ 2.91	13.52	\$ 3.35	16.56	\$ 3.79	19.60
\$ 1.16	1.45	\$ 1.60	4.49	\$ 2.04	7.52	\$ 2.48	10.56	\$ 2.92	13.59	\$ 3.36	16.63	\$ 3.80	19.67
\$ 1.17	1.52	\$ 1.61	4.55	\$ 2.05	7.59	\$ 2.49	10.63	\$ 2.93	13.66	\$ 3.37	16.70	\$ 3.81	19.73
\$ 1.18	1.59	\$ 1.62	4.62	\$ 2.06	7.66	\$ 2.50	10.70	\$ 2.94	13.73	\$ 3.38	16.77	\$ 3.82	19.80
\$ 1.19	1.66	\$ 1.63	4.69	\$ 2.07	7.73	\$ 2.51	10.76	\$ 2.95	13.80	\$ 3.39	16.84	\$ 3.83	19.87
\$ 1.20	1.73	\$ 1.64	4.76	\$ 2.08	7.80	\$ 2.52	10.83	\$ 2.96	13.87	\$ 3.40	16.91	\$ 3.84	19.94
\$ 1.21	1.79	\$ 1.65	4.83	\$ 2.09	7.87	\$ 2.53	10.90	\$ 2.97	13.94	\$ 3.41	16.97	\$ 3.85	20.01
\$ 1.22	1.86	\$ 1.66	4.90	\$ 2.10	7.94	\$ 2.54	10.97	\$ 2.98	14.01	\$ 3.42	17.04	\$ 3.86	20.08
\$ 1.23	1.93	\$ 1.67	4.97	\$ 2.11	8.00	\$ 2.55	11.04	\$ 2.99	14.08	\$ 3.43	17.11	\$ 3.87	20.15
\$ 1.24	2.00	\$ 1.68	5.04	\$ 2.12	8.07	\$ 2.56	11.11	\$ 3.00	14.15	\$ 3.44	17.18	\$ 3.88	20.22
\$ 1.25	2.07	\$ 1.69	5.11	\$ 2.13	8.14	\$ 2.57	11.18	\$ 3.01	14.21	\$ 3.45	17.25	\$ 3.89	20.29
\$ 1.26	2.14	\$ 1.70	5.18	\$ 2.14	8.21	\$ 2.58	11.25	\$ 3.02	14.28	\$ 3.46	17.32	\$ 3.90	20.36
\$ 1.27	2.21	\$ 1.71	5.24	\$ 2.15	8.28	\$ 2.59	11.32	\$ 3.03	14.35	\$ 3.47	17.39	\$ 3.91	20.42
\$ 1.28	2.28	\$ 1.72	5.31	\$ 2.16	8.35	\$ 2.60	11.39	\$ 3.04	14.42	\$ 3.48	17.46	\$ 3.92	20.49
\$ 1.29	2.35	\$ 1.73	5.38	\$ 2.17	8.42	\$ 2.61	11.45	\$ 3.05	14.49	\$ 3.49	17.53	\$ 3.93	20.56
\$ 1.30	2.42	\$ 1.74	5.45	\$ 2.18	8.49	\$ 2.62	11.52	\$ 3.06	14.56	\$ 3.50	17.60	\$ 3.94	20.63
\$ 1.31	2.48	\$ 1.75	5.52	\$ 2.19	8.56	\$ 2.63	11.59	\$ 3.07	14.63	\$ 3.51	17.66	\$ 3.95	20.70
\$ 1.32	2.55	\$ 1.76	5.59	\$ 2.20	8.63	\$ 2.64	11.66	\$ 3.08	14.70	\$ 3.52	17.73	\$ 3.96	20.77
\$ 1.33	2.62	\$ 1.77	5.66	\$ 2.21	8.69	\$ 2.65	11.73	\$ 3.09	14.77	\$ 3.53	17.80	\$ 3.97	20.84
\$ 1.34	2.69	\$ 1.78	5.73	\$ 2.22	8.76	\$ 2.66	11.80	\$ 3.10	14.84	\$ 3.54	17.87	\$ 3.98	20.91
\$ 1.35	2.76	\$ 1.79	5.80	\$ 2.23	8.83	\$ 2.67	11.87	\$ 3.11	14.90	\$ 3.55	17.94	\$ 3.99	20.98
\$ 1.36	2.83	\$ 1.80	5.87	\$ 2.24	8.90	\$ 2.68	11.94	\$ 3.12	14.97	\$ 3.56	18.01	\$ 4.00	21.05
\$ 1.37	2.90	\$ 1.81	5.93	\$ 2.25	8.97	\$ 2.69	12.01	\$ 3.13	15.04	\$ 3.57	18.08		
\$ 1.38	2.97	\$ 1.82	6.00	\$ 2.26	9.04	\$ 2.70	12.08	\$ 3.14	15.11	\$ 3.58	18.15		

Collection Fuel Surcharge Table

Effective Rates as of June 1, 2013

DOE avg. at Least (\$/gallon)	WM Surcharge %	DOE avg. at Least (\$/gallon)	WM Surcharge %	DOE avg. at Least (\$/gallon)	WM Surcharge %	DOE avg. at Least (\$/gallon)	WM Surcharge %	DOE avg. at Least (\$/gallon)	WM Surcharge %	DOE avg. at Least (\$/gallon)	WM Surcharge %	DOE avg. at Least (\$/gallon)	WM Surcharge %
\$ 4.01	21.11	\$ 4.44	24.08	\$ 4.87	27.05	\$ 5.30	30.02	\$ 5.73	32.98	\$ 6.16	35.95	\$ 6.59	38.92
\$ 4.02	21.18	\$ 4.45	24.15	\$ 4.88	27.12	\$ 5.31	30.08	\$ 5.74	33.05	\$ 6.17	36.02	\$ 6.60	38.99
\$ 4.03	21.25	\$ 4.46	24.22	\$ 4.89	27.19	\$ 5.32	30.15	\$ 5.75	33.12	\$ 6.18	36.09	\$ 6.61	39.05
\$ 4.04	21.32	\$ 4.47	24.29	\$ 4.90	27.26	\$ 5.33	30.22	\$ 5.76	33.19	\$ 6.19	36.16	\$ 6.62	39.12
\$ 4.05	21.39	\$ 4.48	24.36	\$ 4.91	27.32	\$ 5.34	30.29	\$ 5.77	33.26	\$ 6.20	36.23	\$ 6.63	39.19
\$ 4.06	21.46	\$ 4.49	24.43	\$ 4.92	27.39	\$ 5.35	30.36	\$ 5.78	33.33	\$ 6.21	36.29	\$ 6.64	39.26
\$ 4.07	21.53	\$ 4.50	24.50	\$ 4.93	27.46	\$ 5.36	30.43	\$ 5.79	33.40	\$ 6.22	36.36	\$ 6.65	39.33
\$ 4.08	21.60	\$ 4.51	24.56	\$ 4.94	27.53	\$ 5.37	30.50	\$ 5.80	33.47	\$ 6.23	36.43	\$ 6.66	39.40
\$ 4.09	21.67	\$ 4.52	24.63	\$ 4.95	27.60	\$ 5.38	30.57	\$ 5.81	33.53	\$ 6.24	36.50	\$ 6.67	39.47
\$ 4.10	21.74	\$ 4.53	24.70	\$ 4.96	27.67	\$ 5.39	30.64	\$ 5.82	33.60	\$ 6.25	36.57	\$ 6.68	39.54
\$ 4.11	21.80	\$ 4.54	24.77	\$ 4.97	27.74	\$ 5.40	30.71	\$ 5.83	33.67	\$ 6.26	36.64	\$ 6.69	39.61
\$ 4.12	21.87	\$ 4.55	24.84	\$ 4.98	27.81	\$ 5.41	30.77	\$ 5.84	33.74	\$ 6.27	36.71	\$ 6.70	39.68
\$ 4.13	21.94	\$ 4.56	24.91	\$ 4.99	27.88	\$ 5.42	30.84	\$ 5.85	33.81	\$ 6.28	36.78	\$ 6.71	39.74
\$ 4.14	22.01	\$ 4.57	24.98	\$ 5.00	27.95	\$ 5.43	30.91	\$ 5.86	33.88	\$ 6.29	36.85	\$ 6.72	39.81
\$ 4.15	22.08	\$ 4.58	25.05	\$ 5.01	28.01	\$ 5.44	30.98	\$ 5.87	33.95	\$ 6.30	36.92	\$ 6.73	39.88
\$ 4.16	22.15	\$ 4.59	25.12	\$ 5.02	28.08	\$ 5.45	31.05	\$ 5.88	34.02	\$ 6.31	36.98	\$ 6.74	39.95
\$ 4.17	22.22	\$ 4.60	25.19	\$ 5.03	28.15	\$ 5.46	31.12	\$ 5.89	34.09	\$ 6.32	37.05	\$ 6.75	40.02
\$ 4.18	22.29	\$ 4.61	25.25	\$ 5.04	28.22	\$ 5.47	31.19	\$ 5.90	34.16	\$ 6.33	37.12	\$ 6.76	40.09
\$ 4.19	22.36	\$ 4.62	25.32	\$ 5.05	28.29	\$ 5.48	31.26	\$ 5.91	34.22	\$ 6.34	37.19	\$ 6.77	40.16
\$ 4.20	22.43	\$ 4.63	25.39	\$ 5.06	28.36	\$ 5.49	31.33	\$ 5.92	34.29	\$ 6.35	37.26	\$ 6.78	40.23
\$ 4.21	22.49	\$ 4.64	25.46	\$ 5.07	28.43	\$ 5.50	31.40	\$ 5.93	34.36	\$ 6.36	37.33	\$ 6.79	40.30
\$ 4.22	22.56	\$ 4.65	25.53	\$ 5.08	28.50	\$ 5.51	31.46	\$ 5.94	34.43	\$ 6.37	37.40	\$ 6.80	40.37
\$ 4.23	22.63	\$ 4.66	25.60	\$ 5.09	28.57	\$ 5.52	31.53	\$ 5.95	34.50	\$ 6.38	37.47	\$ 6.81	40.43
\$ 4.24	22.70	\$ 4.67	25.67	\$ 5.10	28.64	\$ 5.53	31.60	\$ 5.96	34.57	\$ 6.39	37.54	\$ 6.82	40.50
\$ 4.25	22.77	\$ 4.68	25.74	\$ 5.11	28.70	\$ 5.54	31.67	\$ 5.97	34.64	\$ 6.40	37.61	\$ 6.83	40.57
\$ 4.26	22.84	\$ 4.69	25.81	\$ 5.12	28.77	\$ 5.55	31.74	\$ 5.98	34.71	\$ 6.41	37.67	\$ 6.84	40.64
\$ 4.27	22.91	\$ 4.70	25.88	\$ 5.13	28.84	\$ 5.56	31.81	\$ 5.99	34.78	\$ 6.42	37.74	\$ 6.85	40.71
\$ 4.28	22.98	\$ 4.71	25.94	\$ 5.14	28.91	\$ 5.57	31.88	\$ 6.00	34.85	\$ 6.43	37.81	\$ 6.86	40.78
\$ 4.29	23.05	\$ 4.72	26.01	\$ 5.15	28.98	\$ 5.58	31.95	\$ 6.01	34.91	\$ 6.44	37.88	\$ 6.87	40.85
\$ 4.30	23.12	\$ 4.73	26.08	\$ 5.16	29.05	\$ 5.59	32.02	\$ 6.02	34.98	\$ 6.45	37.95	\$ 6.88	40.92
\$ 4.31	23.18	\$ 4.74	26.15	\$ 5.17	29.12	\$ 5.60	32.09	\$ 6.03	35.05	\$ 6.46	38.02	\$ 6.89	40.99
\$ 4.32	23.25	\$ 4.75	26.22	\$ 5.18	29.19	\$ 5.61	32.15	\$ 6.04	35.12	\$ 6.47	38.09	\$ 6.90	41.06
\$ 4.33	23.32	\$ 4.76	26.29	\$ 5.19	29.26	\$ 5.62	32.22	\$ 6.05	35.19	\$ 6.48	38.16	\$ 6.91	41.12
\$ 4.34	23.39	\$ 4.77	26.36	\$ 5.20	29.33	\$ 5.63	32.29	\$ 6.06	35.26	\$ 6.49	38.23	\$ 6.92	41.19
\$ 4.35	23.46	\$ 4.78	26.43	\$ 5.21	29.39	\$ 5.64	32.36	\$ 6.07	35.33	\$ 6.50	38.30	\$ 6.93	41.26
\$ 4.36	23.53	\$ 4.79	26.50	\$ 5.22	29.46	\$ 5.65	32.43	\$ 6.08	35.40	\$ 6.51	38.36	\$ 6.94	41.33
\$ 4.37	23.60	\$ 4.80	26.57	\$ 5.23	29.53	\$ 5.66	32.50	\$ 6.09	35.47	\$ 6.52	38.43	\$ 6.95	41.40
\$ 4.38	23.67	\$ 4.81	26.63	\$ 5.24	29.60	\$ 5.67	32.57	\$ 6.10	35.54	\$ 6.53	38.50	\$ 6.96	41.47
\$ 4.39	23.74	\$ 4.82	26.70	\$ 5.25	29.67	\$ 5.68	32.64	\$ 6.11	35.60	\$ 6.54	38.57	\$ 6.97	41.54
\$ 4.40	23.81	\$ 4.83	26.77	\$ 5.26	29.74	\$ 5.69	32.71	\$ 6.12	35.67	\$ 6.55	38.64	\$ 6.98	41.61
\$ 4.41	23.87	\$ 4.84	26.84	\$ 5.27	29.81	\$ 5.70	32.78	\$ 6.13	35.74	\$ 6.56	38.71	\$ 6.99	41.68
\$ 4.42	23.94	\$ 4.85	26.91	\$ 5.28	29.88	\$ 5.71	32.84	\$ 6.14	35.81	\$ 6.57	38.78	\$ 7.00	41.75
\$ 4.43	24.01	\$ 4.86	26.98	\$ 5.29	29.95	\$ 5.72	32.91	\$ 6.15	35.88	\$ 6.58	38.85		

Legislation Details (With Text)

7.

File #: 14-472 **Version:** 1 **Name:**
Type: Consent Item(s) **Status:** Agenda Ready
File created: 11/20/2014 **In control:** City Council
On agenda: 12/2/2014 **Final action:**
Title: SUBJECT: Declaring the Results of the November 4, 2014 Election and Timetable for Next Steps

Recommendation for Action: Staff recommends that the City council adopt Resolution No. _____ declaring the results of the November 4, 2014 election related to Measure U.

Sponsors:

Indexes:

Code sections:

Attachments: [Resolution declaring results of Nov 4 Special Election](#)
[Final Official Nov 4th Election Results](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: December 2, 2014

SUBJECT: Declaring the Results of the November 4, 2014 Election and Timetable for Next Steps

Recommendation for Action: Staff recommends that the City council adopt Resolution No. _____ declaring the results of the November 4, 2014 election related to Measure U.

Staff Contact

Ana B. Gonzalez, City Clerk, 530-661-5806, ana.gonzalez@cityofwoodland.org

Background

The election was held on November 4, 2014 for Measure U. The Yolo County Elections Office has provided Final Election Results with the results as follows:

MEASURE U: Shall Ordinance No. 1561, adding Article II of Chapter 27 to the Woodland Municipal Code, related to Council elections, be adopted, establishing “by-district” elections whereby voters would elect Council members from among candidates who live in their respective district?

MEASURE U

VOTE
YES

NUMBER
7,304

PERCENT
68.0%

NO

3,439

32.0%

Discussion

Following certification of the results from the November 4, 2014 election, the City Council will next need to consider specific follow-up actions required to implement the “by-district” elections for City Council members.

Specifically, Council action will be needed to amend the City Code in order to:

- a) establish which three (3) council districts will be contested in 2016 and which two (2) council districts will be contested in 2018, and
- b) modify the process for selecting the Mayor - presumably after the 2018 Council election.

In addition, consistent with Council deliberations that led to the placement of Measure U on the November 2014 ballot, the Council may - but is not required to - consider whether the Council elections will continue to be held in June of even-numbered years or whether they should be moved to November.

While Council action on these outstanding implementation issues may not be technically required until late next calendar year (but certainly before the start of the nominating period for the 2016 council elections), staff intends to return to Council as early as the January 6, 2015 meeting for specific Council direction related to implementation of “by-district” elections, consistent with the results of the November 4, 2014 election.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____ declaring the results of the November 4, 2014 election related to Measure U.

Prepared by: Ana Gonzalez
City Clerk



Paul Navazio, City Manager

Attachments: Resolution and Results

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND DECLARING THE RESULTS OF THE SPECIAL
ELECTION HELD ON NOVEMBER 4, 2014**

WHEREAS, a Gubernatorial General Election was held and conducted in the City of Woodland, County of Yolo, State of California, on Tuesday, the 4th day of November, 2014, as required by law; and

WHEREAS, said Gubernatorial General Election was consolidated with City's special election by the County of Yolo; and

WHEREAS the County Clerk-Recorder of the County of Yolo canvassed the results of the election and has certified the results to this City Council, the results are received, attached and made a part hereof as Exhibit A.

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

SECTION 1. The total number of ballots cast in the City of Woodland was 11,492.

SECTION 2. A special election was held for the purpose of submitting the following measure, with the number of votes cast for and against the measure as follows:

MEASURE U: Shall Ordinance No. 1561 Shall Ordinance No. 1561, adding Article II of Chapter 27 to the Woodland Municipal Code, related to Council elections, be adopted, establishing "by-district" elections whereby voters would elect Council members from among candidates who live in their respective district?

MEASURE U

<u>VOTE</u>	<u>NUMBER</u>	<u>PERCENT</u>
YES	7,304	68.0%
NO	3,4390	32.0%

SECTION 3. The City Council does declare and determine that Measures U was approved by the voters.

SECTION 4. The City Clerk shall enter in the records of the City Council a statement of the results of said election, showing: (1) the whole number of votes cast in the city; (2) the measure(s) voted upon; (3) the number of votes given at each precinct for and against the measure(s); and (4) the total number of votes given for and against the measure(s).

PASSED AND ADOPTED by the City Council this 2nd day of December, 2014, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

EXHIBIT A

**Gubernatorial General Election
November 4, 2014**

**Yolo County Elections Office
Registration and Precinct Returns**

County Wide				
Precincts	122 of	122	100.0%	
Registration	101033 of	101033	100.0%	
Vote-By-Mail Ballots cast		26828	26.6%	
Precinct Ballots cast		19628	19.4%	
Total Ballots Cast		46456	46.0%	
3rd Congress / 4th Assembly / 3rd State Senate				
Precincts	105 of	105	100.0%	
Registration	78233 of	78233	100.0%	
Vote-By-Mail Ballots cast		20945	26.8%	
Precinct Ballots cast		15952	20.4%	
Total Ballots Cast		36897	47.2%	
6th Congress / 7th Assembly / 6th State Senate				
Precincts	17 of	17	100.0%	
Registration	22800 of	22800	100.0%	
Vote-By-Mail Ballots cast		5883	25.8%	
Precinct Ballots cast		3676	16.1%	
Total Ballots Cast		9559	41.9%	
Davis				
Precincts	34 of	34	100.0%	
Registration	37042 of	37042	100.0%	
Vote-By-Mail Ballots cast		10922	29.5%	
Precinct Ballots cast		7566	20.4%	
Total Ballots Cast		18488	49.9%	
Woodland				
Precincts	28 of	28	100.0%	
Registration	26035 of	26035	100.0%	
Vote-By-Mail Ballots cast		7193	27.6%	
Precinct Ballots cast		4299	16.5%	
Total Ballots Cast		11492	44.1%	
West Sacramento				
Precincts	17 of	17	100.0%	
Registration	22800 of	22800	100.0%	
Vote-By-Mail Ballots cast		5883	25.8%	
Precinct Ballots cast		3676	16.1%	
Total Ballots Cast		9559	41.9%	
Winters				
Precincts	5 of	5	100.0%	
Registration	3327 of	3327	100.0%	
Vote-By-Mail Ballots cast		733	22.0%	
Precinct Ballots cast		645	19.4%	
Total Ballots Cast		1378	41.4%	
Unincorporated area				
Precincts	38 of	38	100.0%	
Registration	11829 of	11829	100.0%	
Vote-By-Mail Ballots cast		2097	17.7%	
Precinct Ballots cast		3442	29.1%	
Total Ballots Cast		5539	46.8%	

First Supervisorial District				
Precincts	15 of	15	100.0%	
Registration	20095 of	20095	100.0%	
Vote-By-Mail Ballots cast		5560	27.7%	
Precinct Ballots cast		3325	16.5%	
Total Ballots Cast		8885	44.2%	
Second Supervisorial District				
Precincts	25 of	25	100.0%	
Registration	21322 of	21322	100.0%	
Vote-By-Mail Ballots cast		5139	24.1%	
Precinct Ballots cast		4165	19.5%	
Total Ballots Cast		9304	43.6%	
Third Supervisorial District				
Precincts	24 of	24	100.0%	
Registration	18932 of	18932	100.0%	
Vote-By-Mail Ballots cast		5162	27.3%	
Precinct Ballots cast		3632	19.2%	
Total Ballots Cast		8794	46.5%	
Fourth Supervisorial District				
Precincts	26 of	26	100.0%	
Registration	23341 of	23341	100.0%	
Vote-By-Mail Ballots cast		7284	31.2%	
Precinct Ballots cast		4840	20.7%	
Total Ballots Cast		12124	51.9%	
Fifth Supervisorial District				
Precincts	32 of	32	100.0%	
Registration	17343 of	17343	100.0%	
Vote-By-Mail Ballots cast		3683	21.2%	
Precinct Ballots cast		3666	21.1%	
Total Ballots Cast		7349	42.4%	

State & Federal Offices

Governor				
Precincts	122	of	122	100.0%
Ballots cast			46456	
Edmund G. "Jerry" Brown	DEM		31431	69.1%
Neel Kashkari	REP		14043	30.9%
Lieutenant Governor				
Precincts	122	of	122	100.0%
Ballots cast			46456	
Gavin Newsom	DEM		29108	65.1%
Ron Nehring	REP		15596	34.9%
Secretary of State				
Precincts	122	of	122	100.0%
Ballots cast			46456	
Alex Padilla	DEM		27269	61.9%
Pete Peterson	REP		16757	38.1%
Controller				
Precincts	122	of	122	100.0%
Ballots cast			46456	
Betty T. Yee	DEM		27971	63.4%
Ashley Swearengin	REP		16131	36.6%
Treasurer				
Precincts	122	of	122	100.0%
Ballots cast			46456	
John Chiang	DEM		30443	68.8%
Greg Conlon	REP		13776	31.2%
Attorney General				
Precincts	122	of	122	100.0%
Ballots cast			46456	
Kamala D. Harris	DEM		28917	65.5%
Ronald Gold	REP		15234	34.5%
Insurance Commissioner				
Precincts	122	of	122	100.0%
Ballots cast			46456	
Dave Jones	DEM		28473	65.3%
Ted Gaines	REP		15112	34.7%

State Board of Equalization, Dist 2				
Precincts	122	of	122	100.0%
Ballots cast			46456	
Fiona Ma	DEM		28020	65.9%
James E. Theis	REP		14491	34.1%
Superintendent of Public Instruction				
Precincts	122	of	122	100.0%
Ballots cast			46456	
Tom Torlakson			20833	54.5%
Marshall Tuck			17361	45.5%
Congress, 3rd District				
Precincts	105	of	105	100.0%
Ballots cast			36897	
John Garamendi	DEM		23929	67.2%
Dan Logue	REP		11697	32.8%
Congress, 6th District				
Precincts	17	of	17	100.0%
Ballots cast			9559	
Doris Matsui	DEM		6016	65.6%
Joseph McCray Sr.	REP		3154	34.4%
State Senate, 6th District				
Precincts	17	of	17	100.0%
Ballots cast			9559	
Richard Pan	DEM		4274	50.9%
Roger Dickinson	DEM		4120	49.1%
State Assembly, 4th District				
Precincts	105	of	105	100.0%
Ballots cast			36897	
Bill Dodd	DEM		22102	63.7%
Charlie Schaupp	REP		12608	36.3%
State Assembly, 7th District				
Precincts	17	of	17	100.0%
Ballots cast			9559	
Kevin McCarty	DEM		4825	59.2%
Steve Cohn	DEM		3323	40.8%

Judicial and State Propositions

Associate Justice, Supreme Court Kathryn Mickle Werdegar Yes 25780 78.2% No 7171 21.8%	Associate Justice, Court of Appeal, 3rd District Louis Mauro Yes 23437 75.9% No 7459 24.1%
Associate Justice, Supreme Court Goodwin Liu Yes 24633 74.7% No 8325 25.3%	Associate Justice, Court of Appeal, 3rd District Jonathan K. Renner Yes 22986 74.9% No 7714 25.1%
Associate Justice, Supreme Court Mariano-Florentino Cuellar Yes 25039 75.3% No 8195 24.7%	Proposition 1 Water Bond Bonds Yes 29722 66.7% Bonds No 14829 33.3%
Presiding Justice, Court of Appeal, 3rd District Vance W. Raye Yes 24810 78.4% No 6847 21.6%	Proposition 2 State Budget, Constitutional Amendment Yes 30909 71.0% No 12637 29.0%
Associate Justice, Court of Appeal, 3rd District Elena J. Duarte Yes 24715 77.7% No 7096 22.3%	Proposition 45 Healthcare Insurance Yes 18587 42.1% No 25523 57.9%
Associate Justice, Court of Appeal, 3rd District Ronald B. Robie Yes 23891 76.7% No 7252 23.3%	Proposition 46 Drug Testing of Doctors, Medical Lawsuits Yes 12679 28.5% No 31798 71.5%
Associate Justice, Court of Appeal, 3rd District William J. Murray, Jr. Yes 23962 77.8% No 6853 22.2%	Proposition 47 Criminal Sentences Yes 27164 61.3% No 17137 38.7%
Associate Justice, Court of Appeal, 3rd District Andrea Lynn Hoch Yes 24267 78.0% No 6836 22.0%	Proposition 48 Indian Gaming Compacts Yes 16395 38.0% No 26717 62.0%

School Elections

County Board of Education, District 1				
Precincts	16	of	16	100.0%
Registration	19378	of	19378	100.0%
Vote-By-Mail Ballots cast	5314			27.4%
Precinct Ballots cast	3142			16.2%
Total Ballots Cast	8456			43.6%
Matt Taylor	3295		52.7%	
Xavier A. Gamez	2963		47.3%	

Davis Joint Unified School District, Vote for 3				
Precincts	44	of	44	100.0%
Registration	41344	of	41344	100.0%
Vote-By-Mail Ballots cast	11646			28.2%
Precinct Ballots cast	8426			20.4%
Total Ballots Cast	20072			48.5%
Madhavi Sunder	11030		26.3%	
Barbara Archer	8714		20.7%	
Thomas Adams	7266		17.3%	
Bob Poppenga	6170		14.7%	
Jose J. Granda	3772		9.0%	
Michael Nolan	3524		8.4%	
Chuck Rairdan	1531		3.6%	

Esparto Unified School District, Area 5				
Precincts	3	of	3	100.0%
Registration	683	of	683	100.0%
Vote-By-Mail Ballots cast	231			33.8%
Precinct Ballots cast	193			28.3%
Total Ballots Cast	424			62.1%
Bonnie Simas	231		66.2%	
Miguel Molina Jr.	118		33.8%	

Washington Unified School District, Vote for 2				
Precincts	19	of	19	100.0%
Registration	22800	of	22800	100.0%
Vote-By-Mail Ballots cast	5883			25.8%
Precinct Ballots cast	3676			16.1%
Total Ballots Cast	9559			41.9%
Sarah Kirby-Gonzalez	5656		43.1%	
Norma Alcalá	4783		36.5%	
Joshua R. Alves	2678		20.4%	

Woodland Joint Unified School District, Area 1				
Precincts	7	of	7	100.0%
Registration	4265	of	4265	100.0%
Vote-By-Mail Ballots cast	871			20.4%
Precinct Ballots cast	937			22.0%
Total Ballots Cast	1808			42.4%
Tania Tafoya	855		51.1%	
Art Pimentel	818		48.9%	

Pierce Joint Unified School District, Vote for 2				
Precincts	2	of	2	100.0%
Registration	612	of	612	100.0%
Vote-By-Mail Ballots cast	185			30.2%
Precinct Ballots cast	128			20.9%
Total Ballots Cast	313			51.1%
Amy Charter	171		42.5%	
John R. Friel, Sr.	143		35.6%	
Eduardo Ayala	88		21.9%	

City Elections and Local Measures

City of West Sacramento, Mayor				
Precincts	17	of	17	100.0%
Ballots cast	9559			
Christopher L. Cabaldon	7651	84.3%		
Narinder Pal Singh Hundal	1422	15.7%		

City of West Sacramento, City Council, Vote for 2				
Precincts	17	of	17	100.0%
Ballots cast	9559			
Mark Johannessen	6303	41.9%		
Christopher T. Ledesma	5580	37.1%		
Nancy Heth-Tran	1740	11.6%		
Jeff Lyon	1412	9.4%		

Woodland Joint Unified School District				
Precincts	39	of	39	100.0%
Registration	28772	of	28772	100.0%
Vote-By-Mail Ballots cast			7600	26.4%
Precinct Ballots cast			5346	18.6%
Total Ballots Cast			12946	45.0%

Measure S				
<i>Woodland Classroom Repair and Upgrade Measure</i>				
Bonds Yes	5477	43.2%		
Bonds No	7195	56.8%		

Measure T				
<i>Woodland Safe and Healthy Schools Measure</i>				
Bonds Yes	5270	41.7%		
Bonds No	7373	58.3%		

City of Woodland				
Precincts	28	of	28	100.0%
Ballots cast	11492			

Measure U				
<i>District Elections</i>				
Yes	7304	68.0%		
No	3439	32.0%		

Washington Unified School District				
Precincts	19	of	19	100.0%
Ballots cast	9559			

Measure V				
<i>School Bonds</i>				
Bonds Yes	6118	67.4%		
Bonds No	2954	32.6%		

Legislation Details (With Text)

8.

File #: 14-482 **Version:** 1 **Name:**
Type: Consent Item(s) **Status:** Agenda Ready
File created: 11/21/2014 **In control:** City Council
On agenda: 12/2/2014 **Final action:**
Title: SUBJECT: Approval of Emergency Solutions Grant Funding Applications

Recommendation for Action: Staff recommends that the City Council take the following actions.

1. Approve the submittal of 2014 Emergency Solutions Grant funding applications by the Yolo Family Resource Center and Fourth and Hope; and
2. Direct the City Manager to sign a Certification of Local Approval for each of the funding applications.

Sponsors:

Indexes:

Code sections:

Attachments: [CLA - YFRC](#)
[CLA - Fourth&Hope](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: December 2, 2014

SUBJECT: Approval of Emergency Solutions Grant Funding Applications

Recommendation for Action: Staff recommends that the City Council take the following actions.

1. Approve the submittal of 2014 Emergency Solutions Grant funding applications by the Yolo Family Resource Center and Fourth and Hope; and
2. Direct the City Manager to sign a Certification of Local Approval for each of the funding applications.

Staff Contact

Dan Sokolow, Senior Planner - (530) 661-5927

Fiscal Impact

There is no impact to the City.

Background

The State Department of Housing and Community Development (HCD) administers the funding for the

Emergency Solutions Grant (ESG) program in California. ESG is funded at the federal level through the McKinney-Vento Homeless Assistance Act. Previously known as the Emergency Shelter Grants Program, the program's name was changed in 2009 to reflect the program's focus and the federal goal of ensuring that individuals and families who become homeless return to permanent housing. ESG funds may be used for the following homeless-related activities: street outreach, emergency shelters, homeless prevention, rapid re-housing assistance, homeless management information systems, and administrative activities (local grant administration).

Last year, the Yolo Family Resource Center's (YFRC) ESG application was not funded. However, YFRC's received \$230,000 in ESG funds for 2012 to provide homeless prevention and rapid re-housing services throughout Yolo County including in Woodland. The City also provided \$7,000 in CDBG funds (FY 2014-15) to support YFRC's efforts to provide homeless prevention and rapid re-housing services.

Fourth and Hope received 2013 ESG awards in the amount of \$168,385 for its Emergency Shelter Services (ESS) Program and in the same amount for its Transitional Housing Program (THP). The City has provided Fourth and Hope with \$10,250 in CDBG funds (FY 2014-15) for its ESS Program and \$144,068 in Continuum of Care Program funds (CoC Program Year 2013) for its THP Program.

Discussion

YFRC plans to submit two 2014 ESG applications: homeless re-housing (\$200,000 grant request) and homeless prevention (\$200,000 grant request). As part of this effort YFRC will continue to collaborate with other non-profit organizations including Fourth and Hope, Davis Community Meals, United Christian Center (West Sacramento), Empower Yolo (formerly known as the Sexual Assault and Domestic Violence Center), RISE (Rural Innovations in Social Economics, Inc. located in Esparto and Winters), and Legal Services of Northern California.

Fourth and Hope plans to apply for 2014 ESG funds in the amount of \$150,000 for its ESS Program. ESG funds for transitional housing are no longer offered. ESS offers dormitory style shelter for up to 73 individuals daily (including families). The 90-day program requires accountability and offers daily breakfasts, packed lunches, dinner meals, counseling, mailbox services, showers, laundry facilities, employment training, a literacy program, substance abuse education groups and case management, including access to benefits and job and housing search assistance. Guests are required to attend life skills, health, employment and housing readiness classes and make progress on their personal development plan to stay in the shelter.

One of the submittal requirements for ESG applicants includes a "Certification of Local Approval" which must be completed by a city (or county if the proposed ESG project is located in an unincorporated area).

Public Contact

Posting of the City Council agenda.

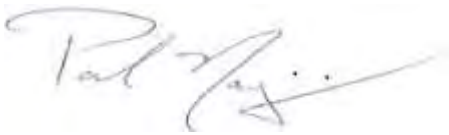
Conclusion

Staff recommends that the City Council take the following actions.

1. Approve the submittal of 2014 Emergency Solutions Grant funding applications by the Yolo Family Resource Center and Fourth and Hope; and
2. Direct the City Manager to sign a Certification of Local Approval for each of the funding applications.

Prepared by: Dan Sokolow
Senior Planner

Reviewed by: Christine Engel
CSD Director



Paul Navazio
City Manager

Attachment: Certification of Local Approval Forms

ATTACHMENT E

CERTIFICATION OF LOCAL APPROVAL (Private Non-Profits Only)

Instructions:

Applicants may apply for Component/Activities located in more than one eligible City/County. The Certification of Local Approval is required for each City or County, as applicable.

If the Project is located in an ESG-eligible City, the Certification of Local Approval must be completed by the City. If the Project is located in the unincorporated area of an ESG-eligible County, the Certification must be from the County.

I, _____ (*Name and Title of City/County Official*), duly Authorized to act on behalf of _____ City of Woodland _____, hereby approve of the Operation of the following Component/Activities (see list below) proposed by Yolo Family Resource Center _____ which is/are to be located/operated in the City of Woodland.

☐ Emergency Shelter (Including Transitional Housing and Day Center)

☐ Street Outreach

☒ Homelessness Prevention

☒ Rapid Re-Housing Assistance

CERTIFICATION OF LOCAL APPROVAL	
PRINTED NAME OF CITY/COUNTY OFFICIAL	TITLE
CITY/COUNTY OFFICIAL SIGNATURE	
DATE _____	

ATTACHMENT E

CERTIFICATION OF LOCAL APPROVAL (Private Non-Profits Only)

Instructions:

Applicants may apply for Component/Activities located in more than one eligible City/County. The Certification of Local Approval is required for each City or County, as applicable.

If the Project is located in an ESG-eligible City, the Certification of Local Approval must be completed by the City. If the Project is located in the unincorporated area of an ESG-eligible County, the Certification must be from the County.

I, Paul Navazio, City Manager, duly Authorized to act on behalf of City of Woodland, hereby approve of the Operation of the following Component/Activities (see list below) proposed by Yolo Wayfarer Center (Christian Mission) DBA Fourth and Hope which is/are to be located/operated in Yolo County (521).

- ☒ Emergency Shelter (Including Transitional Housing and Day Center)
- ☐ Street Outreach
- ☐ Homelessness Prevention
- ☐ Rapid Re-Housing Assistance

CERTIFICATION OF LOCAL APPROVAL	
Paul Navazio	City Manager
PRINTED NAME OF CITY/COUNTY OFFICIAL	TITLE
CITY/COUNTY OFFICIAL SIGNATURE	
DATE	

Legislation Details (With Text)

9.

File #: 14-463 **Version:** 1 **Name:**
Type: Public Hearing Item **Status:** Agenda Ready
File created: 11/13/2014 **In control:** City Council
On agenda: 12/2/2014 **Final action:**
Title: SUBJECT: Beeghly Ranch Development Agreement Amendment

Recommendation for Action: Staff recommends that the City Council:
(1) Receive the staff report,
(2) Hold a public hearing on the Amendment to the Development Agreement between the City of Woodland, Centex Homes, a Nevada General Partnership, and Western Pacific Housing, Inc., a Delaware Corporation for the Beeghly Ranch Subdivision; and
(3) Waive the first reading and read by title only Ordinance No. _____, an Ordinance of the City Council of the City of Woodland, California, Approving an Amendment to the Development Agreement between the City of Woodland, Centex Homes, and Western Pacific Housing, Inc. for the Beeghly Ranch Subdivision.

Sponsors:**Indexes:****Code sections:**

Attachments: [LocationMap](#)
[Ordinance with DA](#)
[PCResolution](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: December 2, 2014

SUBJECT: Beeghly Ranch Development Agreement Amendment

Recommendation for Action: Staff recommends that the City Council:

- (1) Receive the staff report,
- (2) Hold a public hearing on the Amendment to the Development Agreement between the City of Woodland, Centex Homes, a Nevada General Partnership, and Western Pacific Housing, Inc., a Delaware Corporation for the Beeghly Ranch Subdivision; and
- (3) Waive the first reading and read by title only Ordinance No. _____, an Ordinance of the City Council of the City of Woodland, California, Approving an Amendment to the Development Agreement between the City of Woodland, Centex Homes, and Western Pacific Housing, Inc. for the Beeghly Ranch Subdivision.

Staff ContactBruce D. Pollard, (530) 661-5820, bruce.pollard@cityofwoodland.org**Fiscal Impact**

There will be no impact to the City's general fund. The proposed project would result in the same number of dwelling unit equivalents and associated fees as the original tentative map.

Report in Brief

This development agreement amendment will resolve Centex Homes' failure to perform on its development agreement obligations to construct approximately 7 million dollars of public improvements. Consistent with funding approach modifications approved in 2010, the City and the development community are now approaching funding of infrastructure on a "pay as you go" basis. This Amendment to the Development Agreement is the result of a rather protracted negotiation process that specifies the obligations of Centex Homes and DR Horton (Western Pacific Housing), which both own portions of the Beeghly Ranch project that have yet to be developed, to clarify timing and amounts for reimbursement of civil infrastructure and landscaping.

Background

On January 13, 2004, the City Council approved the ±79.8 acre Beeghly Tentative Subdivision Map No. 4793, consisting of 309 single-family lots at an R-4 & R-5 density and two remainder parcels (Lots "D" and "G") at an R-15 density. The Beeghly Ranch subdivision is located east of and adjacent to Harry Lorenzo Avenue, south of Heritage Parkway, immediately adjacent to both sides of Parkland Avenue and north of Marston Dr. The City Council's 2004 approval included a Spring Lake Specific Plan amendment, a tentative subdivision map, and a development agreement. The Spring Lake Specific Plan requires that each developer enter into a development agreement with the City. Development agreements permit the City to negotiate certain development rights for the applicant in exchange for benefits to the City that might not otherwise be required of a developer. The City approved a development agreement as part of the original Beeghly Ranch project, and the development agreement was recorded on March 2, 2004.

Following approval and recordation of Phase I of the map, Centex proceeded to construct single-family homes on a majority of the lots. Centex requested that the City approve its final subdivision map prior to its completion of all required conditions provided that Centex provide certain bonds to City for the outstanding improvements. Centex and the City expected that the improvements would be completed prior to occupancy of the homes. The City approved the final map for the Beeghly Ranch subdivision in 2007 (Subdivision No. 4793). The City and Centex entered into a subdivision improvement agreement for completion of certain public improvements for the Beeghly Ranch Subdivision. The Subdivision Improvement Agreement required Centex to provide the City with certain surety bonds and required completion of the public improvements by either February 20, 2008, or before any certificates of occupancy were issued for any lots within the subdivision. City management allowed Centex to receive certificates of occupancy for its homes but did not require the completion of the public improvements in compliance with the subdivision improvement agreement. The City also inadvertently released the surety bonds it had received for the improvements as a result of a clerical error or misunderstanding.

Since approximately 2009, the City and Centex have met sporadically to discuss the outstanding improvements and a potential path forward to getting the improvements built. Of most importance to City staff is the improvement of County Road 25A, as that road will provide critical access for other projects within the Spring Lake Specific Plan to the CR 25A/SR 113 interchange.

The existing development agreements for projects that connect to Road 25A provide that the developer recording the first final map within the Spring Lake Specific Plan area triggering the need for a connection Road 25A, via Road 101, will be required to improve County Road 101 from the connection to Road 101 from the Beeghly map to Road 25A. They also provide that the developer recording the first final map in the Specific Plan area triggering the need for a connection to Road 25A, via County Road 101, will be required to improve

Road 25A from County Road 101 to Highway 113. The development agreements also provide that those connections will be subject to future pro rata reimbursement as additional final maps within the Specific Plan area connecting to Road 25A are approved.

Pulte Home Corporation is now the successor to Centex Homes. Additionally, DR Horton, as Western Pacific Housing, Inc. ("WPHI"), acquired a portion of the Beeghly Ranch subdivision, specifically all of the single-family lots west of Parkland Avenue. The City has been working with representatives of both Centex and WPHI to resolve funding and reimbursement issues with the primary goal of ensuring that the required improvements, in particular Road 25A, are constructed.

Discussion

The Development Agreement responsibility is shared by two ownership parties, Centex and WPHI. When Centex constructed its single-family units, it did not construct all of the improvements required of it. However, because WPHI is the successor in interest for some of the units, it is also responsible for funding the same improvements in the Beeghly subdivision. Because Centex Homes has not performed on their obligation to provide approximately 7 million dollars of public improvements, the City, Centex, and WPHI have been engaged in ongoing negotiations to amend the Development Agreement in order to resolve the funding issue.

Consistent with funding approach modifications approved in 2010, the City and the development community are now approaching funding of infrastructure on a "pay as you go" basis. This Amendment to the Development Agreement is the result of a rather protracted negotiation process that specifies the obligations of the former owner and the current property owner to clarify timing and amounts for reimbursement of civil infrastructure and landscaping. There is no change to the underlying requirements of this Development Agreement or the Tentative Map except for the 6 items listed at the end of this section. There are no proposed amendments to the General Plan, Spring Lake Specific Plan, or Zoning Code. The modifications requested are consistent with the original findings of fact and do not grant any new development rights.

The proposed development agreement amendment would not change the underlying intensity of the land or its proposed uses. It would change reimbursement and funding obligations, clarify responsibilities between the two owners of the Beeghly subdivision, and change the timing of the construction of Road 25A. The amendment to the development agreement would not change the project's consistency with the Spring Lake Specific Plan. The City Council has determined the Spring Lake Specific Plan to be consistent with the General Plan. This consistency is maintained at the project level via a determination of consistency with the Spring Lake Specific Plan. The proposed amendment to the Development Agreement has been determined by staff to be consistent with both the Spring Lake Specific Plan and the General Plan. The development agreement amendment is also consistent with the City's Zoning Code.

The Amendment to the Development Agreement changes certain conditions and funding obligations of the Beeghly project developers (as specified in further detail below). It does not change the underlying project or propose to amend the General Plan, Spring Lake Specific Plan, or Zoning Code. The proposed changes would not create new or significant environmental effects that have not already been analyzed. As such, environmental impacts would be similar to those identified in the previously certified EIR for the Turn of the Century Final EIR (State Clearinghouse Number 1199022069), certified by the City Council on August 15, 2000 by Resolution No. 4215. Additionally, pursuant to Government Code section 65457(a) and section 15182 of the CEQA Guidelines, any residential development project, including any subdivision or zoning change that

is undertaken to implement, and is consistent with, a specific plan for which an environmental impact report has been certified after January 1, 1980, does not require additional CEQA review.

A copy of the Amendment to the Development Agreement is attached to the ordinance approving the Amendment to the Development Agreement. The specific changes to the Development Agreement are as follows:

1. Provide for reimbursement of the landscaping for the greenbelt immediately east of the Centex property to a third party developer who constructed the landscaping.
2. Define a new schedule for the completion of Parkland Avenue, Marston Avenue, and the improvement of Harry Lorenzo Avenue (HLA) and County Road 25A between HLA and SR 113. With respect to Road 25A, WPHI will begin construction of Road 25A on or before sixty days following the effective date of the amendment to the development agreement provided that Road 25A has been transferred from the County to City and assuming no delay is caused by extraordinary events or weather delays.
3. Define a method for reimbursement financing of the improvements above. With respect to County Road 25A, the City would make a \$100,000 payment to the developer using Spring Lake bond funding. The development agreement amendment also provides that the City will allocate \$400,000 of Spring Lake offsite improvement funds toward the reimbursement of the developer's costs to construct County Road 25A that had previously been identified in the SLIF nexus study as being used for the 12" water line under Highway 113. Such action will require separate City Council approval, which is anticipated to occur at the time of second reading of the ordinance approving the amendment to the development agreement. Approximately \$79,000 in reimbursement will also come from the Heidrick project as that project also requires County Road 25A improvements. No City finding will be used to reimburse the developer.
4. Divide responsibility for conditions between WPHI and Pulte. Exhibit C-1 of the amendment to the development agreement lists the present conditions, deletes those that have been completed, and specifies those that are Centex obligations, WPHI obligations, or joint obligations of both Centex and WPHI.
5. Establish funding obligations and liability for the remaining outstanding improvements. The City understands that Centex has placed funds in an escrow account, pursuant to an agreement between Centex and WPHI. If this amendment to the development agreement is approved, it would not be effective unless and until Centex provides evidence of this funding to the City. Upon such verification, Centex will then be released from its obligations under the Development Agreement for constructing its outstanding improvements, and then WPHI will be solely responsible for completing those improvements.
6. Removes requirement in condition 68b to construct a landscaped bike path on the adjacent property (Oyang) on the south side of Marston Avenue.

The Planning Commission held a noticed public hearing to consider the Amendment to the Development Agreement on November 20, 2014. The Planning Commission recommended to the City Council that the City Council approve the amendment to the development agreement. If the City Council introduces the ordinance and waives first reading of the ordinance approving the amendment to the development agreement, staff will return to the City Council for second reading and approval of the ordinance as well as a reimbursement agreement between the City and WPHI, a subdivision improvement agreement, a change to the SLIF nexus study, and the final map for the Beeghly Ranch subdivision.

Public Contact

Public notice advertising for the public hearing on this project was prepared by the Community Development Department. Legal notice advertising the public hearing for this project was prepared in accordance with notification procedures set forth in the City of Woodland's Municipal Code and State Planning Law. Legal notice was published in the Woodland Daily Democrat on or before November 22, 2014. Notices were mailed to all property owners within 300 feet of the affected undeveloped land on November 21, 2014.

The City Council agenda was posted in accordance with applicable state law. Copies of the staff report for the development agreement amendment have been on file at City Hall since November 21, 2014.

Commission/Committee Recommendation

At its meeting on November 20, 2014, the City of Woodland Planning Commission conducted a public hearing and approved Resolution No. 14-13, recommending approval to the City Council the proposed Amendment to the Beeghly Ranch Development Agreement.

There was no public comment at the meeting regarding the project.

Conclusion

Staff recommends that the City Council:

- 1) Receive the staff report;
- 2) Conduct a public hearing on the Amendment to the Development Agreement between the City of Woodland, Centex Homes, a Nevada General Partnership, and Western Pacific Housing, Inc., a Delaware Corporation for the Beeghly Ranch Subdivision; and
- 3) Waive the first reading and read by title only Ordinance No. ____, an Ordinance of the City Council of the City of Woodland, California, Approving an Amendment to the Development Agreement between the City of Woodland, Centex Homes, and Western Pacific Housing, Inc. for the Beeghly Ranch Subdivision (Attachment D).

Prepared by: Bruce D. Pollard
Senior Civil Engineer

Brent Meyer
City Engineer

Ken Hiatt
Community Development Director



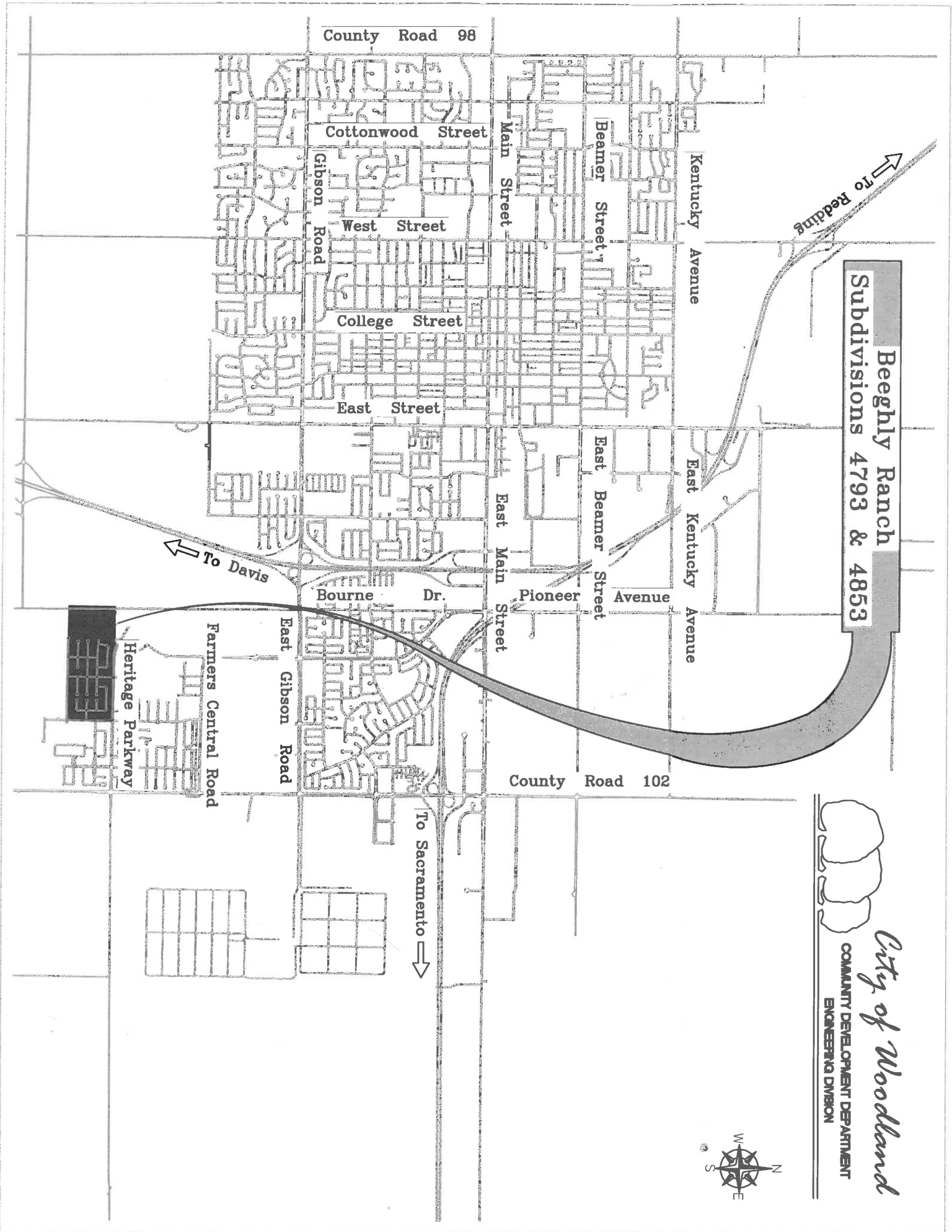
Paul Navazio, City Manager

Attachments:

Attachment A: Location Map

Attachment B: Ordinance approving the Amendment to the Development Agreement with the Development Agreement.

Attachment C: Planning Commission Resolution No. ____ Recommending Approval to the City Council



Beeghly Ranch
Subdivisions 4793 & 4853

City of Woodland
COMMUNITY DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

ORDINANCE NO. ---
AN ORDINANCE OF THE CITY OF WOODLAND APPROVING THE
CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP PULTE HOMES
(CENTEX), WESTERN PACIFIC HOUSING INC., A DELAWARE CORPORATION
(WPHI) – BEEGHLY DEVELOPMENT AGREEMENT (DA) AMENDMENTS
RELATIVE TO PROPERTY LOCATED WITHIN THE SPRING LAKE SPECIFIC
PLAN AREA THE CITY COUNCIL OF THE CITY OF WOODLAND DOES HEREBY
ORDAIN AS FOLLOWS:

Section 1. Purpose. The purpose of this Ordinance is to approve an amendment to Centex Homes, a Nevada general Partnership Pulte Homes (Centex), Western Pacific Housing Inc., a Delaware corporation (WPHI) – Beeghly Development Agreement (DA) Amendments (the "Agreement Amendment") entered into between the City of Woodland and Centex Homes, a Nevada general Partnership Pulte Homes (Centex), Western Pacific Housing Inc., a Delaware corporation (WPHI)– Beeghly Development Agreement (DA) Amendments, relative to the use and development of the property located within the Spring Lake Specific Plan Area, which is more particularly described in said Agreement.

Section 2. Findings. The City Council hereby finds and declares:

1. The City Council previously certified an Environmental Impact Report for the Spring Lake Specific Plan (Turn of the Century EIR, SCH #99022069; August 15, 2000) and adopted addendums to the Turn of The Century EIR. No additional environmental review of the Agreement is required by law, ordinance, or regulations.
2. The City Council adopted Ordinance No. 1379 January 13, 2004, the City Council approved the ±79.8 acre, Beeghly Tentative Subdivision Map No. 4793 and Development Agreement with Turn of the Century LLC relative to the Beeghly Ranch Subdivision. This Agreement Amendment amends the Development Agreement approved through Ordinance No. 1379 approved on January 13, 2004.
3. Modified Findings of Fact and Conditions of Approval are incorporated into the Agreement Amendment as shown in Attachments "C" & "D."
4. Public hearings on the Agreement Amendment were held by the Planning Commission and City Council and notices of these hearings were given in the form and at the times required by state law and City ordinances and resolutions.
5. The City Council has considered the findings and recommendation of the Woodland Planning Commission. The City Council accepts those findings and recommendation, and incorporates them herein by this reference.

6. The Agreement Amendment is consistent with the objectives, policies, land uses, and programs specified in the City General Plan and the Spring Lake Specific Plan.
7. The Agreement Amendment satisfies the fiscal policies of the General Plan.
8. The Agreement Amendment is consistent with and conforms to the requirements of Government Code Sections 65864-65869.5.
9. The Agreement Amendment is consistent with the provisions of Resolution No. 3542 of the City Council Establishing Procedures for Consideration of Development Agreements and the provisions of Resolution No. 4330 Approving the Spring Lake Specific Plan.

Section 3. Approvals. The Agreement Amendment is hereby approved and the Mayor and City Clerk are authorized and directed to execute said Agreement Amendment on behalf of the City of Woodland.

The City Clerk shall cause the Agreement Amendment to be recorded in the Official Records of Yolo County upon execution, but in no event prior to the effective date of this ordinance.

Section 4. Effective Date and Notice. This ordinance shall take effect thirty (30) days after its adoption and, within fifteen (15) days after its passage, shall be published at least once in a newspaper of general circulation published and circulated within the City of Woodland.

PASSED, APPROVED, AND ADOPTED this ___ day of _____, 2014.

AYES:

NOES:

ABSTAIN:

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

RECORDED AT REQUEST OF:

REQUEST RECORDING WITHOUT FEE.
RECORD FOR THE BENEFIT OF THE CITY OF
WOODLAND PURSUANT TO SECTION 6103
OF THE GOVERNMENT CODE.

WHEN RECORDED MAIL TO:

CITY OF WOODLAND
300 First Street
Woodland, CA 95695
Attention: City Clerk

(Space Above this Line for Recorder's Use Only)

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

This First Amendment to Development Agreement (this "Amendment") is entered into by and between the CITY OF WOODLAND, a municipal corporation organized and existing under the laws of the State of California (the "City"), Centex Homes, a Nevada general partnership ("Centex"), and Western Pacific Housing Inc., a Delaware corporation ("WPHI"). Collectively, Centex and WPHI are referred to herein as the "Developers." City, Centex, and WPHI shall individually be referred to herein as a "party" and together as the "parties."

RECITALS

A. Centex and WPHI (each as a successor in interest to Turn of the Century, LLC, a California limited liability company) and the City are parties to that certain Development Agreement, for which a Memorandum of Agreement was recorded in the Official Records of Yolo County on March 2, 2004, as Instrument No. 2004-0008056-00 (the "Original Development Agreement"), which relates to the development of certain real property located in the City of Woodland, County of Yolo, State of California more particularly described and defined in the Original Development Agreement as the "Property." The Original Development Agreement, as amended by this Amendment, shall be hereinafter collectively referred to as the "Development Agreement" or the "Agreement."

B. Centex is or was the owner of that certain portion of the Property more particularly described on Exhibit A-1 attached hereto and incorporated herein by this reference (the "Centex Property").

C. WPHI is the owner of that certain portion of the Property more particularly described on Exhibit B-1 attached hereto and incorporated herein by this reference (the "WPHI Property").

D. City, Centex, and WPHI desire to make certain modifications to the Original Development Agreement in accordance with the terms and conditions set forth below. It is the intent of this Amendment to establish the allocation of the conditions of approval and to provide

for WPHI to cause the construction of the Remaining Shared Obligations (as defined in Section 1 below).

AGREEMENT

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Definitions. All capitalized terms not otherwise specifically defined in this Amendment shall have the meanings ascribed to them in the Original Development Agreement. The “Conditions” described below refer to the “Conditions of Approval for Beeghly Ranch Project” that are listed in Exhibit C to the Original Development Agreement. The City and Developers have allocated the Conditions, as set forth in Exhibit C-1, attached hereto and incorporated herein by reference, into five categories: (i) Centex remaining obligations (“Centex Obligations”), (ii) WPHI remaining obligations (“WPHI Obligations”), (iii) remaining shared infrastructure obligations (“Remaining Shared Improvements”) to be completed by WPHI, (iv) general shared obligations (“General Obligations”) applicable to each Developer only with respect to the portion of the Property owned by such Developer, and (v) completed or removed obligations (“Completed Obligations”). The Completed Obligations are shown in Exhibit C-1 as strike-out text.

2. Installation of Landscaping/Greenbelt on the Eastern Edge of the Centex Property (Condition 18). Centex has constructed half of the landscaping for the greenbelt on the property immediately east of the Centex Property. Construction of the remaining half of the greenbelt on the eastern edge of the Centex Property (the “Remaining Greenbelt Work”) is currently being done, or has been completed by, a third party. The City is currently holding a deposit that was made by Centex in the amount of Three Hundred Fifty Seven Thousand Seven Hundred Thirty Eight Dollars and Twenty Four cents. (\$357,738.24) (“Deposit”) for such Remaining Greenbelt Work, design costs for Road 25A and certain other roads, staff time for processing of agreements and environmental documents, and certain other design and processing costs identified in an advance funding agreement between City and Centex. City shall reimburse the third party providing the Remaining Greenbelt Work from funds in the Deposit in the amount of One Hundred Eighteen Thousand Dollars (\$118,000) and the balance in the amount of \$239,738.24 shall be reimbursed to Centex within ninety (90) days following the Amendment Effective Date, due to the fact that that City and WPHI have executed a separate advance funding agreement for the Remaining Shared Improvements.

3. Construction of Road 25A (Condition 67).

a. Modification of Section 4.30 and Condition 67. Section 4.30 of the Development Agreement concerning the improvement of Road 25A from Road 101 to Highway 113 is hereby deleted.

b. Construction of Road 25A. Notwithstanding any triggering condition in Condition 67, WPHI agrees to begin construction of Road 25A on or before sixty (60) days following the Amendment Effective Date, provided that Road 25A has transferred from the County to City ownership, and subject to delays for Force Majeure events (defined in Section

11.8 of the Development Agreement) or delays during the winter months due to weather conditions. The date to begin construction shall be automatically extended until sixty (60) days after the foregoing conditions are satisfied (or until 60 days following the end of such Force Majeure event or weather conditions preventing commencement). WPHI shall provide an improvement agreement for Road 25A and a performance bond securing the obligation to construct Road 25A, as set forth in Section 4(c) below, in the amount required by the City's Municipal Code Section 21-13-(1) on the Amendment Effective Date (as defined in Section 10 below). All other terms of Condition 67 concerning reimbursement shall continue to apply except that WPHI shall not be required to complete a pavement evaluation, as that has been previously completed.

c. Design and Permits. City shall cause the design of Road 25A to be within the existing City right of way, such that no off-site land acquisition will be necessary for Road 25A. WPHI shall be responsible for obtaining any Cal Trans encroachment permits for the construction of Road 25A and for obtaining any temporary construction easement(s), as determined by WPHI's contract manager and contractor. Inspection Fees for Road 25A shall be paid by WPHI on or before the Amendment Effective Date in accordance with the City fee schedule.

d. Road 25A City Contribution/Reimbursement. The parties understand and agree that Road 25A is and will be a public road and that other development projects will be, and are, required to reimburse WPHI and Centex for WPHI's construction. All reimbursements shall be made directly to WPHI and Centex based on the percentages identified in Exhibit D-1 attached hereto. Reimbursement to WPHI and Centex for construction of the Road 25A improvements shall occur as follows:

i. City Contribution. City agrees to contribute One Hundred Thousand Dollars (\$100,000.00) towards the improvement of Road 25A. The parties understand and agree that the City spent Sixty-six Thousand Dollars (\$66,000.00) on a pavement evaluation study, which was formerly an obligation of Developer under this Development Agreement. City shall provide the balance, in the amount of Thirty-four Thousand Dollars (\$34,000.00), to WPHI upon WPHI's initiation of construction of the Road 25A improvements. WPHI shall provide City written notice of initiation of construction and City shall provide such reimbursement to WPHI within twenty-five (25) business days following receipt of such notice.

ii. SLIF Reimbursement. City shall allocate \$400,000 of the funds previously identified towards the 12" water line under Highway 113 in Table A-2 of the SLIF Nexus Study towards the reimbursement for Road 25A and such funds shall not be reallocated toward any other improvement. City shall collect the specified SLIF set-aside payment with each applicable building permit issued and shall pay WPHI and Centex the collected fees on an annual basis, on or around September 1 of each year. City shall have no obligation to make a payment to WPHI or Centex pursuant to this Section 3.d.ii until the land acquisition and storm drain pond projects listed in Exhibit A-2 of the SLIF nexus study have been fully funded. Following full funding of such land acquisition and storm drain pond projects, all remaining amounts collected by City in the set-aside account shall be paid as reimbursement to WPHI and Centex pursuant to the provisions of this Section 3.d.ii. The total amount of SLIF reimbursement funds to be paid to WPHI and Centex pursuant to this Section 3.d.ii. shall not exceed Four Hundred Thousand

Dollars (\$400,000.00). The remaining reimbursement for Road 25A shall be as set forth in this Section 3.d. The reallocation of the \$400,000 in funds as set forth in this Section 3.d.ii is contingent upon the approval of the City Council. If such reallocation of funds is not approved by the City Council prior to or concurrently with this First Amendment, WPHI and Centex shall each have the right to terminate this First Amendment within ten (10) days after such disapproval by the City Council and in the event of such termination, the parties shall have no further rights or obligations hereunder, and the Original Development Agreement shall remain in full force and effect.

iii. Other Development Project. City shall collect Seven Hundred Ninety-Four Dollars (\$794.00) per building permit from the Heidrick project, tentative map #4986, for which a development agreement has been executed requiring such payment towards Road 25A construction as and when required by the development agreement for such project. Such amount shall total \$78,606.00 (99 lots x \$794.00). City shall collect such fee and provide the accumulated amount to WPHI and Centex on or around September 1 of each year.

iv. Total Reimbursement for Road 25A. City shall include the design and improvement of Road 25A as a project to be funded from SLIF set-aside funding and shall collect the specified SLIF set-aside payment with each applicable building permit issued and shall pay WPHI and Centex the collected fees on an annual basis, on or around September 1 of each year. The total amount of reimbursement funds to be paid to WPHI and Centex pursuant to this Section 3.d. shall not exceed WPHI's costs for Road 25A as provided in the adopted SLIF program attached hereto as Exhibit F.

v. Balance. Any additional reimbursement shall be reimbursed in accordance with the terms of the Development Agreement and Master Reimbursement Agreement (defined in Section 5 below), including without limitation Section 3.9 of the Original Development Agreement.

4. Remaining Shared Improvements.

(a) Condition Precedent of Centex to Fund Escrow. Centex has funded to escrow all amounts required pursuant to that certain "First Amendment to Joint Work and Cost Sharing Agreement" between Centex and WPHI dated on or about _____, 2014 (to which the City is not a party) and provided evidence of such funding to City. Notwithstanding Section 10 below, this Agreement shall not be effective unless and until evidence of such funding has been provided to City. With its receipt of funds in escrow, Centex is hereinafter released from any and all obligations under the Development Agreement to construct or fund the Remaining Shared Improvements (defined in Section 4(b) below). WPHI shall be solely responsible and liable to the City for the Remaining Shared Improvements in accordance with the terms and conditions of this Amendment. City's remedies in the event of a default by WPHI with respect to the Remaining Shared Improvements shall be solely against WPHI as set forth herein. Centex shall retain all rights and obligations under the Development Agreement with respect to any Centex Obligations and any General Obligations for the remaining property owned by Centex that are subject to the Original Development Agreement.

(b) Construction of Remaining Shared Improvements. WPHI shall be responsible for the design, permitting, bonding, and construction of the Remaining Shared Improvements, including completion of all improvement plans for the Remaining Shared Improvements, and shall cause such Remaining Shared Improvements to be constructed as provided herein, subject to reimbursement from City as provided in the Original Development Agreement and the Reimbursement Agreement, as more fully described in Section 5 below. Subject to the terms of this Amendment, WPHI shall manage the design, permitting, bonding, engineering, and constructing of the Remaining Shared Improvements, in accordance with the improvement plans and specifications to be approved by the City, with minor field changes thereto to conform to conditions on the ground, and such other changes as may be required by governmental agencies. Upon the City's approval of a final subdivision map for the WPHI Property and approval of all of WPHI's in-tract and necessary off-site improvement plans (collectively, "Improvement Plans"), WPHI shall (i) obtain bids for and construct the Remaining Shared Improvements as listed and described on Exhibit C-1 attached hereto (provided however Road 25A shall be constructed as set forth in Section 3 above). Notwithstanding whether any of the Remaining Shared Improvements were or are a Centex or WPHI obligation pursuant to the Conditions of Approval or the Joint Work and Cost Sharing Agreement, all Remaining Shared Improvements shall be constructed by WPHI pursuant to the terms of this Amendment. Notwithstanding the foregoing, Road 25A shall be constructed by WPHI.

(c) Obligation to Construct. Upon approval of the Final Map, WPHI shall enter into a subdivision improvement agreement for the construction of the Remaining Shared Improvements. Thereafter, WPHI shall cause the work on the Remaining Shared Improvements to proceed diligently to completion in accordance with the terms and conditions of the applicable subdivision improvement agreement(s). Except for those provisions of this Amendment expressly providing for timing of commencement or completion, Section 3.3 of the Original Development Agreement shall remain in full force and effect.

(d) Security. Upon approval of the final map, WPHI and City shall enter into a subdivision improvement agreement for the construction of the Remaining Shared Improvements. Such subdivision improvement agreement shall govern the type and amount of security required by City in accordance with Woodland Municipal Code section 21-13-2 and shall be based on updated cost estimates for the Remaining Shared Improvements, as specified in Exhibit D-1. City shall accept bonds as acceptable security.

(e) SLIF Reimbursement. The costs for the design and construction of the Remaining Shared Improvements described on attached Exhibit D-1 are included in the Spring Lake Infrastructure Facilities ("SLIF") and are reimbursable, as specified in Section 5 below. All reimbursements shall be made directly to WPHI and Centex based on the percentages identified for each Remaining Shared Improvement identified in Exhibit D-1 attached hereto.

5. Reimbursement Agreement. All portions of the infrastructure listed in the updated SLSP SLIF capital improvement program (CIP) document that are eligible for reimbursement shall be reimbursed in accordance with the terms of the Funding and Reimbursement Agreement for Development Within The Spring Lake Specific Plan Area ("Master Reimbursement Agreement") and pursuant to the reimbursement agreement simultaneously entered into between City and the Developers for the Remaining Shared

Improvements. Reimbursements will be made by City directly to Centex and WPHI in accordance with the funding percentages shown in Exhibit D-1 attached hereto and incorporated herein solely for purposes of determining the applicable credit and reimbursement percentages.

6. Previously Constructed Improvements Subject to SLIF Credit/Reimbursement.
The parties acknowledge that the B-1 Improvements, which are the items identified in Condition of Approval 56(b) were previously constructed by Centex and accepted by the City. City acknowledges that the costs set forth in Exhibit E-1 attached hereto are the remaining unreimbursed costs for the B-1 Improvements and City shall provide SLIF credits and reimbursements as set forth in Exhibit E-1 attached hereto, including Centex's respective share of credits allocated to Centex for the previously constructed B-1 Improvements which are 74.77%. The remaining 25.23% of credits previously allocated to Centex are hereby assigned to WPHI.

7. No Cross-Default. Centex shall have no liability to City and shall not be deemed to be in breach of the Development Agreement for any actions (or non-actions) arising from or related to any of WPHI Obligations or the Remaining Shared Improvements. Similarly, WPHI shall have no liability to City and shall not be deemed to be in breach of the Development Agreement for any actions (or non-actions) arising from or related to any of Centex Obligations.

8. Notices. Section 2.7 of the Development Agreement is hereby amended in its entirety to read as follows:

If to CITY: Paul Navazio, City Manager
City of Woodland
300 First Street
Woodland, CA 95695

With a copy to: Kara K. Ueda
Best Best & Krieger LLP
500 Capitol Mall, Suite 1700
Sacramento, CA 95814

If to WPHI: D. R. Horton, America's Builder
5050 Hopyard Road, suite 180
Pleasanton, CA 94588
Attn: Richard P. Ambrosini, Division President and Kristin Schenone, Division Counsel
E-mail: rambrosini@drhorton.com;
kschenone@drhorton.com
Phone: 925-225-7400; ; Fax: 925-225-7402

With a copy to:

D. R. Horton, America's Builder – West Region
Attn: William E. Mayer, Esq.
501 W. Broadway, suite 1200
San Diego, CA 92101
E-mail: wemayer@drhorton.com
Phone: 619-849-4947

And a copy to:

D. R. Horton, Inc.
301 Commerce Street, Suite 500
Fort Worth, Texas 76102
Attn: Ted I. Harbour, Esq. and Mark Karnes, Esq.
E-mail: TedHarbour@drhorton.com;
mkarnes@drhorton.com
Phone: 817-390-8200; Fax 817-928-6120

D.R. Horton, America's Builder
12910 Totem Lake Blvd. NE Suite 220
Kirkland, WA 98034
Attn: Matt Farris
E-mail: mfarris@drhorton.com

If to Centex:

Pulte Home Corporation
6210 Stoneridge Mall Road, Suite 500
Pleasanton, CA 94588
Attn: Steve Kalmbach, Division President and Greg Van
Dam, Division Vice President of Land
E-mail: steve.kalmbach@pulte.com;
greg.vandam@pulte.com
Phone: 925-249-3253; 916-797-0327

With a copy to:

Pulte Home Corporation
27101 Puerta Real, Suite 300
Mission Viejo, CA 92691
Attn: Don Sajor, Esq.

With a copy to:

9. General Provisions.

a. Counterparts. This Amendment may be executed in any number of counterparts with the same force and effect as if executed in the form of a single document.

b. Waiver. No waiver of any provision of this Amendment shall be effective unless in writing and signed by a duly authorized representative of the party against whom enforcement of a waiver is sought.

c. Successors and Assigns. This Amendment shall be binding on and shall inure to the benefit of the parties and their respective legal representatives, successors and assigns.

d. Governing Law. The validity and interpretation of this Amendment shall be governed by the laws of the State of California without giving effect to the principles of conflict of laws.

10. Effect of Amendment. Except as expressly modified by this Amendment, the Original Development Agreement shall continue in full force and effective according to its terms and conditions, and the City, Centex and WPHI hereby ratify and affirm all of their respective rights and obligations under the Original Development Agreement. In the event of any conflict between this Amendment and the Original Development Agreement or the Conditions, this Amendment shall control.

11. Effective Date. The City Council, following a duly noticed public hearing, has authorized the execution of this Amendment by its City Manager and attestation by its city clerk under the authority of Ordinance No. _____ (the "Adopting Ordinance") adopted by the City Council of the City of Woodland on _____, ___, 2014. This Amendment shall be effective ("Amendment Effective Date") upon the later of: thirty (30) days after the adoption of the Ordinance or (ii) full execution of this Amendment by all parties hereto.

12. Memorandum. The City clerk shall record a Memorandum of this Amendment in the Official Records of the County within 10 days following the Amendment Effective Date.

[SIGNATURES TO APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have executed this Amendment as of the day and year first above written.

CITY:

CITY OF WOODLAND,
a municipal corporation

By: _____
Name: _____
Title: _____

ATTEST:

By: _____
Name: _____
Title: _____

APPROVED AS TO FORM:

By: _____
Name: _____
Title: _____

CENTEX:

CENTEX HOMES,
a Nevada general partnership

By: Centex Real Estate Corporation,
a Nevada corporation
Its: Managing Partner

By: _____
Name: _____
Title: _____

WPHI:

Western Pacific Housing Inc.,
a Delaware corporation

By: _____
Name: _____
Title: _____

LIST OF EXHIBITS

Exhibit A-1	Legal Description of Centex Property
Exhibit B-1	Legal Description of WPHI Property
Exhibit C-1	Allocation of Conditions of Approval
Exhibit D-1	Description of Remaining Shared Improvements/Cost Estimates
Exhibit E-1	SLIF Credit/Reimbursement Allocation for Package B-1 Improvements
Exhibit F-1	Nexus Study provisions related to Road 25A

Exhibit A-1

Legal Description of Centex Property

EXHIBIT "A"

DEVELOPMENT PROPERTY

The land referred to is situated in the City of Woodland, County of Yolo, State of California, and is described as follows:

The North half of the Northwest Quarter of Section 10, T. 9N., R. 2E., M.D.B. & M., according to the Official Plat thereof, and also along with the one (1) acre parcel shown on that Map of Survey for Ben C. Hollman Estates, filed in Book 9 of Maps and Surveys, at Page 20, Yolo County Records, and being described as follows:

Beginning at the Southeast corner of the Southwest Quarter of Section 3, T. 9N., R. 2E., (being also the Northeast corner of the North half of the Northwest Quarter of said Section 10); thence from said Point of Beginning, along the South line of said Southwest Quarter of Section 3, North 88° 46' West 264.00 feet; thence leaving said South line North 01° 08' 34" East 165.00 feet; thence South 88° 46' East 264.00 feet to the East line of said Southwest Quarter of Section 3; thence along said East line South 01° 08' 34" West 165.00 feet to the point of beginning.

Excepting therefrom all interest in and to all minerals, mineral deposits and natural resources, including all oil, gas and other hydrocarbon substances in and under said Land below a depth of five hundred (500) feet, without right of surface entry into five hundred (500) feet below the surface of the Land, and all of the rights of ownership thereto, as reserved in the Grant Deed from Turn of the Century, a Delaware limited liability company, recorded March 3, 2005, as Instrument No. 2005-0010069

APN: 042-010-44

Assignment
Exhibit "A" - Sale Property
Page 5 of 6

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Exhibit B-1

Legal Description of WPHI Property

LEGAL DESCRIPTION

Real property in the City of Woodland , County of Yolo, State of California, described as follows:

PARCEL 3 AS SHOWN ON PARCEL MAP NO. 4778, BEEGLY RANCH, RECORDED JUNE 8, 2005, IN BOOK 2005 OF MAPS, PAGES 123 AND 124, YOLO COUNTY RECORDS.

EXCEPTING THEREFROM ALL INTEREST IN AND TO ALL MINERALS, MINERAL DEPOSITS AND NATURAL RESOURCES, INCLUDING ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF FIVE HUNDRED (500) FEET, WITHOUT RIGHT OF SURFACE ENTRY INTO FIVE HUNDRED (500) FEET BELOW THE SURFACE OF THE LAND, AND ALL OF THE RIGHTS OF OWNERSHIP THERETO, AS RESERVED IN THE GRANT DEED FROM TURN OF THE CENTURY, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MARCH 3, 2005, AS INSTRUMENT NO. 2005-0010069.

APN: 042-580-010-000

Exhibit C-1

Allocation of Conditions of Approval

Exhibit to Development Agreement Amendment- Allocation of COA				
Allocation of Conditions of Approval				
	WPHI	Centex	BOTH PARTIES FOR RESPECTIVE PROPERTIES	NOTES
Community Development Department				
1. The project is as described in the staff report for the Beeghly Ranch Map prepared for the November 20, 2003 Planning Commission. The Centex project shall be substantially (as determined by the City) constructed as depicted on the maps and exhibits included in the December 4, 2003 staff report for the Beeghly Ranch Map, except as modified by these conditions of approval. The WPHI project shall be substantially (as determined by City) constructed as depicted in the _____ 2013 staff report for the Solara Ranch Tentative Map.			X	
2. The applicant shall hold harmless the City, its council members, officers, agents, employees, and representatives from liability for any award, damages, costs, and fees incurred by the city and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of the permit. Applicant further agrees to provide a defense for the City in any such action.			X	
3. Landscaping design, materials, installation, and maintenance in roadway medians, greenbelts, subdivision trails, and other public areas shall be consistent with applicable City requirements. Landscaping shall satisfy and fully implement Development Regulations 2.15.1 and 4.16 (Tree Canopy Requirement), 2.22 (Drought-Tolerant Plantings), 4.17 (Timing of Landscaping), 4.17.1 (Landscaping at Intersections), 4.18 and 4.19, and 7.13.			X	
4. The minimum paved section for any combined pedestrian/bicycle (multi-use) pathway is 10-feet, plus a two-foot clear area on either side, for a total of 14 feet (Development Regulation 4.19.1). Pathways shall be designed to satisfy and fully implement Development Regulation 4.21, 4.26, 4.27, and 5.26.			X	
5. Drainage of vacant parcels shall be maintained so as not to cause erosion or run-off problems.			X	

22. Ten percent of all single-family units shall be designated affordable units. Based on 323 units in this map, 32 affordable units are required. Affordable units must be provided within each land use category. This map requires 22 affordable units in the R-5 area and 10 affordable units in the R-5 area. The affordable units shall be designated on this map on the following lots: G, 20 A&B, 29 A&B (B Street), 65 A&B, 66 A&B, 97 A&B (E Street), 23 A&B (H Street), 1 A&B, 5 A&B, 42 A&B, 22 A&B, (I Street), 22 A&B (B Street).					X	WPHI project is required to provide 10 affordable units on 5 lots (all be duplexes)
23. Prior to the City approving the applicant's final map, the applicant and City shall enter into an Inclusionary Housing Agreement as required by the SLSP Affordable Housing Plan (AHP). This agreement shall be prepared by the City, shall be consistent with all applicable provisions of the SLSP AHP, and shall contain language inclusive of, but not limited to, the checklist on pages 7-10 of the SLSP AHP.					X	
24. As allowed by the Affordable Housing Plan, affordable units may be smaller in square footage than the market-rate units to a minimum unit living area of 850 square feet. However, recognizing the need for some larger units for larger families, a mix of bedroom numbers and square footage among for-sale units is required.					X	
25. The design of affordable units and the materials used in construction of affordable units shall be of an equal standard; however affordable for-sale units may feature different interior amenities than those of market-rate for-sale units.					X	
26. Right-of-way at intersections with arterials and intersections with collectors sufficient to provide the required 6-foot pedestrian landing area and turn lanes without decreasing landscaping (Development Regulation 4.7.1) shall be provided to the satisfaction of the Public Works Director.					X	
27. Where site work results in the discovery of cultural resources (e.g. buried prehistoric or historic finds), work shall halt immediately for a distance of 100 feet from the discovery site, and the project archeologist and Native American Heritage Commission shall be contacted. In any human bone is located, the Yolo County Coroner must also be notified. The mitigation protocol identified in the Mitigation Monitoring Plan shall be implemented (MM 4.10-1).					X	
28. The following statements shall be added to the map: 1) The Tentative Map conforms with all requirements of the State of California Subdivision Map Act; and 2) The Tentative Map conforms with all requirements of the City of Woodland Subdivision Ordinance. 3) Map Number 4669.					X	
29. The applicant shall submit for approval by the Community Development Director and Public Works Director a design detail that addresses the safe routing of bicycles and pedestrians from those points where greenbelts/trails intersect mid-block at an arterial, to the nearest signal/crosswalk.					X	
30. The Nexus Study shall be finalized. The applicant must comply with the requirements of the SLSP Nexus Study.					X	

31. In satisfaction of Mitigation Measure 4.4-5, the applicant shall have performed a hydrological analysis of the interim impacts to agricultural wells from the first-phase permanent water wells. Applicant may elect to request that the City perform the analysis, in which the applicant shall be required to fully fund the water well impact analysis. This analysis may be subject to reimbursement, if applicable.					
32. Pursuant to Mitigation measure 4.5-3(a), thirty (30) days prior to commencement of grading or any site-work, the applicant shall have prepared and submitted a survey for ground nesting raptors (e.g. northern harrier and burrowing owl). This survey shall be prepared by a qualified raptor biologist using appropriate protocol acceptable to responsible agencies. If survey nesting raptor species are found, then mitigation measures 4.5-3 (b-d) of the Spring Lake Specific Plan Mitigation Monitoring Plan shall be followed. Survey results shall be valid only for the season when construction activity occurs.				X	
33. Each landowner or applicant shall conduct a pre-construction or pre-tree pruning or removal survey of trees greater than 30 feet tall during the raptor breeding-season (March 1 through September 15). This survey shall be conducted for a half mile around the proposed site at which any construction activity is proposed. The survey shall be conducted by a qualified raptor biologist during the same calendar year that the proposed activity is planned to begin to determine if any nesting birds-of-prey would be affected.				X	
34. In accordance with Fish and Game Code Section 1900 et seq., DFG shall be given a minimum of 10-day notice prior to site grading or development to allow for salvage of any San Joaquin saltbush plant materials. (MM 4.5-1)				X	
35. Privacy fencing along arterials shall be constructed of suitable materials and in a suitable manner to be consistent with the Design Standards, but also meet specifications to provide appropriate noise attenuation. The design specifications for these fences shall be submitted for staff approval and shall require written sign-off by the project noise engineer.				X	
36. Final lots that have "second units" will be identified in conjunction with the required review of architectural plans and elevations prior to acceptance of final map (SLSP, page 2-25).				X	
37. Approval of a tentative map requires that all lots shall have a building unit allocation (BUA) assigned. No lots shall be final unless a BUA is provided.					projects have all BUA allocations for project
38. Applicant shall comply with Air Quality Management District directives for both off-road and on-road low-emissions heavy duty vehicles and construction equipment during all grading and construction (SLSP page 7-4 [Reg. 7.3]).				X	
39. Prior to each construction season each landowner or applicant with a project under construction shall consult with, and implement the recommendations of, the Mosquito Vector Control District regarding control of mosquitoes, black gnats, and other vectors.				X	
40. Prior to the commencement of construction on any project, the applicant shall ensure that the construction contractor has established construction recycling measures pursuant to the requirements of the Mitigation Monitoring Plan (MM 4.13-18).				X	

51. Locust trees located along existing CR 101 on Lots 6-9 and 11-15 as well as on the 1-acre Beeghly Life estate shall be preserved as follows:					
a. The trees remain in a non-irrigated landscape. All irrigation shall be kept 10' away.					
b. Prior to site grading for these lots a tree preservation plan shall be developed and submitted for approval to the Community Development Department. If, for any reason tree removal is proposed in the future, City approval is required.					
c. Lotting plan submitted for design review shall depict tree location and drip line in relation to building envelope for tree preservation. The Policies and Procedures for work shall be conducted in accordance with the City of Woodland Tree Plan Information.	X				
52. The Beeghly 1-acre life estate is proposed to create a 1-acre envelope around the existing farm house and will be held in ownership by the current owner for life. City approval of fencing for this estate is required with surrounding development site design review.					
53. Pursuant to Development Regulation 8.2, when triggered, construction of the first neighborhood park shall be completed within 15 months. Park development shall be consistent with Development Regulation 5.8, 5.9, 5.10 and 5.11. (comment: (A2) Need to further research development regulation 8.2.)				X	
54. The first final map to be approved on the Beeghly Ranch tentative map shall be contiguous to an approved final map on the adjacent property.					
Public Works Conditions					
Street Improvements					
All proposed roads within the subdivision shall comply with the City's Engineering Standard Specifications & Details, dated 3/2002 except as specified in the adopted Spring Lake Specific Plan and conditions set forth below. Note: The roadway dimensions on the proposed tentative map do not necessarily comply with the City Standards.					
All maps and plans shall comply with the City's electronic submission ordinance upon its adoption.				X	

55. Pioneer Drive					
The following improvements will be constructed:					
a. Partial street improvements shall be constructed from the Farmers Central Road to the southerly extension of Pioneer Ave at the south boundary of the Pioneer High School. The east side street cross section shall match existing street cross section being constructed with the new Pioneer High School with the exception that a 6 foot AC interim pathway shall be constructed and the landscaping shall be deferred until the Westside landscaping improvements are constructed. The east side street improvements shall be constructed with the SISP First final map.					
b. Widen the southbound lanes for the segment of Pioneer Avenue, from East Gibson Road to Collector 4, to its ultimate width. Upon the approval of the final map that triggers the 1000th unit in the SISP planning area East of Highway 113.					
c. Extend Pioneer Ave. to the north to the intersection of Farmers Central Rd. Partial street improvements shall be constructed to include two 12' vehicle lanes and 6' paved shoulders on both sides, or other street section to be approved by the City Engineer. This condition is an alternate to the improvement and construction of Road 101 and Farmer's Central Road connection to the north or the improvement and construction of Collector 1 and Farmers Central Road (west of Pioneer Ave.). This Connection to Gibson Road shall be provided as part of the first final map recorded on the Beeghly property through one of the following connections: Parkway Dr. to Collector 1 to Farmer's Central Road, Parkway Dr. to Road 101 to Farmer's Central Road, or Pioneer Ave. from Parkway Dr. to Farmers Central Road. The alternative implemented shall be tied to the location of the first final map in relation to either Collector 1, Road 101, or the northbound extension of Pioneer Ave. Prior to approval of the first final map, a traffic analysis shall be performed at the applicant's expense. For the purpose of assisting the City Engineer in identifying which alternative to be implemented. The City has the option to perform the evaluation. Improvements for Pioneer Ave., Collector 1, and Farmers Central Road, and interim improvements or repairs to existing Road 101 will be made as required by the Tentative Map Conditions of Approval for the above mention roadway segments.					
d. Full roadway improvements including landscaping shall be constructed from Collector 2 to Parkway Drive per the approved Specific Plan. Interim intersection improvements at Parkway Drive and Pioneer Ave. shall be constructed as approved by the City Engineer.				X	
e. The intersection of (Pioneer) (comment:(A3) Parkland) Drive. at Collector 2 shall be widened to accommodate a southbound left and right turn lanes and northbound transit bus stop turn out. Bus stop turnout and turn lanes shall not be taken from landscape corridors. A 6-foot wide pedestrian landing median shall be required per City standards.				X	

f. Restricted (no) access shall be designated on the final map on east side of Pioneer Ave. fronting Lot "G", from the intersection of Parkway Drive southerly to lot number 1 as shown on the tentative map and on the west side of Pioneer Ave. fronting Lot "D", from Collector 2 northerly to Lot 82 as shown on the tentative map. No other access shall be allowed on Pioneer Ave., except at street intersections as approved by the City Engineer.					
g. Intersection of Pioneer Avenue and Collector 4/High School shall include construction of signal improvements as identified in the traffic study (with 700th building permit). Signal is to be constructed at applicant's expense subject to a reimbursement from the financing district.					Completed
h. Install a traffic signal at the intersection of Pioneer Avenue/Farmer's Central Road intersection when Farmer's Central Road is extended from Pioneer Avenue to CR 101.					
56. Parkway Drive The following improvements will be constructed:					
a. County Road 102 (CR 102) to east boundary of tentative map if development to the east the tentative map is not constructed. Parkway Drive shall be constructed to include full roadway improvements from the south ROW to the north ROW, to include installation of all landscaping. Roadway improvements shall transition to the west to match temporary roadway improvements at the east tentative map boundary and/or within Lot "A", if ROW can not be obtained to the north along the north side boundary of the tentative map west of Lot "A".					
b. East boundary of the tentative map to Pioneer Ave. If full ROW for roadway improvements from the property to the north cannot be obtained, Parkway Drive shall be constructed to include full south side landscape improvements and Bike lane, two 12 foot lanes, with 6' shoulder on north side. If full ROW can be obtained, Parkway Drive shall be constructed to include full roadway improvements from the south ROW to the north ROW, to include installation of all landscaping. If full ROW cannot be obtained portions of interim/temporary roadway that must be removed for future median installation shall be a direct development cost and not reimbursable from the SLIF.					
c. The intersection of Parkway Dr. at "Collector No. 1" Street as shown on the approved IOC West Vesting Tentative Subdivision Map No. 4649 shall be widened to accommodate an eastbound and westbound left turn lanes. Sufficient width shall be provided to allow for full specific plan landscape corridors. Required right-of-way for turn lanes shall not be taken from landscape corridors.					

d. The intersection of Parkway Dr. at CR 102 as shown on the approved TOC East Vesting Tentative Subdivision Map No. 4648 shall be widened to accommodate an eastbound left turn lanes and transit bus stop turn out. Bus stop turnout may be incorporated within the 30.5 foot landscape corridor if it can be shown that the turn out does not interfere with the required right of way for the pedestrian/bicycle path. Required right of way for turn lanes shall not be taken from landscape corridors. A 6 foot wide pedestrian landing median shall be required per City standards.				
e. Emergency Vehicle Access (EVA) at Parkway Dr. and "E" Street as shown on the approved TOC East Vesting Tentative Subdivision Map No. 4648 shall be constructed with landscape features that will accommodate emergency vehicle weights. Lookable removal bollards shall be installed as approved by the Fire Department.				
f. The intersection of Parkway Dr. at "A" Street as shown on the approved TOC East Vesting Tentative Subdivision Map No. 4648 shall be widened to accommodate an eastbound and westbound left turn lanes. Sufficient width shall be provided to allow for full Specific Plan landscape corridors. Required right of way for turn lanes shall not be taken from landscape corridors.				
g. Provisions shall be made at Lot "C" as shown on the approved TOC East Vesting Tentative Subdivision Map No. 4648, for a Pedestrian/Bicycle underpass at Parkway Dr. Should an underpass not be technically feasible to construct, based on final approval of the City, special enhanced landscaped barrier features shall be constructed on the north and south side of the 40 foot greenbelt to direct pedestrian and bicycle traffic to controlled intersections at Collector No. 1 and CR 102.				
h. With the connection of Parkway Drive to CR 102, the intersection shall be controlled by a traffic signal. Signal is to be constructed at applicant's expense subject to a reimbursement from the financing district.				
i. Restricted (No) access shall be designated on the final map on south side of Parkway Drive fronting Lot "G", from the intersection of Parkway Drive easterly to lot number 4 as shown on the tentative map. No other access shall be allowed on Parkway Drive, except at street intersections as approved by the City Engineer. With the exception that Lot G may have pedestrian access only to Parkway Drive				
j. No parking shall be allowed on Parkway Drive.				
57. "C" Street The following improvements will be constructed:				
a. "C" Street shall have traffic calming landscape bulb out features at the intersections of "B" Street with raised decorative stamped concrete or brick paver crosswalks.				

b. Pedestrian crossing across Parkway Drive shall not be allowed and connections shall not be made across planter strips. Signing shall be as approved by the City Engineer at the time of sub-division improvement plans.						
c. At Parkway, "C" Street left turns from "C" Street onto Parkway Drive shall be prohibited and prevented by a positive barrier. (comment: (A4) Some conforming issues here.)						
58. "B" Street The following improvements will be constructed: a. Streets shall be constructed to a 57-foot local street width between Pioneer Ave. and "D" Street; and between "D" Street and "C" Street.						
b. At Pioneer Ave., Left turns from "B" Street shall be prohibited and positive barrier features (median) on Pioneer Ave. to preclude such movements shall be constructed when "B" Street is constructed.				X		
c. "B" Street shall have traffic calming landscape bulb-out features at the intersections of "C" Street with raised decorative stamped concrete or brick paver crosswalks. Final improvements shall be enhanced by a method determined by the City Engineer at the time of Sub-Division Improvement plans, said enhancements may include architectural features.						
d. "B" Street shall have traffic calming landscape bulb-out features at the intersections of "E" Street with raised decorative stamped concrete or brick paver crosswalks.						completed and accepted by City
59. "G" Street The following improvements will be constructed:						
a. Streets shall be constructed to a 57-foot local street width between Pioneer Ave. and "H" Street.				X		
b. At Pioneer Ave., left turns from "G" Street shall be prohibited and positive barrier features (median) on Pioneer Ave. to prevent the movement shall be constructed when "B" Street is constructed.				X		
60. "H" Street The following improvements will be constructed:						
a. Streets shall be constructed to a 57-foot local street width between Collector 2 and "G" Street.						
c. Provide concept plan for the extension of "H" from the north tentative map boundary into the future north development prior to approval of first final map.						
d. "H" Street shall have traffic calming landscape bulb-out features at the intersections of "G" Street with raised decorative stamped concrete or brick paver crosswalks.						
e. "H" Street shall have traffic calming landscape bulb-out features at the intersections of "Court 7" Street with raised decorative stamped concrete or brick paver crosswalks.)				X		

61. "E" Street The following improvements will be constructed:					
a. Streets shall be constructed to a 57 foot local street width between Collector 2 and "5" Court.					
62. County Rd 102 The following improvements will be constructed:					
a. Landscaping and street improvements shall be constructed from Gibson Rd to Farmers Central Rd per the approved Specific Plan. As approved by the City Engineer, street improvements and landscaping shall be constructed from Farmers Central Rd. to Parkway Drive.					
b. The intersection of CR102 at Farmers Central Rd shall be widened to accommodate a southbound and northbound left turn lanes. Sufficient width shall be provided to allow for full Specific Plan landscape corridors. Required right of way for turn lanes shall not be taken from landscape corridors.					
c. The intersection of CR102 at Parkway Dr. shall be widened to accommodate a southbound and northbound left turn lanes. Sufficient width shall be provided to allow for full Specific Plan landscape corridors. Required right of way for turn lanes shall not be taken from landscape corridors.					
d. An interim southbound right turn deceleration lane and right turn acceleration lane shall be constructed with the dimensions designed to the satisfaction of the City Engineer in the portion of the right of way reserved for future widening for a second southbound through lane on Rd 102.					
e. No parking shall be allowed on CR 102.					
63. Farmers Central Road. The following improvements will be constructed:					
a. If the roadway connection to Gibson Road is by way of Rd 101, then with the first final map, Farmers Central Rd from Pioneer Ave. to Rd 101 shall be constructed to full width street improvements. If interim improvements are allowed, the required minimum interim roadway section that would be allowed would be a 32 foot wide roadway section, but may be greater depending on the status of other development fronting Farmers Central Rd. Any interim improvements that may be allowed to be constructed shall be as approved by the City Engineer.					
b. Install a traffic signal at the intersection of Farmer's Central Road/Collector 1 intersection upon the approval of the final map that triggers the 1400th unit in the SLSP area east of Highway 113.					

c. Provide a structural pavement section for the segment of Farmer's Central Road, from Pioneer Avenue to Collector 1, based on minor arterial standards. Provide an eastbound right turn lane on Farmer's Central Road at Collector 1. d. If the connection to Gibson Road is by way of Parkway Dr. to Collector 1, to Farmers Central Road, Pioneer Ave., then Farmers Central Rd from Pioneer Ave. to Collector 1 shall be constructed to full width street improvements. If interim improvements are allowed, the required minimum interim roadway section that would be allowed would be a 32 foot wide roadway section, but may be greater depending on the status of other development fronting Farmers Central Rd. Any interim improvements that may be allowed to be constructed shall be as approved by the City Engineer.					
64. Collector 1 If the connection to Gibson Road is by way of Parkway Dr. to Collector 1, to Farmers Central Road and Pioneer Ave., then Collector 1 from Parkway Dr. to Farmers Central Rd. shall be constructed to full width street improvements. If interim improvements are allowed, the required minimum interim roadway section that would be allowed would be a 32 foot wide roadway section but, may be greater depending on the status of other development fronting Collector 1. Any interim improvements that may be allowed to be constructed shall be as approved by the City Engineer. 65. "I" Street (Rd 101) a. Horizontal curve for "I" Street shall be moved to the west and Road 101/I Street shall have a complete 90-degree intersection constructed within the SLSP area. b. If "I" Street is not improved to a local street with the first final map, existing Rd 101 from south boundary of tentative map to the north boundary of the tentative map shall be improved to the satisfaction of the City Engineer. Prior to approval of the first final map, Applicant shall pay for a roadway and pavement evaluation for the purpose of identifying the type permanent or interim improvements needed. The City has the option to perform the evaluation. Improvements shall be constructed with the first final map				X	

66. Rd 101	a. The first final map in the Specific Plan area that triggers a connection to Road 25 A , via Road 101 as a condition, will be required to improve CR 101 from the connection to CR 101 from the Beeghly map to Road 25 A. The existing CR 101 shall be evaluated for roadway condition at the time the RD25A road improvements are required. Applicant shall pay for a roadway and pavement evaluation for the purpose of assisting the City Engineer in identifying the type permanent or interim improvements needed. The City has the option to perform the evaluation. This connection shall be subject to future reimbursement on a pro-rata basis, which reimbursement is required as additional final maps within the Specific Plan, which connect to Road 25A are approved. Any amount, which has not been reimbursed prior to the Second Release, will be made by the Second Release property owners as set forth in Section 3.9 .	X				
67. Rd 25A	b. If the roadway connection to Gibson Road is by way of Rd 101, then existing Rd 101 from north boundary of tentative map to Farmers Central Rd. shall be improved to the satisfaction of the City Engineer. Prior to approval of the first final map, Applicant shall pay for a roadway and pavement evaluation for the purpose of identifying the type permanent or interim improvements needed. The City has the option to perform the evaluation. Improvements shall be constructed with the first final map. c. Applicant shall contract a certified arborist to make recommendations as to health of existing trees located along Road 101; and then the improvement plans shall have a specific section for the maintenance of the health of the trees and their incorporation into the ultimate public improvements. Said section shall be subject to the approval of the City Engineer at the time of sub division improvement plan submission.	X				
68. Collector 2	a. Horizontal curve for Collector 2 shall be moved to the west and Road 101/11" Street shall have a complete 90 degree intersection constructed within the SLSP area.	X				

77. Street Detail – Arterial 2-Lane Half Street Improvements – Parkway Drive) a. Change this detail to reflect a connection to Pioneer Ave. City Engineer shall have final approval on improvements required for the connection to Pioneer Ave.					completed-no further obligation
78. Street Detail – Beeghly 1-Acre Life Estate a. Change this detail to reflect existing Rd 101 and Collector 2 aligning at 90-degree right angles. This will require shifting the horizontal curve to the west, into the Master Plan Remainder Area. b. Change 4' shoulders to 6' shoulders	X			X	
79. ADD NEW STREET CROSS SECTION – Arterial 2-Lane with off-street Pathway (Parkway Dr.)					
80. ADD NEW DETAIL – Future 40' Subdivision Trail (on east edge of Map) a. Add cross-section detail of subdivision trail.					
81. ADD NEW STREET CROSS SECTION – Pioneer Ave., Farmers Central Rd to High School. a. Street cross-section shall be modified to clearly depict improvements to be constructed with first final map. The east side street cross shall match existing street cross section being constructed with the new Pioneer High School. Landscaping, with the exception of trees, may be deferred until the west side landscaping improvements are constructed. A 6-foot AC interim pathway shall be constructed. The east side street improvements shall be constructed with the first final map.					
82. ADD NEW STREET CROSS SECTION – Pioneer Ave., Parkway Drive to Farmers Central Rd. a. Minimum improvements shall include a 19' southbound pavement section, 14' raised median and a 19' northbound pavement section. The 19-foot pavement section shall include a 6-foot bike lane/shoulder and a 13' travel lane.					
83. ADD NEW STREET CROSS SECTION – Farmers Central Rd., Pioneer Ave. to Existing Rd 101 a. Minimum improvements shall include two 12-foot travel lanes and two 6-foot shoulders.					
84. ADD NEW STREET CROSS SECTION – Pioneer Ave., Gibson Rd to Collector 4. a. Street cross-section shall reflect full roadway improvements.					
87. Street Cross section details, including all intersection geometric design, complying with the conditions of approval, shall be revised on tentative map, submitted to the City, and approved by the City Engineer prior to submitting a final map and improvement plans.				X	
88. Construction of the intersections of Parkway Drive and Pioneer Avenue and Pioneer Avenue and Collector 2 shall include the construction of the underground portions of future traffic signals and the above ground portions as the City Engineer deems necessary at the time of sub division improvement plans.	X				Southside modification to Pioneer Ave. Construction of roundabout with WPHI project at Marsten and Parkland
89. Additional traffic related improvements shall be incorporated upon completion of the traffic study. These may include off site improvements to CR 101 and CR 25A as well as additional traffic signal improvements.	X				Traffic Study has been completed. All improvements on C-1, C-2 plans

90. A signing and striping, and stop plan is required and shall be approved by the City Engineer. All signing and striping shall be in accordance with the City of Woodland Design and Construction Standards.					
91. Prior to approval of the first tentative the project must determine an fund a fair share of the capital and operating costs associated with providing public transit service to the Plan area per SLSP regulation 4.35 and TOC EIR MM 4.6 3.	X				
92. Prior to approval of the first tentative the project must prepare and have approved by the City and Transportation District, a transit plan per SLSP regulation 4.36 and TOC EIR MM 4.6 4					
93. Street light types shall be those historic types identified in the SLSP Design Standards. The City is updating its design standards and details for spacing historic lights. Improvement plans for street light types shall be designed to design standards adopted.					
Storm Drainage and Site Grading (Sheet 2)					
94. A comprehensive storm drainage master plan shall be prepared by a registered civil engineer for project watershed(s), including the entire SLSP area, and shall be submitted to the Public Works Director for review and approval. The master plan shall incorporate secondary flood routing analysis and shall include final sizing and location of on-site and off-site storm conduit channels, structures and (detention basins if required) and engineering calculations. Said plan shall also include provisions for cost sharing among affected adjacent development for facilities sized to accommodate off-site storm water.	X				
95. Tentative Map Area Storm Drainage Master Plan shall be submitted for approval by the Public Works Director prior to submittal of the final map and/or construction drawings for checking. The applicant shall pay the cost associated with all improvements required by the study, and an appropriate reimbursement agreement shall be drafted to reimburse the applicant for oversize improvements on a pro-rata basis per the Project level Development Agreement.					
96. The Tentative Map area drainage plan shall be prepared and shall identify specific storm drainage design features to control increased runoff from the project site. This may be achieved through one or more of the following: onsite detention, channel modifications, and/or equally effective measures to control the rate and volume of runoff. The drainage plan shall demonstrate the effectiveness of the proposed storm drainage system to prevent negative impacts to existing downstream facilities and to prevent additional flooding at off-site downstream locations. All necessary calculations and assumptions and design details shall be submitted to the City Public Works Department for review and approval. The design features proposed by the applicant shall be consistent with the most recent version of the City's Storm Drainage Master Plan criteria and Standard Specifications and Details.					Master Study Completed

97. A topographic survey of the entire site and a comprehensive grading and drainage plan prepared by a registered civil engineer, shall be required for the development. The plan shall include topographic information on adjacent parcels. In addition to grading information, the grading plan shall indicate all existing trees, and trees to be removed as a result of the proposed development, if any. A statement shall appear on the site grading and drainage plan, which shall be signed by a registered civil engineer or land surveyor and shall read, "I hereby state that all improvements have been substantially constructed as presented on these plans". Reference the City of Woodland Engineering Design and Construction Standards for additional requirements.					
98. The Tentative map Grading and Drainage plan showing grading and drainage information including topographic information, drainage routing, pipe slopes and sizing and locations and excluding topographic information, and overland drainage routing are preliminary only and do not constitute approval in any way. Final approval for the grading and Drainage Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.				X	
99. The differential in elevation between rear and side abutting lot lines shall not exceed twelve inches (12") without construction of concrete or masonry block retaining walls.				X	
100. Drainage fees shall be paid prior to issuance of a building permit.				X	
101. All perimeter parcels and lots shall be protected against surface runoff from adjacent properties in a manner acceptable to the City Engineer.				X	
102. Prior to approval of the first Final Map, Applicant shall prepare a written agreement with the other participating SLSP property owners for the disposal and sharing of the excavated soil from the construction of the East Regional Detention				X	
103. All projects shall comply with the City's Storm Water ordinance, which includes implementation of post-construction best management practices (BMP). Post construction BMP's shall be identified on improvement plans and approved by the City Engineer.				X	
104. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit.				X	
105. Applications/projects disturbing less than one acre of soil shall implement BMP's to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer.				X	
106. Construction materials for storm drainpipes within the water table shall be pre-cast rubber-gasket reinforced concrete pipe (RGRCP). Depth of the water table. The City Engineer shall approve water table depth at the time of submission of the sub division improvement plans.				X	

115. Construction of deep sewer mains shall be connected to laterals by a parallel main and connections at Manholes.						X	
Water Infrastructure Conditions (Sheet 3)							
116. All materials and installation of the water system shall be at the applicant's expense per City of Woodland Standard Specifications and Details.							
117. If required, per SB221, project Applicant shall obtain a Water Verification (WV) prior to approval of final map. Verification shall the following conditions.						X	
118. Actual water service to the subdivision will be predicated upon satisfaction of terms and conditions set by the water supplier						X	
119. The WV is non-transferable, and can only be used for the specific tentative map for which it was issued.						X	
120. The WV shall expire along with the tentative map subdivision map if a final map is not recorded within time allowed under law						X	
121. Until such time as actual service connections are approved for the subdivision, the water agency may withhold water service due to a water shortage declared by the water agency.						X	
122. Based on SLSP water modeling two new wells are needed to serve the first stage of development as identified in the SLSP. If the parcels required for the two new wells have not been acquired, the project applicant shall be required to acquire said parcels prior to approval of the first final map. The City will oversee the design and construction of two new wells. No building permits will be issued prior to construction and operation of two (2) new wells to serve the SLSP area. Only if the City acquires and develops the existing County well or the College well as municipal wells and develops the City's Regional Park well as a municipal well as interim water production facilities will the applicant be able to defer construction of the two new wells. Either a development agreement or the subdivision improvement agreement will provide for reimbursement or credit against water connection fees to cover the development of this facility.							
123. The Applicant shall submit a well site plan with facility elevations for City approval with the final map application.							
124. The Tentative Map Water Plan showing water routing, sizing and locations, are preliminary only and do not constitute approval in any way. Final approval for the Water Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval. Applicant shall comply with making changes to water system distribution pipe sizes and alignments based on the results of the specific water modeling performed for the SLSP. Applicant shall pay for all required water modeling for identifying water infrastructure needs to serve its development and shall construct offsite water improvements to connect to the City water distribution system.							
125. At the time the Building Permit is issued, the applicant will be required to pay the appropriate City connection Fees. All domestic water services will be metered.						X	
						X	

General Public Works Conditions				
134. The conditions as set forth in this document are not all inclusive. Applicant shall thoroughly review all City, state and federal planning documents associated with this tentative map and comply with all regulations, mitigations and conditions set forth.				
135. Closure calculations shall be provided at the time of initial map check submittal. All calculated points within the map shall be based upon one common set of coordinates. All information shown on the map shall be directly verifiable by information shown on the closure calculation print out. The point(s) of beginning shall be clearly defined and all lot acreage shall be shown and verifiable from information shown on the closure calculation print out. Additionally, the square footage of each lot shall be shown on the subdivision map. Reference the City of Woodland Engineering Design and Construction Standards for additional requirements.			X	
136. Applicant shall be required to comply with the SLSP Final Environmental Report (FEIR) Mitigation Measures and Final Supplemental EIR relating to this Project.			X	
137. A subdivision map (Final or Parcel) shall be processed and shall be recorded prior to issuance of a Building Permit.			X	
138. U.S. Post Office mailbox locations shall be shown on the improvement plans subject to approval by the City Engineer and Postmaster.			X	
139. A registered landscape architect shall design landscape and sound wall and privacy wall improvements and improvements shall be per the SLSP and other City Standards, as applicable.			X	
140. Joint trench/utility plans shall be submitted to the City Engineer for review, prior to approval of the final map and improvement plans.			X	
141. All existing and proposed utilities within 100 feet of the project boundary shall be installed underground per the subdivision ordinance and shall meet the policies, ordinances, and programs of the City of Woodland and the utility providers.			X	
142. Street lighting location plan shall be submitted and approved by the Department of Public Works, prior to approval of improvement plans and final recordation of Map.			X	
143. Roads must be constructed and paved prior to issuance of any building permit. Under specific circumstances, temporary roads may be allowed, but must be approved by the City of Woodland Public Works Director and Fire Department			X	
144. Occupancy of residential or business units shall not occur until off-site improvements (water, sewer, streets, etc.) have been accepted by the City Council, and the City has approved as-built drawings, and the unit has been issued a Certificate of Occupancy by the Building Official. Applicants, contractors, and/or owners shall be responsible to so inform prospective buyers, lessees, or renters of particular units to be occupied of this condition.				
145. If relocation of existing facilities is deemed necessary, the applicant shall perform the relocation, at the applicant's expense unless otherwise provided for through a reimbursement agreement. All public utility standards for public easements shall apply.			X	

156. Prepare improvement plans for any work within the public right-of-way and submit them to the Public Works department for review and approval. The improvement plan sheets shall include the title block as outlined in the City of Woodland Standard Specifications. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.						
157. Each residence in the cul-de-sac must be able to accommodate parking for 3 vehicles: either (3) on site parking spaces or two (2) on site spaces and (1) on street space. The on street space shall be along the frontage of the subject property with no more than a 10-foot overlap across the frontage of adjacent parcels.					X	
158. Underground any overhead utilities within the project.					X	
159. Submit proposed Street names for approval by the City of Woodland.					X	
160. Conform to County Health regulations and requirements for the abandonment of a septic tanks and water wells.					X	
161. Public improvements in addition to roadway construction shall include water; sewer and storm drain mains, Fire hydrants, streetlights and railroad crossing improvements.					X	
162. Encroachment permits if necessary from will be acquired from Yolo County, Cal-Trans and the railroad.					X	
163. All utility poles that are to be relocated in conjunction with this project shall be identified on the improvement plans, with existing and proposed locations indicated.					X	
164. All public landscape areas shall include water laterals with meters and PG&E power service points for automatic controllers.					X	
165. Prior to recording of the final map, if required, provide evidence of payment for the Habitat Mitigation Fee. This fee is paid to the Yolo County Planning Department.					X	
166. If improvements are constructed and/or installed by a party or parties other than the Applicant, which improvements benefit Applicant's property, prior to issuance of a building permit (approval of the final map) on Applicants property, Applicant shall pay a proportionate share of the costs of said improvements, including interest, prior to the issuance of building permit(s) (approval of the final map) to Applicant.					X	

Fire Department				
167. The plan as submitted does not follow the City of Woodland Standards, Specifications and Details 2002 Manual in regards to section 7.13 FIRE HYDRANTS. Please be advised that "hydrants shall have a minimum spacing of 300-feet in all areas (1-94)."				
168. It is the preference of the Woodland Fire Department that fire hydrants shall be located at corners and intersections whenever practical for ease of access to firefighting operations. The plan as submitted has hydrants located predominately in mid-block locations. Please note this change and revise the current plan to locate the fire hydrants along corners and at intersections where practical to do so.			X	
169. The Woodland Fire Department has noted that additional hydrants are needed along Pioneer Avenue in order to meet the requirements listed in section 7.13 FIRE HYDRANTS as noted in the City of Woodland Standards, Specifications and Details 2002 Manual.			X	
			X	

Exhibit D-1

Description of Remaining Shared Improvements/Cost Estimates

EXHIBIT D-1
Summary of Improvements to be Constructed by WPHI

COA Improvement

	COA Improvement	Centex	WPHI	Ref	Improvement Cost		Notes
					Prelim	Engineers Opinion	
55	Pioneer Drive (Identified as Pioneer Avenue from East Gibson to E. Heritage Pkwy, then Parkland Drive south of E. Heritage Pkwy)						
d.	Full roadway improvements, including landscaping, shall be constructed from Collector 2 (Marston Drive) to Parkway Drive (East Heritage Parkway)	74.77%	25.23%				To be constructed by WPHI SLIF Creditable Non-Creditable Portion
		\$2,285,196	\$771,104	[1]		\$3,056,300	
		\$184,084	\$62,116	[1]		\$246,200	
60	"H" Street						
a.	Streets shall be constructed to a 57-foot local street width between Pioneer Avenue (Parkland Avenue) and Collector 2 (Marston Drive) and "G" Street.	100%	100%	[2]		\$139,000	1/2 width Hunt St cost fronting Centex parcel. Based on lineal foot Not Creditable
66	CR 101						
a.	The first final map that triggers a connection of CR 25A via CR 101 as a condition, will be required to improve CR 101 from the connection with CR 101 from the Beeghly map to CR 25A.	74.77%	25.23%				WPHI to construct Not Creditable
		\$31,478	\$10,622	[1]		\$42,100	
67	CR 25A						
	The first final map that triggers a connection to CR 25A via CR 101 as a condition, will be required to improve CR 25A from CR 101 to Highway 113.	74.77%	25.23%				WPHI to construct SLIF Creditable City Contribution/SLIF set-aside/Heidrich project fees
		\$352,611	\$118,983	[1]		\$471,594	
		\$383,276	\$129,330	[1]		\$512,606	
68	Collector 2 (Marston Drive)						
d.	As part of the first final map, Collector 2 (Marston Drive) shall be constructed to CR 101.	88.60%	11.40%				WPHI to construct Creditable Portion Not Creditable Portion
		\$190,401	\$24,499	[1]		\$214,900	
		\$791,552	\$101,848	[1]		\$893,400	

Improvements Proposed to be Completed by WPHI			
City Contribution/SLIF Set-Aside/Heidrich Project Fees Portion	Centex	WPHI	Estimate
SLIF Creditable Portion	\$383,276	\$129,330	\$512,606
Non-SLIF Creditable Portion	\$2,828,208	\$914,586	\$3,742,794
	\$1,073,114	\$247,586	\$1,320,700
	\$4,284,598	\$1,291,502	\$5,576,100

Notes:

- [1] Per Cunningham Engineering preliminary engineer's opinion of probable costs. Costs include a 10% contingency and 24% for soft costs.
[2] Per Carlson, Barbee & Gibson Engineer's Preliminary Cost Estimate

Exhibit E-1

SLIF Credit/Reimbursement Allocation for Package B-1 Improvements

EXHIBIT E-1
Summary of Improvements Previously Constructed by Centex

COA Improvement	Centex	WPFI	Total Unreimbursed Improvement Cost	Notes
B-1 Infrastructure (Heritage Parkway)	74.77% \$2,616,797	25.23% \$882,999 [1]	\$3,499,796	

Centex Previously Completed Items	Centex	WPFI	Total Unreimbursed Improvement Cost
SLIF Creditable Portion	\$2,616,797	\$882,999	\$3,499,796
Non-SLIF Creditable Portion	\$2,616,797	\$882,999	\$3,499,796

Notes:

[1] Amount represents B-1 improvement costs waiting reimbursement by the City of Woodland.

Exhibit F-1

Nexus Study Provisions Related to Road 25A

Draft Report

Spring Lake Infrastructure Fee Nexus Study and Reconciliation Update

And

Spring Lake Specific Plan Financing Plan Update

The Economics of Land Use



Prepared for:

City of Woodland

Prepared by:

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January 7, 2010

EPS #19539



APPENDIX B:
Spring Lake Specific Plan
Capital Improvement Plan Costs

Table B-1	SLSP CIP Summary (7 pages)	B-1
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Table B-1
2010 SLIF Nexus Study and SLSP Financing Plan Update
SLSP CIP Summary

Item	Pct.	Spring Lake Specific Plan						
		TOTAL	Roads	Water	Sewer	Drainage	Parks	Admin.
Package A								
Facilities		\$ 17,306,601	\$ 9,344,758	\$ 1,892,748	\$ 1,699,433	\$ 4,369,662	\$ 0	\$ 0
Soft Costs		\$ 4,308,660	\$ 2,326,475	\$ 471,219	\$ 423,092	\$ 1,087,873	\$ 0	\$ 0
Subtotal		\$ 21,615,000	\$ 11,671,000	\$ 2,364,000	\$ 2,123,000	\$ 5,458,000	\$ 0	\$ 0
Package B								
Facilities		\$ 14,937,000	\$ 11,374,000	\$ 979,000	\$ 456,000	\$ 2,128,000	\$ 0	\$ 0
Contingency	10%	\$ 1,494,000	\$ 1,137,000	\$ 98,000	\$ 46,000	\$ 213,000	\$ 0	\$ 0
Soft Costs	24%	\$ 3,585,000	\$ 2,730,000	\$ 235,000	\$ 109,000	\$ 511,000	\$ 0	\$ 0
Subtotal		\$ 20,016,000	\$ 15,241,000	\$ 1,312,000	\$ 611,000	\$ 2,852,000	\$ 0	\$ 0
Package C								
Facilities		\$ 4,338,000	\$ 3,441,000	\$ 342,000	\$ 182,000	\$ 373,000	\$ 0	\$ 0
Contingency	10%	\$ 359,000	\$ 270,000	\$ 34,000	\$ 18,000	\$ 37,000	\$ 0	\$ 0
Contingency	20%	\$ 149,000	\$ 149,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Soft Costs	24%	\$ 1,042,000	\$ 826,000	\$ 82,000	\$ 44,000	\$ 90,000	\$ 0	\$ 0
Subtotal		\$ 5,888,000	\$ 4,686,000	\$ 458,000	\$ 244,000	\$ 500,000	\$ 0	\$ 0
Other								
Facilities		\$ 23,753,000	\$ 15,630,000	\$ 2,000,000	\$ 1,610,000	\$ 4,513,000	\$ 0	\$ 0
Contingency	10%	\$ 1,913,700	\$ 1,101,700	\$ 200,000	\$ 161,000	\$ 451,000	\$ 0	\$ 0
Contingency	20%	\$ 924,200	\$ 924,200	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Soft Costs	24%	\$ 5,700,000	\$ 3,751,000	\$ 480,000	\$ 386,000	\$ 1,083,000	\$ 0	\$ 0
Subtotal		\$ 32,290,900	\$ 21,406,900	\$ 2,680,000	\$ 2,157,000	\$ 6,047,000	\$ 0	\$ 0
Habitat Conservation Easement		\$ 1,146,400	\$ 0	\$ 0	\$ 0	\$ 1,146,400	\$ 0	\$ 0
Storm Drainage								
Off-site		\$ 14,167,658	\$ 0	\$ 0	\$ 0	\$ 14,167,658	\$ 0	\$ 0
East Regional Det. Pond (off-site)		\$ 484,272	\$ 0	\$ 0	\$ 0	\$ 484,272	\$ 0	\$ 0
Remaining Off-site		\$ 5,572,515	\$ 0	\$ 0	\$ 0	\$ 5,572,515	\$ 0	\$ 0
Subtotal		\$ 20,224,446	\$ 0	\$ 0	\$ 0	\$ 20,224,446	\$ 0	\$ 0
Sewer								
Off-site		\$ 5,315,000	\$ 0	\$ 0	\$ 5,315,000	\$ 0	\$ 0	\$ 0
Remaining Off-site		\$ 795,000	\$ 0	\$ 0	\$ 795,000	\$ 0	\$ 0	\$ 0
Subtotal		\$ 6,110,000	\$ 0	\$ 0	\$ 6,110,000	\$ 0	\$ 0	\$ 0
Parks								
Neighborhood Park N1		\$ 2,498,507	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,498,507	\$ 0
Neighborhood Park N2		\$ 2,477,226	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,477,226	\$ 0
Neighborhood Park N3		\$ 2,477,226	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,477,226	\$ 0
Central Park		\$ 1,700,864	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,700,864	\$ 0
Sports Park (Phases 1 and 2)		\$ 5,885,012	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,885,012	\$ 0
Land Acquisition		\$ 8,068,986	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,068,986	\$ 0
Fire Station		\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Subtotal		\$ 23,107,821	\$ 0	\$ 0	\$ 0	\$ 0	\$ 23,107,821	\$ 0
Water Well		\$ 199,000	\$ 0	\$ 199,000	\$ 0	\$ 0	\$ 0	\$ 0
On-site Land Acquisition		\$ 1,872,000	\$ 1,665,000	\$ 207,000	\$ 0	\$ 0	\$ 0	\$ 0
Subtotal		\$ 132,469,567	\$ 54,669,900	\$ 7,220,000	\$ 11,245,000	\$ 36,227,846	\$ 23,107,821	\$ 0
District Administration	4%	\$ 5,299,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,299,000
Gibson Road		\$ 804,000	\$ 804,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Planning and Administration		\$ 6,541,078	\$ 6,541,078	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
TOTAL		\$ 145,113,645	\$ 62,014,978	\$ 7,220,000	\$ 11,245,000	\$ 36,227,846	\$ 23,107,821	\$ 5,299,000

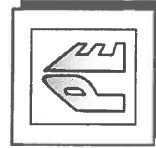
Source: June 2009 SLSP CIP prepared by
Ponticello Enterprises and Cunningham Engineering

cost detail

**SPRING LAKE SPECIFIC PLAN
CAPITAL IMPROVEMENT PLAN
ENGINEER'S OPINION OF PROBABLE PUBLIC IMPROVEMENT COSTS
BACKBONE INFRASTRUCTURE 2008 UPDATE**

Prepared for:
City of Woodland
300 First Street
Woodland, California 95695

Prepared by:



Ponticello Enterprises Consulting Engineers
1216 Fortna Avenue
Woodland, CA 95776
(530) 668-5883



Cunningham Engineering Corporation
2940 Spafford Street, Suite 200
Davis, California 95618
(530) 758-2026

July 27, 2009

NON-SLF PARTICIPANTS																		
SUMMARY		DESCRIPTION	NOTE	QTY	UNIT	UNIT COST	2008 CIP TOTAL	2008 CIP SUB TOTAL	2004 CIP SUB TOTAL	2004 CIP CODE	COLLECTOR IMPROVEMENTS	CITY OF WOODLAND	WUUSD	FUTURE MIRA IMPROVEMENTS	YOLO CO	WOODLAND COLLEGE	MALL EXPANSION SITE	ALLOCATION FOR MIRA
I.	GRADING & EROSION CONTROL						\$118,300	\$118,000	\$76,000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118,000
II.	STREETWORK & CONCRETE						\$825,000	\$825,000	\$343,000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$825,000
III.	TRAFFIC SIGNALS						\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IV.	STREETLIGHTS						\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
V.	JOINT TRENCH						\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
VI.	LANDSCAPING						\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ROADWAY SUB-TOTAL							\$743,000	\$743,000	\$419,000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$743,000
VII.	WATER SYSTEM SUBTOTAL						\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
VIII.	SEWER SYSTEM						\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IX.	DEWATERING						\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SEWER SUB-TOTAL							\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
X.	STORM DRAINAGE SUB-TOTAL						\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SEGMENT SUB-TOTAL							\$743,000	\$743,000	\$419,000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$743,000
20% CONTINGENCY - OFFSITE							\$148,600	\$148,600	\$83,800		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148,600
10% CONTINGENCY - ONSITE							\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL SEGMENT CONSTRUCTION COST							\$891,600	\$891,600	\$502,800		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$891,600
24% SEGMENT SOFT COSTS							\$178,320	\$178,320	\$102,560		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$178,320
TOTAL SEGMENT COST							\$1,069,920	\$1,069,920	\$605,360		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,069,920
PROJECT SUMMARY																		
GRADING & EROSION CONTROL							\$476,000	\$476,000	\$129,000		\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$118,000
STREETWORK & CONCRETE							\$2,281,000	\$2,281,000	\$1,000,000		\$222,000	\$0	\$0	\$0	\$0	\$0	\$0	\$825,000
TRAFFIC SIGNALS							\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
STREETLIGHTS							\$158,000	\$158,000	\$54,000		\$14,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
JOINT TRENCH							\$392,000	\$392,000	\$81,000		\$111,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPING							\$771,000	\$771,000	\$472,000		\$113,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ROADWAY SUB-TOTAL							\$4,098,000	\$4,098,000	\$1,736,000		\$620,000	\$0	\$0	\$0	\$0	\$0	\$0	\$743,000
WATER SYSTEM SUBTOTAL							\$421,000	\$421,000	\$273,000		\$79,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SEWER SYSTEM							\$254,000	\$254,000	\$84,000		\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DEWATERING							\$50,000	\$50,000	\$18,000		\$32,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SEWER SUB-TOTAL							\$304,000	\$304,000	\$152,000		\$122,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
STORM DRAINAGE SUB-TOTAL							\$517,000	\$517,000	\$73,000		\$144,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROJECT SUB-TOTAL							\$5,301,000	\$5,301,000	\$2,224,000		\$985,000	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000
20% CONTINGENCY - OFFSITE							\$1,060,200	\$1,060,200	\$446,000		\$197,000	\$0	\$0	\$0	\$0	\$0	\$0	\$337,000
10% CONTINGENCY - ONSITE							\$530,100	\$530,100	\$223,000		\$98,500	\$0	\$0	\$0	\$0	\$0	\$0	\$148,600
TOTAL PROJECT CONSTRUCTION COST							\$6,891,300	\$6,891,300	\$2,893,000		\$1,282,000	\$0	\$0	\$0	\$0	\$0	\$0	\$993,600
24% SEGMENT SOFT COSTS							\$1,653,912	\$1,653,912	\$813,120		\$407,280	\$0	\$0	\$0	\$0	\$0	\$0	\$203,880
TOTAL PROJECT COST							\$8,545,212	\$8,545,212	\$3,706,120		\$1,689,280	\$0	\$0	\$0	\$0	\$0	\$0	\$1,197,480
PROJECT SUMMARY																		

CO. RD 25A (HWY 113 TO W. EDGE OF SLSP)																		
SUMMARY		DESCRIPTION	NOTE	QTY	UNIT	UNIT COST	2008 CIP TOTAL	2008 CIP SUB TOTAL	2004 CIP SUB TOTAL	2004 CIP CODE	COLLECTOR IMPROVEMENTS	CITY OF WOODLAND	WUUSD	FUTURE MIRA IMPROVEMENTS	YOLO CO	WOODLAND COLLEGE	MALL EXPANSION SITE	ALLOCATION FOR MIRA
I.	GRADING & EROSION CONTROL						\$118,300	\$118,000	\$76,000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118,000
II.	STREETWORK & CONCRETE						\$825,000	\$825,000	\$343,000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$825,000
III.	TRAFFIC SIGNALS						\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IV.	STREETLIGHTS						\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
V.	JOINT TRENCH						\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
VI.	LANDSCAPING						\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ROADWAY SUB-TOTAL							\$743,000	\$743,000	\$419,000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$743,000
VII.	WATER SYSTEM SUBTOTAL						\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
VIII.	SEWER SYSTEM						\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IX.	DEWATERING						\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SEWER SUB-TOTAL							\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
X.	STORM DRAINAGE SUB-TOTAL						\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SEGMENT SUB-TOTAL							\$743,000	\$743,000	\$419,000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$743,000
20% CONTINGENCY - OFFSITE							\$148,600	\$148,600	\$83,800		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148,600
10% CONTINGENCY - ONSITE							\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL SEGMENT CONSTRUCTION COST							\$891,600	\$891,600	\$502,800		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$891,600
24% SEGMENT SOFT COSTS							\$178,320	\$178,320	\$102,560		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$178,320
TOTAL SEGMENT COST							\$1,069,920	\$1,069,920	\$605,360		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,069,920
PROJECT SUMMARY																		
GRADING & EROSION CONTROL							\$476,000	\$476,000	\$129,000		\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$118,000
STREETWORK & CONCRETE							\$2,281,000	\$2,281,000	\$1,000,000		\$222,000	\$0	\$0	\$0	\$0	\$0	\$0	\$825,000
TRAFFIC SIGNALS							\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
STREETLIGHTS							\$158,000	\$158,000	\$54,000		\$14,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
JOINT TRENCH							\$392,000	\$392,000	\$81,000		\$111,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPING							\$771,000	\$771,000	\$472,000		\$113,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ROADWAY SUB-TOTAL							\$4,098,000	\$4,098,000	\$1,736,000		\$620,000	\$0	\$0	\$0	\$0	\$0	\$0	\$743,000
WATER SYSTEM SUBTOTAL							\$421,000	\$421,000	\$273,000		\$79,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SEWER SYSTEM							\$254,000	\$254,000	\$84,000		\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DEWATERING							\$50,000	\$50,000	\$18,000		\$32,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SEWER SUB-TOTAL							\$304,000	\$304,000	\$152,000		\$122,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
STORM DRAINAGE SUB-TOTAL							\$517,000	\$517,000	\$73,000		\$144,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROJECT SUB-TOTAL							\$5,301,000	\$5,301,000	\$2,224,000		\$985,000	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000
20% CONTINGENCY - OFFSITE							\$1,060,200	\$1,060,200	\$446,000		\$197,000	\$0	\$0	\$0	\$0	\$0	\$0	\$337,000
10% CONTINGENCY - ONSITE							\$530,100	\$530,100	\$223,000		\$98,500	\$0	\$0	\$0	\$0	\$0	\$0	\$148,600
TOTAL PROJECT CONSTRUCTION COST							\$6,891,300	\$6,891,300	\$2,893,000		\$1,282,000	\$0	\$0	\$0	\$0	\$0	\$0	\$993,600
24% SEGMENT SOFT COSTS							\$1,653,912	\$1,653,912	\$813,120		\$407,280	\$0	\$0	\$0	\$0	\$0	\$0	\$203,880
TOTAL PROJECT COST							\$8,545,212	\$8,545,212	\$3,706,120		\$1,689,280	\$0	\$0	\$0	\$0	\$0	\$0	\$1,197,480
PROJECT SUMMARY																		

RESOLUTION NO PC 14-13

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND
RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN AMENDMENT TO
THE DEVELOPMENT AGREEMENT FOR THE BEEGHLY RANCH SUBDIVISION
IN SPRING LAKE**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on November 6, 2014, to review and consider recommending to the City Council approval of the proposed Amendment to the Development Agreement for the Beeghly Ranch Subdivision in Spring Lake; and

WHEREAS, the Planning Commission reviewed and considered a proposal to amend various obligations and reimbursement requirements for certain improvements, in particular the construction of Road 25A and the allocation of responsibilities between the two current owners of the Beeghly Ranch Subdivision; and

WHEREAS, proper notice of this public hearing was given in all respects as required by law; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, recommends that the City Council approve the Amendment to the Development Agreement for the Beeghly Ranch Subdivision, attached hereto as Exhibit 1.

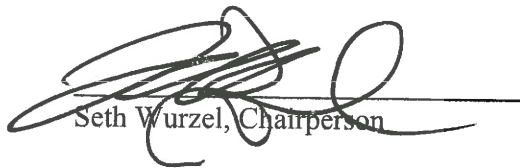
PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 6th day of November 2014, by the following vote:

AYES:

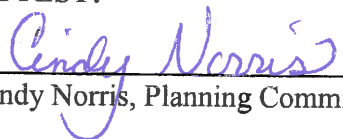
NOES:

ABSTAIN:

ABSENT:


Seth Wurzel, Chairperson

ATTEST:


Cindy Norris, Planning Commission Secretary

Legislation Details (With Text)

10.

File #:	14-470	Version:	1	Name:	
Type:	Report of the City Manager	Status:		Agenda Ready	
File created:	11/19/2014	In control:		City Council	
On agenda:	12/2/2014	Final action:			
Title:	SUBJECT: Floodsafe Yolo/Cache Creek Feasibility Study, CIP 09-15; Approve Contract Amendment No. 2				
	Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____ and authorize the City Manager to execute Amendment #2 to the consultant services agreement with MBK Engineers (MBK) for the Floodsafe Yolo/Cache Creek Feasibility Study, CIP 09-15, for an additional amount up to \$119,000.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Amendment Letter Reso MBK 120214				

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: December 2, 2014

SUBJECT: Floodsafe Yolo/Cache Creek Feasibility Study, CIP 09-15; Approve Contract Amendment No. 2

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____ and authorize the City Manager to execute Amendment #2 to the consultant services agreement with MBK Engineers (MBK) for the Floodsafe Yolo/Cache Creek Feasibility Study, CIP 09-15, for an additional amount up to \$119,000.

Staff Contact

Tim Busch, Principal Utilities Civil Engineer, 530-661-5963, tim.busch@cityofwoodland.org

Fiscal Impact

MBK's base contract involved a review of the City's flood protection efforts, evaluate financial viability and possibilities for leveraging State and Federal fund sources, and develop a strategic plan for flood control. Approval of amendment #2 for Project 09-15 will bring the total not to exceed cost for the Lower Cache Creek Feasibility Study (LCCFS) program management services to \$296,000. The amendment covers MBK's services through calendar year 2015.

This project is included in the Capital Budget approved by Council with \$1,900,000 with funding being advanced from the sewer enterprise fund with a future repayment from the storm drain enterprise fund as approved by Council on January 17, 2012. MBK's work is expected to be partially considered an In-Kind Contribution by the USACE (Corps) and Department of Water Resources (DWR) and partially creditable to the City's share. In addition, as part of the long-term financing plan for the project, the team will pursue cost-sharing - including project management services - with public agency and private property stakeholders with an interest in partnering on a flood solution for Lower Cache Creek.

There is no anticipated General Fund impact.

Background

In November of 2013, the City engaged MBK Engineers, under contract authority of the City Manager, to assume Program Management responsibilities for the Lower Cache Creek Feasibility Study. MBK was initially contracted to conduct a strategic plan for flood protection for the City, the contract was approved for \$45,000 on November 13, 2013. The contract with MBK was amended (Amendment #1) to provide engineering and program management services for calendar year 2014 on January 21, 2014 for an amount of \$132,000. This Contract Amendment is now being presented to Council for the following reasons:

- This amendment provides for continuing program management services to develop the feasibility study. Program management activities include coordination with project partners including the Corps and DWR, providing technical advice to the City, and directing the work of project consultants in coordination with City Staff.
- The scope of work includes coordination with the DWR and Corps to rescope the Corps feasibility study (aka the 3x3x3 process) and process in-kind credit submittals.
- The scope of work includes coordinating and continuing development of a scope of work and budget for a joint City/DWR feasibility study. The work includes: pursuing preliminary evaluation of the benefits and costs to the City for both a local flood solution and a regional flood control project.
- The scope of work includes preparation of a public outreach program to relay information developed as part of the feasibility study and will be used in discussions with all stakeholders. These stakeholders are State and Federal agencies, local government agencies, residents, businesses, and community organizations.

Discussion

MBK has completed the strategic plan and found that the City has three options for pursuing a flood risk reduction project which involve participating as a joint non-Federal sponsor with DWR in a USACE feasibility study, participating in a cooperative feasibility urban flood risk management study with DWR, and/or participate as one of many local sponsors with DWR in a regional flood risk management study. Currently, all three options are being pursued.

MBK will provide program management and technical assistance to the City in pursuing the three options in the near term in a strategic manner to minimize the City's financial commitments, optimize potential crediting of in-kind contributions, and maintain flexibility to pursue whichever option produces the highest probability of success. MBK will also direct the team of consultants in preparation of the feasibility study in coordination

with City Staff if a joint City/DWR option is selected as the preferred project.

Conclusion

Staff recommends that the City Council approve Resolution No. _____ and authorize the City Manager to execute Amendment #2 to the consultant services agreement with MBK Engineers (MBK) for the Floodsafe Yolo/Cache Creek Feasibility Study, CIP 09-15, for an additional amount up to \$119,000.

Prepared by: Tim Busch, Principal Utilities Civil Engineer

Reviewed by: Brent Meyer, City Engineer
Ken Hiatt, Community Development Director



Paul Navazio, City Manager

Attachments: Attachment A - Resolution
Amendment B - Letter



Water Resources ♦ Flood Control ♦ Water Rights

GILBERT COSIO, JR., P.E.
MARC VAN CAMP, P.E.
WALTER BOUREZ, III, P.E.
RIC REINHARDT, P.E.
GARY KIENLEN, P.E.
DON TRIEU, P.E.
DARREN CORDOVA, P.E.
NATHAN HERSHEY, P.E., P.L.S.
LEE BERGFELD, P.E.

ANGUS NORMAN MURRAY
1913-1985

CONSULTANTS:
JOSEPH I. BURNS, P.E.
DONALD E. KIENLEN, P.E.

November 19, 2014

Mr. Paul Navazio
Woodland City Manager
300 First Street
Woodland, CA 95695

**Subject: Amendment to MBK Contract for Engineering and Project Management
Support Services for Calendar Year 2015**

Dear Mr. Navazio:

Enclosed is a Scope of Work to support a contract amendment for MBK Engineers (MBK) to provide engineering support through Calendar Year 2015 to assist the City of Woodland in achieving flood risk reduction in a manner that is supportive of community objectives, fiscally responsible, compatible with the Federally authorized project for flood management within the region, and supportive of the Central Valley Flood Protection Plan adopted by the California Central Valley Flood Protection Board.

We anticipate our efforts will continue to support the City of Woodland to achieve flood risk reduction by simultaneously pursuing three options, as recommended in MBK memorandum dated January 15, 2014. Specifically, we anticipate providing project management, technical support, and strategic recommendations for managing the cost, scope, schedule, and required contributions, both cash and in-kind, in support of the ongoing Federal feasibility study; integrating efforts in support of the U.S. Army Corps of Engineers, Department of Water Resources, and regional studies to optimize opportunities to leverage available State and Federal financial support; and continuing efforts in the development and execution of a public outreach program to provide information to citizens and stakeholders on the on-going study efforts.

Exhibit 1 is the scope of work that outlines MBK's level of effort for each task. Exhibit 2 is MBK's 2014 fee schedule. Although the intensity of our efforts is difficult to determine based upon the nature of the work, we anticipate that an additional \$119,000 will be the expended through December 31, 2015. This will increase our contract from \$177,000 to \$296,000.

Mr. Paul Navazio
Amendment to MBK Contract for Calendar Year 2015

November 19, 2014
Page 2

Sincerely,
MBK ENGINEERS

A handwritten signature in black ink, appearing to read "Ric Reinhardt", with a stylized, cursive script.

Ric Reinhardt

RR/SP/pa
5306/ PAUL NAVAIZIO 2014-11-19

Enclosures

**MBK Engineers
CY 2015 Scope of Work
Lower Cache Creek flood Risk Reduction Study**

AMENDMENT NUMBER 3

- | | |
|--|---------------|
| 1. USACE Feasibility Study | \$ 60,480 |
| 1.1 Rescoping Effort | |
| 1.2 Processing In-kind Credit | |
| 1.3 Supporting Feasibility Study | |
| 1.4 Public Outreach | |
|
2. Cooperative City and DWR Feasibility Study |
\$ 58,520 |
| 2.1 Developing/Negotiating SOW and Obtaining DWR
Funding Commitment | |
| 2.2 Supporting Feasibility Study | |
| 2.3 Public Outreach | |

Total \$119,000

Exhibit 1

SCHEDULE OF FEES

1. Standard Fees:

	<u>Per Hour</u>
Principal	\$200-260
Supervising Engineer	170-230
Project Manager	160-230
Senior Engineer	140-210
Engineer/Hydrologist	120-180
GIS Professional	120-180
Water Resources Associate	100-140
Assistant Engineer	100-150
Prevailing Rate Surveyor, Chief of Party	155
Prevailing Rate Surveyor, Rodman/Chainman	143
GIS Specialist	80-140
Technician/Drafter	80-140
Junior Engineer	75-110
Engineering Aide	50-80
Technical Editor	50-125
3-Man Survey Crew	250
2-Man Survey Crew	220
2. Time spent in appearances at courts or quasi-judicial State or Federal boards and commissions is billed at \$450 per hour for principals and supervising engineers, \$400 per hour for registered engineer staff, and \$250 per hour for other staff.
3. Automobile mileage is billed at the Federal reimbursement rate. Local mileage (less than 20 miles) will not be billed.
4. All other direct non-salary expense, including transportation and subsistence, long-distance telephone charges, commercial printing, reproduction costs, and similar out-of-pocket expenses are billed at actual cost plus a service charge of 10%. Use of GPS equipment is billed at \$50 per hour. Use of MBK owned boat will be billed at \$100/day. Professional services provided by others billed through MBK at cost plus a service charge of 5-15%.
5. Billings will be made monthly and payment will be due within 45 days. Accounts not paid within 90 days of presentation will bear interest at the rate of 1½% per month or fraction thereof from the billing date unless other arrangements are made in advance.
6. If accounts are not paid within 90 days of presentation, the firm may retain an attorney to obtain payment. In the event that it does so and payment of all or part of the account is thereafter obtained, reasonable attorney's fees and other costs incurred to obtain such payment shall also be paid, or if payment is obtained by Judgment, shall be awarded as part of the Judgment.

Exhibit 2

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING AN AGREEMENT WITH MBK Engineers for Engineering Consulting
Services**

WHEREAS, the City of Woodland wishes to enter into an engineering consulting services agreement with MBK Engineers (MBK) for Engineering and Program Management Support Services (“Agreement”); and

WHEREAS, MBK has been working on the Lower Cache Creek Feasibility Study and has assisted the City of Woodland in flood management since 2013; and

WHEREAS, MBK will continue providing program management services including coordination with the Army Corps of Engineers, Department of Water Resources and City consultants to advance the feasibility studies that are currently underway.

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

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

Section 1. The City Council hereby authorizes the City Manager to execute the Agreement, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the Agreement does not change.

Section 2. A copy of the Agreement is available and on file in the City Clerk’s office, and is incorporated herein by reference and made a part of this Resolution..

PASSED AND ADOPTED this 2nd day of December 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

Legislation Details (With Text)

11.

File #: 14-477 **Version:** 1 **Name:**
Type: Report of the City Manager **Status:** Agenda Ready
File created: 11/20/2014 **In control:** City Council
On agenda: 12/2/2014 **Final action:**
Title: SUBJECT: Authorize Contract Amendment with Wood Rodgers for Floodsafe Yolo/Lower Cache Creek Feasibility Study, CIP 09-15

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____ and authorize the City Manager to execute Amendment #5 to the consultant services agreement with Wood Rodgers for the Floodsafe Yolo/Cache Creek Feasibility Study, CIP 09-15, for an additional amount not to exceed \$227,478.

Sponsors:**Indexes:****Code sections:**

Attachments: [Resolution - Wood Rogers](#)
[City of Woodland Propoosal USACE 20141121](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: December 2, 2014

SUBJECT: Authorize Contract Amendment with Wood Rodgers for Floodsafe Yolo/Lower Cache Creek Feasibility Study, CIP 09-15

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____ and authorize the City Manager to execute Amendment #5 to the consultant services agreement with Wood Rodgers for the Floodsafe Yolo/Cache Creek Feasibility Study, CIP 09-15, for an additional amount not to exceed \$227,478.

Fiscal Impact

Approval of amendment #5 for Project 09-15 will bring the total not to exceed cost for the Lower Cache Creek Feasibility Study (LCCFS) hydrology and hydraulic modeling services to \$592,133. This project is included in the Capital Budget approved by Council with \$1,900,000 with funding being advanced from the sewer enterprise fund. Additional work may be necessary as part of the feasibility study process and to support development of an overall flood solution. Wood Rodgers' efforts will be closely directed by City Staff and the flood control Program Manager. Wood Rodgers' work is expected to be considered an In-Kind Contribution by the Army Corps of Engineers and State of California Department of Water Resources and also be creditable to the City's share of a City/State joint feasibility study.

Background

The original contract was signed on July 2, 2012 to examine Cache Creek Floodways as part of the Cache Creek Feasibility Study. This Contract Amendment is being presented to Council for the following reasons:

- The Corps of Engineers has received Federal funding to continue the LCCFS and the hydraulic analysis was planned to be conducted by the City in accordance with the Project Management Plan.
- The scope of work includes: conducting the “without project” hydraulic analysis as required for both the Army Corps of Engineers study and the City/State study.
- The results of the hydraulic analysis will also be used for the City/State study and for development of the regional flood solution.
- This analysis is applicable to the City of Woodland’s local cost share of the Lower Cache Creek Feasibility study currently underway with the Army Corps of Engineers. In addition, the work done will also be creditable to the City’s share of both the City/State Cache Creek Feasibility Study and for the regional flood control solution.
- The information developed in this Contract and Amendment will be used in discussions with all stakeholders. These stakeholders are State and Federal agencies, local government agencies, residents, businesses, community organizations, etc.

Discussion

One of the requirements of SB 5 and its companion legislation is that municipalities certify that the new development in its urban area is protected to the 200-year level. This analysis will include hydraulic modeling of the “without project” condition under several scenarios. The scenarios include modeling of several flood events, 2-year through 200-year, model levee breaches at different locations, and evaluate the level of uncertainty in the levee breach analysis. This work is a necessary part of completing the next step of the feasibility studies.

The work will be closely coordinated with the City’s Program Manager for flood control and Wood Rodgers would proceed to work on tasks as directed by the Program Manager with concurrence from City Staff.

Conclusion

Staff recommends that the City Council approve Resolution No. _____ and authorize the City Manager to execute Amendment #5 to the consultant services agreement with Wood Rodgers for the Floodsafe Yolo/Cache Creek Feasibility Study, CIP 09-15, for an additional amount not to exceed \$227,478.

Prepared by: Tim Busch
Principal Utilities Civil Engineer

Brent Meyer
City Engineer

Reviewed by: Ken Hiatt
Community Development Director

A handwritten signature in dark ink, appearing to read "Paul Navazio", with a long, sweeping horizontal stroke extending to the right.

Paul Navazio
City Manager

Attachments: Attachment A - Resolution
Attachment B - City of Woodland Proposal

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING AN AGREEMENT WITH Wood Rodgers, Inc. for Engineering Assistance
Consulting Services**

WHEREAS, the City of Woodland wishes to enter into an engineering assistance consulting services agreement with Wood Rodgers, Inc. (Wood Rodgers) for the Hydraulic Modeling Analysis (“Agreement”); and

WHEREAS, Wood Rodgers has been working on the Lower Cache Creek Feasibility Study and has assisted the City of Woodland in flood management for the past several years; and

WHEREAS, Wood Rodgers will complete the analysis including: the “without project” hydraulic analysis which includes: modeling of several flood events, 2-year through 200-year, and also model levee breaches at different locations. This work is a necessary part of completing the next step of the feasibility studies..

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

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

Section 1. The City Council hereby approves the Agreement. The Mayor is hereby authorized and directed to execute the Agreement, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the Agreement does not change.

Section 2. A copy of the Agreement is available and on file in the City Clerk’s office, and is incorporated herein by reference and made a part of this Resolution..

PASSED AND ADOPTED this 2nd day of December 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



November 21, 2014

Mr. Tim Busch
City of Woodland
300 First Street,
Woodland, CA 95695

Dear Mr. Busch:

Subject: City of Woodland, Proposal to Provide Without-Project Conditions Hydraulic Analysis for the Lower Cache Creek Feasibility Study

Wood Rodgers, Inc. (Wood Rodgers) is pleased to provide the following proposal for engineering services relating to the City of Woodland (City) Lower Cache Creek Feasibility Study (LCCFS). It is noted that the US Army Corps of Engineers (USACE) is engaged in a parallel feasibility study to determine the federal interest in correcting deficiencies of Lower Cache Creek. The work encompassed by this proposal includes performing Without-Project Conditions hydraulic analyses as Work-In-Kind (WIK) services for the USACE LCCFS.

For work relating to the Without-Project Conditions Hydraulic Analysis, reference is made to the USACE preliminary Statement of Work (SOW) enclosed as **Attachment 1**. The work in this proposal includes performing the Without-Project Conditions hydraulic analysis as outlined in the USACE SOW.

It is understood that the City is discussing the potential to initiate a joint City and California Department of Water Resources (DWR) feasibility study for Lower Cache Creek. The USACE SOW includes two work elements that the City has deemed to be outside of what would be required to meet the needs of a joint City-State feasibility study. These include a Sedimentation Analysis and a Risk and Uncertainty Analysis which the USACE has characterized as optional. For supporting the Without-Project Conditions Hydraulic Analysis, only those portions of the USACE SOW that are included in the Scope of Work below are a part of this proposal.

SCOPE OF WORK

In order to schedule and manage the work, Wood Rodgers has divided the work into four Tasks below, including Project Management, Project Coordination, Without-Project Conditions Hydraulic Analysis, No-Failure Simulations, Uncertainty Analysis, Levee

Breach Parameters, Breach Simulations, and Quality Control (QC). It is noted that these tasks, and their corresponding task numbers, do not directly correlate to the USACE SOW.

Task 1.0 – Project Management

Wood Rodgers will perform project management over its work, including monthly invoices and status reports. Approximately 12 weeks is anticipated for Task 1.0. Up to two (2) two-hour project meetings are anticipated to coordinate Project issues and deliverables with the City. Meeting notes and agendas for meetings with the City will also be provided.

Deliverables:

1. Monthly Invoices and Status Reports
2. Meeting Notes and Agendas

Assumptions:

1. Twelve (12) weeks of Project Management.
2. Two (2) two hour meetings are anticipated.

Task 2.0 – Project Coordination

Wood Rodgers will perform project coordination with the USACE, the City, and other stakeholders as necessary throughout the duration of the Project. The Task 2.0 is assumed to be the same duration as Task 1.0. Weekly one-hour Project technical meetings with the USACE are anticipated. Wood Rodgers will prepare meeting minutes and Agendas for the meetings.

Deliverables:

1. Meeting Notes and Agendas

Assumptions:

1. Task 2.0 duration similar to Task 1.0.
2. Weekly one-hour technical meetings with the USACE.

Task 3.0 – Without-Project Conditions Hydraulic Analysis

The Without-Project Conditions Hydraulic Analysis represents five scope items described in the USACE SOW (Tasks 1, 2, 3, 4, and 7 of Attachment 1). These subtasks are outlined in greater detail below.

Task 3.1 – Development of TUFLOW Model

A TUFLOW base model of Lower Cache Creek was initially developed by Wood Rodgers on behalf of the City in 2012 to support the LCCFS. This model was later modified and adapted by DWR in 2013 to support the Central Valley Floodplain Evaluation and Delineation Program (CVFED). The USACE has requested the incorporation of inflow boundary conditions from the Colusa Basin Drain, Yolo Bypass, Sacramento Bypass, and a stage-discharge rating curve to reflect Yolo Bypass hydraulics at the downstream end of the model. Wood Rodgers will incorporate these changes into the base model as part of this Task and run one test simulation to assess the model performance for high flows (equivalent to a 500-year design storm). The model would be set up so that no levees are breached, even when overtopped. A brief Technical Memorandum (TM) will be prepared to document the findings and the QC activities associated with Task 3.1.

Deliverables:

1. Brief TM documenting the findings and QC activities of Task 3.1.

Assumptions:

1. Inflow boundary conditions will be established for the Colusa Basin Drain, Yolo Bypass, and Sacramento Bypass.
2. Levees in the simulation will hold, even when overtopped.

Task 3.2 – Model Calibration and Coincidence Sensitivity Analysis

The USACE proposed Scope of Work describes calibration of the TUFLOW model to the 2006 storm event. This work was completed by Wood Rodgers during the initial model development in 2012. The USACE has requested four (4) additional simulations to understand the sensitivity to the model to coincident flooding in the Yolo Bypass and Colusa Basin Drain. The USACE has proposed the following coincident flooding scenarios:

1. No inflow in Cache Creek, 200-year flows in Yolo Bypass and Sacramento Bypass.
2. 200-year inflow in Cache Creek and Colusa Basin Drain, 10-year flows in Sacramento Bypass and Yolo Bypass
3. 10-year flows in Cache Creek, 200-year inflows in Yolo Bypass and Sacramento Bypass.
4. 200-year inflows in Cache Creek, Colusa Drain, Sacramento Bypass, and Yolo Bypass.

Wood Rodgers will develop simulations using the geometry from the base model as part of this Task and run the above four coincident frequency scenarios. The model would be set up so that no levees are breached, even when overtopped. A brief TM will be prepared to document the findings and the QC activities associated with Task 3.2.

Deliverables:

1. Brief TM documenting the findings and QC activities of Task 3.2.

Assumptions:

1. Four coincident frequency scenarios will be run.
2. Levees in the simulation will hold, even when overtopped.

Task 3.3 – No-Failure Simulations

The USACE SOW describes the development of model scenarios to evaluate the 2-, 5-, 10-, 20-, 30-, 50-, 100-, 200-, and 500-year events for existing conditions without levee breaching. Analysis will assume that levees will hold without failing, even if overtopped. This Task will require nine (9) total simulations. A brief TM will be prepared to document the findings and the QC activities associated with Task 3.3.

Deliverables:

1. Brief TM documenting the findings and QC activities of Task 3.3.

Assumptions:

1. Simulations for the 2-, 5-, 10-, 20-, 30-, 50-, 100-, 200-, and 500-year events will be run.

2. Levees in the simulation will hold, even when overtopped.

Task 3.4 – Uncertainty Analysis (No-Failure Simulations)

The USACE SOW describes the development of model scenarios to characterize the uncertainty of the bed roughness coefficient within Cache Creek. Roughness coefficients (Manning’s “n”) would be raised and lowered by increments of 10-, 20-, and 30-percent for flow rates which exceed the channel capacity. The capacity of Cache Creek is limited, and the creek exceeds its full bank capacity somewhere between a 20- and 30-year event. The levee system itself is designed to pass approximately a 10-year event (30,000 cfs) with 3-feet of freeboard. At about 20,000 cfs (approximately a 5-year storm event) the water surface in the channel is below the elevation of the landside toe of the levee.

Wood Rodgers anticipates that it will be necessary to run the 10-, 20-, 30-, 50, 100-, 200-, and 500-year design storms with the associated roughness coefficient scalings. This task will require 42 total simulations (six scalings for seven frequencies). A brief TM will be prepared to document the findings and the QC activities associated with Task 3.4.

Deliverables:

1. Brief TM documenting the findings and QC activities of Task 3.4.

Assumptions:

1. Scaled roughness coefficient runs will be made for the 2-, 5-, 10-, 20-, 30-, 50-, 100-, 200-, and 500-year events (42 total simulations).

Task 3.5 – Define Levee Breach Parameters

The USACE SOW describes the estimation of levee breach parameters using the USACE Sacramento District Guidance (*Development of Levee Breach Parameters for HEC-RAS Application, US Army Corps of Engineers, Sacramento District, July 2013*). This guidance will be used to estimate breach length, depth, and other parameters of breach formation. A brief TM will be prepared to document the findings and the QC activities associated with Task 3.5.

Deliverables:

1. Brief TM documenting the findings and QC activities of Task 3.5.

Assumptions:

1. USACE Guidance will be used to develop breach formation parameters.

Task 3.6 – Breach Simulations

The USACE SOW identifies eight index point locations needed for floodplain risk analysis pertaining to the geotechnical reaches and economic damage reaches. Of these eight index points, two are located along natural channel banks. It is assumed that the data obtained from Task 3.3 will be sufficient for analyzing these locations. The remaining six index points are located along levees for which breach analyses will need to be performed using parameters computed in Task 3.5.

Index points 3, 4, and 5 are located along the levees of Cache Creek. Index points 6 and 7 are located on the west levees of the Yolo Bypass and Knights Landing Ridge Cut, respectively. For these locations, it is assumed that the breach analysis will need to be performed for the 10-, 20-, 30-, 50-, 100-, 200-, and 500-year events.

Index point 8 is located on the western levee of the Cache Creek Settling Basin. Due to aggradation, the stage in the Cache Creek Settling Basin is likely to be higher than the landside toe for events as frequent as a 2-year storm. At this location, it is assumed that all nine recurrence intervals will need to be evaluated.

Wood Rodgers anticipates that this task will require 44 total simulations. A brief TM will be prepared to document the findings and the QC activities associated with Task 3.6.

Deliverables:

1. Brief TM documenting the findings and QC activities of Task 3.6.

Assumptions:

1. Eight breach locations will be analyzed under Task 3.6.
2. Breach analysis will be performed for the 10-, 20-, 30-, 50-, 100-, 200-, and 500-year events (a total of 44 simulations).

Task 3.7 – Breach Parameters Uncertainty Analysis

The USACE SOW describes the development of model scenarios to characterize the uncertainty of the levee breach parameters. Breach widths would be increased by a factor of 100 percent, and decreased by a factor of 50 percent. Wood Rodgers anticipates that it will be necessary to run all of the scenarios evaluated in Task 3.6 using these breach width scalings. This task will require 88 total simulations. A brief TM will be prepared to document the findings and the QC activities associated with Task 3.7.

Deliverables:

1. Brief TM documenting the findings and Quality Control activities of Task 3.7.

Assumptions:

1. Breach width factors will be increased by 100-percent, and decreased by 50-percent.
2. A total of 88 simulations will be run for Task 3.7.

Task 4.0 – Internal Quality Control

The USACE SOW indicates that quality control over the work described in Task 3 will be demonstrated through the documentation of comments and their resolution. As an attachment to each technical memorandum, Wood Rodgers will provide a Quality Control summary document. The Quality Control summary will document critical comments and corrective actions, critical internal discussions, and unresolved comments and risks. In addition to meeting the USACE requirements, it is anticipated that this effort will save time on subsequent reviews and can be used to identify items to be incorporated in later steps.

Deliverables:

1. Two (2) copies of each of the Subtask 3 TM will be provided to the City's Program Manager. The TM and model data will be shared with the USACE upon completion of each task in order to ensure timeliness of the District Quality Control (DQC) reviews.

Assumptions:

1. The USACE Sacramento District will provide QC reviews for the work.

Budget

Wood Rodgers' proposed budget for this work is shown on **Table 1**. For your reference, enclosed are copies of Wood Rodgers' Invoicing, Payment, and Liability Policies (**Exhibit A**).

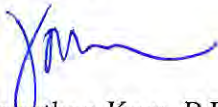
Schedule

It is proposed that the Draft Report of Task 4.0 be delivered to the City's Program Manager within twelve (12) weeks of receiving a signed Notice to Proceed (NTP) with the work. Work on Task 3.0 will be performed in accordance with the USACE LCCFS project schedule.

Wood Rodgers appreciates the opportunity to submit this proposal for your consideration and looks forward to assisting you with this assignment.

If you have any questions regarding this proposal, please contact me at 916-326-5294.

Sincerely,



Jonathan Kors, P.E.
Vice President

Enclosures

TABLE 1
CITY OF WOODLAND
WITHOUT-CONDITIONS HYDRAULIC ANALYSIS FOR THE LOWER CACHE CREEK FEASIBILITY STUDY
PROPOSED BUDGET

DIRECT LABOR CLASSIFICATIONS											
TASK	Principal Engineer	Associate Engineer II	Associate Engineer I	Engineer II	Engineer III	GIS III	Project Coordinator	TOTAL HOURS	DIRECT LABOR	REIMBURSABLES	TOTAL
1.0 Perform Project Management	\$220.00	\$160.00	\$150.00	\$130.00	\$140.00	\$140.00	\$105.00				
Attend Project Meetings	12	12	10				6	40	\$6,690	\$167	\$6,857
Prepare Budget and Status Reports	12	12					24	48	\$7,080	\$177	\$7,257
										Subtotal:	\$14,114
2.0 Perform Project Coordination											
Coordinate with LCCFS Project Team	8	16	12				10	46	\$7,170	\$179	\$7,349
Coordinate with Agencies	8	40	32				10	90	\$14,010	\$350	\$14,360
										Subtotal:	\$21,710
3.0 Without-Project Conditions Hydraulic Analysis											
3.1 - Development of TUFLOW model	4	4	4	10	10	8	6	46	\$6,570	\$164	\$6,734
3.2 - Model Calibration and Coincidence Sensitivity Analysis	4	8	16	18	18	16	12	92	\$12,920	\$323	\$13,243
3.3 - No Failure Simulations	4	8	16	30	30	16	6	110	\$15,530	\$388	\$15,918
3.4 - Uncertainty Analysis (No Failure Simulations)	4	8	32	40	40	40	12	176	\$24,620	\$616	\$25,236
3.5 - Define Levee Breach Parameters	4	4	20	12	12	0	12	64	\$9,020	\$226	\$9,246
3.6 - Breach Simulations	4	16	40	80	80	80	12	312	\$43,500	\$1,088	\$44,588
3.7 - Breach Parameter Uncertainty Analysis	4	8	50	92	92	100	12	358	\$49,760	\$1,244	\$51,004
										Subtotal:	\$165,968
4.0 Internal Quality Control											
Perform Internal Quality Control	8	60		30	30	40		168	\$25,060	\$627	\$25,687
										Subtotal:	\$25,687
Total Hours	76	196	232	312	312	300	122	1550	\$221,930	TOTAL	\$227,478

CESPK-ED-HA

22 July 2014

STATEMENT OF WORK

1. PROJECT DATA

1.1. PROJECT TITLE AND LOCATION: Lower Cache Creek Feasibility Study, California.

1.10.1. CRITERIA: All work must be performed under the supervision of a Civil Engineer licensed to perform work in the State of California. Work performed shall follow the criteria outlined in the following documents:

Engineering Regulations:

Engineering and Design for Civil Works Projects, Regulation (ER 1110-2-1150).

Planning – Risk Analysis for Flood Damage Reduction Studies (ER 1105-2-101)

Policies, Guidance, and Requirements for Geospatial Data and Systems (ER 1110-1-8156)

Engineering and Design, DrChecks (ER1110-1-8159)

Hydraulic Design for Local Flood Protection Projects (ER 1110-2-1405)

Guidance for Conducting Civil Works Planning Studies (ER 1105-2-100)

Engineering Technical Letters:

Overtopping of Flood Control Levees and Floodwalls (ETL 1110-2-299)

Interior Flood Hydrology (ETL 1110-2-367)

Risk-based Analysis in Geotechnical Engineering for Support of Planning Studies (ETL 110-2-556)

Engineering Manuals:

Hydrologic Analysis of Interior Areas (EM 1110-2-1413)

Hydraulic Design of Flood Control Channels (EM 1110-2-1601)

Risk-Based Analysis for Flood Damage Reduction Studies (EM 1110-2-1619)

Design and Construction of Levees (EM 1110-2-1913)

Sedimentation Investigations of Rivers and Reservoirs (EM 1110-2-4000)

Engineering regulations, technical letters, and manuals can be found at:

<http://www.usace.army.mil/inet/usace-docs/>

Many other publications can also be found at the above web address pertaining to criteria and standards applicable to work under this scope of work.

2. BACKGROUND

2.1. GENERAL: The purpose of the Lower Cache Creek Feasibility Study is to evaluate flood damage reduction projects for city of Woodland and town of Yolo. The study approach will incorporate USACE's requirement to evaluate projects using Risk and Uncertainty procedures. Stage and inundation data from this hydraulic analysis will be combined with levee fragility data and economic data to estimate economic damages for the without-project condition.

2.2. STUDY AREA: Cache Creek is a west side tributary of the Sacramento River near Sacramento, California. The primary study area encompasses the city of Woodland and town of Yolo, California. Hydrology and hydraulic conditions will be considered for the full Cache Creek watershed. Cache Creek flows southeast out of Clear Lake, through Capay Valley and the eastern foothills of the Coast Range Mountains to the Cache Creek Settling Basin (CCSB) and the western levees of the Yolo Bypass. Flooding in the Cache Creek basin is principally caused by runoff of high-intensity rainstorms during the winter and spring. The flood threat to life and property in the study area is increased by the raised beds of Interstate 5 (and, potentially, the existing railroad) as well as a levee system on Cache Creek and Yolo Bypass. The transportation corridors divert flood flows into Woodland. The levee systems inadvertently conduct increased flows into Woodland but given the levee design, overtops during high frequency events. Flooding is then is prevented from release into Sacramento River by Yolo Bypass levees.

3. STATEMENT OF WORK

Task 1: Development of TUFLOW Model:

The task consists of development of hydraulic TufLOW model. The topographic data used for Lower Cache Creek Feasibility Study will be the Central Valley Floodplain Evaluation and Delineation Program (CVFED) airborne Light Detection and Ranging (LiDAR) data set acquired and processed by Department of Water Resources, State of California. The post processed data developed for CVFED Lower Cache Creek floodplain model will be used for the USACE feasibility Study. The model domain will be bounded on the north by Colusa Basin Drain and Knights Landing Ridge Cut, on the east by Yolo Bypass, and along the south by Willow Slough Bypass. Grid size will be 100 feet. All hydraulic structures including bridges and culverts will be incorporated in the model. The hydraulic structures geometry will be based on as-builts and field surveys.

The inflow boundary conditions will consist of inflow hydrographs for the Cache Creek downstream of County Road 94B, Colusa drain near Knights Landing Ridge Cut, Yolo Bypass downstream of Freemont Weir and stage-discharge rating curve at the Yolo Bypass near the southern-downstream boundary of the model. A conservative approach for the Knights Landing Outfall Gates operation will be selected

and, therefore, the gates will be assumed closed for the entire range of ACE events. A technical memorandum for Task 1 will be delivered along with the model files.

Task 2: Model Calibration and Sensitivity Analysis: Model calibration to the 2006 event will be performed. A coincidence sensitivity analysis to the boundary conditions will be performed. Four different combinations will be tested to evaluate the impacts on the inundation extents and depths as follows:

1. No inflow in Cache Creek, 200 year flows Yolo Bypass and Sac Bypass.
2. 200-year inflow in Cache Creek and Colusa Basin Drain, 10-year flows in Sac Bypass, Yolo Bypass
3. 10 year flows in Cache Creek, 200-year inflows in Yolo Bypass and Sac Bypass.
4. 200-year inflows in Cache Creek, Colusa Drain, Sac Bypass, and Yolo Bypass.

A technical memorandum for Task 2 will be delivered along with the model files.

Task 3: No Failure Simulations: Task 3 will consist of simulating 1/2, 1/5, 1/10, 1/20, 1/30, 1/50, 1/100, 1/200, and 1/500-ACE events for the existing conditions without levee breach. This task will assume only levee overtopping. Inundation depths, floodplains, and water surface profiles along with a technical memorandum will be delivered under this task.

A technical memorandum for Task 3 will be delivered along with the model files.

Task 3.1: Uncertainty Analysis: Task 3.1 will consist of performing uncertainty analysis for existing conditions without levee breach analysis. Roughness coefficient will be raised and lowered by 10%, 20%, and 30% for the flows exceeding channel capacity.

A technical memorandum for Task 3.1 will be delivered along with the model files.

Task 4: Breach Simulations: Task 4 consists of beach simulations at each index point for all events exceeding the channel capacity.

Hydraulic Breaches and Methodology:

Methodology: To identify the maximum flood inundation that might occur in each damage reach due to a levee breach. All breach scenarios will assume that levees will be overtopped without levee breach elsewhere in the system at all locations, other than the breach location in any one flood event.

4.1. Breach Locations

The breach and inundation characteristics of each levee reach were modeled using a representative index point. The geotechnical and economic disciplines have concurred that the following identified breach locations will suffice the requirement for floodplain risk analysis as pertain to the geotechnical reaches and economic damage reaches. Breach and inundation characteristics of each levee will be modeled using the representative index point. The use of index point is policy compliant and considered

the most reasonable method to efficiently model flood risk over a specific spatial area or separable areas. Please refer to Figure 3 for the breach locations. There are 8 hypothetical locations for the levee breaches.

- a. **Breach Locations 1 and 2:** The breach location is in the vicinity of I-5. The location is also near the footprint of Bypass alternative. The location will be correlated to the economic damage area upstream of I-5.
- b. **Breach Location 3:** Breach location is on the right bank, upstream of I-5, which is a constriction location for the Lower Cache Creek flows. It is also in the vicinity of previously identified geotech index location (Appendix G, 2003).
- c. **Breach Locations 4 and 5:** Breach locations 4 and 5, downstream of I-5, are in the vicinity of the footprint of proposed bypass alternative. These locations will assist in determining the flood risk potential resulting from a levee breach to the town of Yolo and Woodland downstream of I-5. It is also in the vicinity of the geotech index location identified in 2003 as part of the Feasibility Study (Appendix G, 2003).
- d. **Breach Locations 6 and 7:** These locations are selected for the residual risk analysis due to the proposed alternatives along the right overbank of Yolo Bypass and along the Colusa Basin Drain and Knights Landing Ridge Cut.
- e. **Breach Locations 8:** The location is on the settling basin and is identified based in the geotech memorandum (November 2013).

Deliverables will consist of inundation maps, model outputs, and associated data files for all scenarios along with a technical memorandum.

Task 4.2. Levee Breach parameters: The levee breach parameters are selected based on the levee breach parameter guidance developed by US Army Corps of Engineers, Sacramento District (Development of Levee Breach Parameters for HEC-RAS Application, US Army Corps of Engineers, Sacramento District, July 2013).

A technical memorandum for Task 4.2 will be delivered along with the model files.

Task 4.3. Breach Parameters Uncertainty Analysis: Uncertainty analysis will be performed for breach parameters by increasing and decreasing the breach dimensions by 100% and 50% respectively.

A technical memorandum for Task 4.3 will be delivered along with the model files.

Task 5: Sedimentation Analysis. A review of erosion susceptibility should be incorporated in the feasibility study. Uncertainty related to sediment scour or deposition should be calculated for incorporating in the risk analysis.

A technical memorandum for Task 5 will be delivered detailing the findings of sedimentation analysis review.

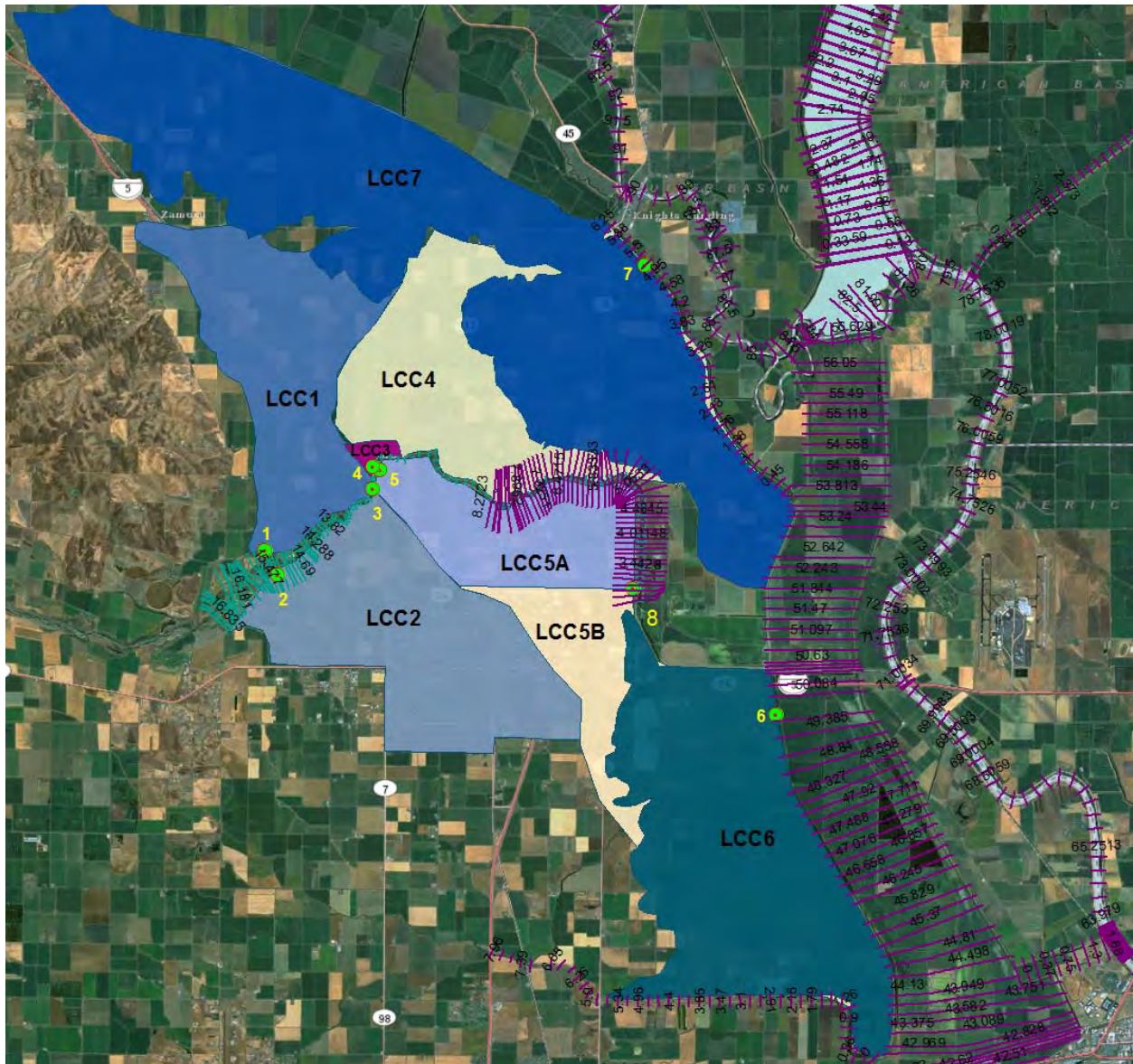


Figure 1: Lower Cache Creek Study Model Domain, Breach Locations, and Associated Damage Areas

Task 6.0. Risk and Uncertainty Analysis (Optional Item): Development of Risk and Uncertainty Analysis is an optional item and can be exercised by USACE when the breach analysis is complete. The procedure for performing the risk analysis is documented in the attachment presenting the risk analysis for flood damage reduction projects based on USACE guidance.

Task 7.0 AE Internal Quality Control: The consultants performing the hydraulic analysis as described in Tasks 1 through 6 will demonstrate the quality control being performed for the products and deliverables. All the comments and resolution of the comments resulting from the internal review will be documented, certified, and provided to USACE.

EXHIBIT "B"



**SACRAMENTO FEE SCHEDULE
Effective January 1, 2015**

CLASSIFICATION	STANDARD RATE
Principal Engineer/Geologist/Surveyor/Planner/LA* II	\$220
Principal Engineer/Geologist/Surveyor/Planner/LA* I	\$175
Associate Engineer/Geologist/Surveyor/Planner/GIS/LA* III	\$170
Associate Engineer/Geologist/Surveyor/Planner/GIS/LA* II	\$160
Associate Engineer/Geologist/Surveyor/Planner/GIS/LA* I	\$150
Engineer/Geologist/Surveyor/Planner/GIS/LA* III	\$140
Engineer/Geologist/Surveyor/Planner/GIS/LA* II	\$130
Engineer/Geologist/Surveyor/Planner/GIS/LA* I	\$120
Assistant Engineer	\$100
CAD Technician III	\$115
CAD Technician II	\$105
CAD Technician I	\$95
Project Coordinator	\$105
Administrative Assistant	\$80
1 Person Survey Crew**	\$170
2 Person Survey Crew**	\$250
3 Person Survey Crew**	\$330
Consultants, Outside Services, Materials & Direct Charges	Cost Plus 10%
Overtime Work	Rate Plus 50%

*LA = Landscape Architect

** Survey rate subject to change March 1, 2015, pending Union contract negotiations.

Blueprints, reproductions, and outside graphic services will be charged at vendor invoice. Auto mileage will be charged at the IRS standard rate, currently 56 cents per mile.

Fee Schedule subject to change January 1, 2016.

Legislation Details (With Text)

12.

File #:	14-490	Version:	1	Name:	
Type:	Report of the City Manager	Status:		Agenda Ready	
File created:	11/25/2014	In control:		City Council	
On agenda:	12/2/2014	Final action:			
Title:	SUBJECT: City Hall Annex Building Condition and Woodland Opera House Reuse Assessment Report				

Recommendation for Action: Staff recommends the City Council:

1. Receive the City Hall Annex Building Condition and Woodland Opera House Reuse Assessment Report;
2. Approve the attached resolution authorizing the City Manager to execute a lease agreement with the Woodland Opera House for use of the City Hall Annex Building for theatre and dance programming; and
3. Approve a budget adjustment allocating up to \$475,000 in Measure E funding toward building improvement costs in support of the Woodland Opera House's reuse of the City Hall Annex for theatre and dance educational programming.

Sponsors:

Indexes:

Code sections:

Attachments: [City Hall Annex TI Report c2](#)
[City Hall Annex Benefits](#)
[Resolution Approving City Hall Annex Lease](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: December 2, 2014

SUBJECT: City Hall Annex Building Condition and Woodland Opera House Reuse Assessment Report

Recommendation for Action: Staff recommends the City Council:

1. Receive the City Hall Annex Building Condition and Woodland Opera House Reuse Assessment Report;
2. Approve the attached resolution authorizing the City Manager to execute a lease agreement with the Woodland Opera House for use of the City Hall Annex Building for theatre and dance programming; and
3. Approve a budget adjustment allocating up to \$475,000 in Measure E funding toward building improvement costs in support of the Woodland Opera House's reuse of the City Hall Annex for theatre and

dance educational programming.

Staff Contact

Ken Hiatt, Community Development Director, (530) 661-5930, ken.hiatt@cityofwoodland.org

Fiscal Impact

The recommendation would allocate up to \$475,000 of Measure E funding toward the renovation of the City Hall Annex. When Measure E was approved, funding for the expansion of the Woodland Opera House was incorporated into the anticipated expenditure plan. To date, the City has spent approximately \$590,000 improving facilities (ADA/restrooms) at the historic Opera House and preparing plans for expansion adjacent to the building and assessing the City Hall Annex option. Additionally, \$275,000 of Measure E funding was used to acquire the State Theatre for the potential reuse of the theater by the Opera House as dance and performance space. This funding will be restored and available for reprogramming in the Measure E Spending Plan with the eventual sale of the State Theatre schedule to close escrow in January 2015. In addition to the \$275,000 in Measure E proceeds anticipated from the sale of the State Theatre, staff is recommending allocating an additional \$200,000 in Measure E funding in support of this project.

Background

The City has been working with the Woodland Opera House for the past several years to develop a project that would accommodate their expanded programming needs. During this time, the WOH has developed a thriving children's dance and theatre program in anticipation of having expanded facilities to transition and further grow the programs into. Their current space on 4th Street is inadequate to continue to serve their needs and the Board has been actively evaluating options to relocate this programming.

At their June 17, 2014 meeting, City Council directed staff to assess the potential for reuse of the City Hall Annex building (520 Court Street) by the Woodland Opera House (WOH) for educational and children's programming. City Council requested that the item be brought back for consideration on the feasibility for reuse of the building including; findings of the building assessment, cost estimate for the improvements, and a potential funding plan and lease terms.

Assessment of Building Condition

The City contracted with Duane R. Thomson, Architect to prepare the building condition and feasibility assessment for the potential adaptation of the Annex into theater and dance studios for use by the Woodland Opera House. The scope of the assessment included evaluation of the existing building's primary building systems including; structural, mechanical, electrical, plumbing, roof, and architectural. A conceptual floor plan was developed to convert the first floor of the building into educational space for the Opera House's dance and theatre classes. The floor plan was informed by information gathered from the building analysis and consultation with the Woodland Opera House and city staff. The report outlines the estimated costs for the building improvements needed to accommodate this reuse. The following is a summary of the report's findings. A full copy of the report is incorporated as Attachment 1 to the staff report.

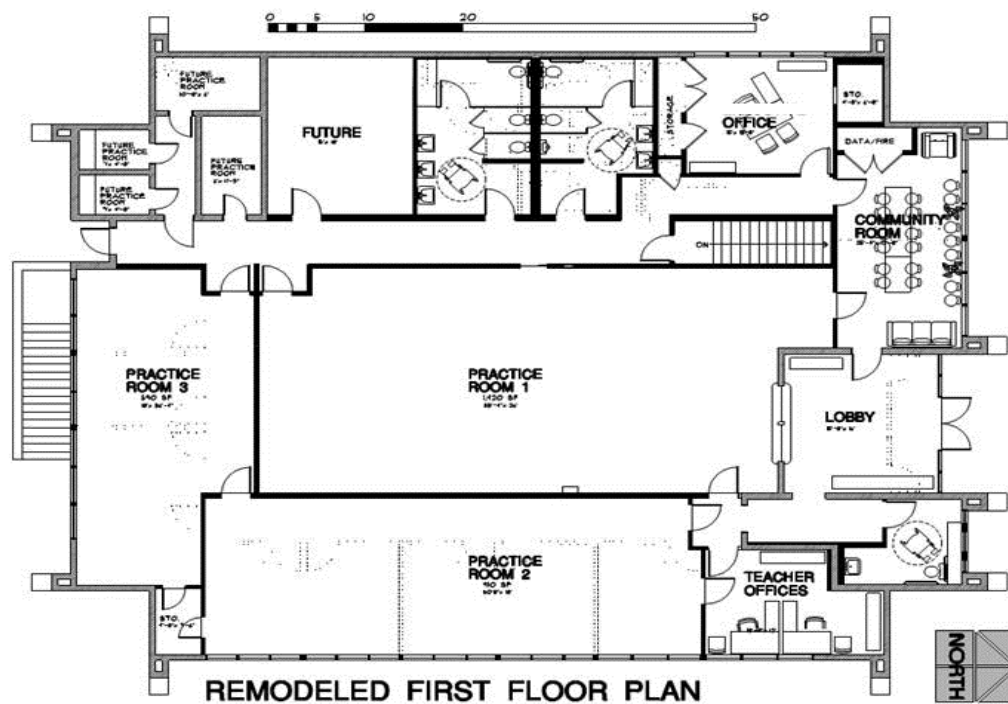
The Annex building was built in 1974 and used as the "old" Police Station until the new station was completed in 2004. As it was constructed as an emergency services type building, it met or exceeded the stricter building codes when it was built. The building has two floors, one at the ground level and a full basement level - each approximately 6,000 square feet in size. The two floors are separated by poured in place, steel reinforced

concrete deck. The building has had some improvements and relatively minor changes since it was first constructed but remains in overall good condition.

The building is structurally sound and only minor work would be needed to reinforce a sheer wall that was previously modified. The mechanical systems vary in age and some of the HVAC units may be useable under the proposed reuse while other will need to be replaced to service the increase occupancy for the new use. The building has had recent roof leaks associated with the interior flat roof and requires re-roofing of this portion of the roof. The remaining tile roof requires only minor repairs. The fire sprinkler and plumbing systems are fully functioning; however, substantial alterations to the restrooms will be required to meet current accessibility standards. The 600 amp electrical service panel is in good condition and is ample to serve the proposed use. The primary entry into the building from Court Street does not meet current accessibility standards and will need to be modified to meet the new slope requirements.

Renovation Plans

Duane R. Thomson Architects evaluated the feasibility of remodeling the building to accommodate several dance studios in compliance with current building codes. The building's original structural design allowed for large open floor spaces necessary to create open dance studios. In consultation with the Opera House, a remodel plan was developed that would create three practice rooms ranging in size from 1,420 SF to 590 SF. The front lobby entrance would provide good circulation to the practice rooms as well as a small community meeting space located at the front of the building. Utilization of two existing offices spaces near the front of the building provide necessary support function space for the educational programming as well as supervision of the building. The restrooms would not require relocation or expansion, however, modifications would be needed to meet current code requirements. Additional space would remain near the back of the building and could be easily adapted for smaller practice



rooms as expanded programming opportunities are developed. The basement would be closed off for general access and be used by the city and Opera House for storage purposes.

The Building Assessment and Renovation report provides an itemized Scope of Work that is broken down in phases and identifies the associated costs for each phase. Phase 1: Minimum Configuration would address the essential building maintenance and code upgrades to the building as well as the minimum improvements needed to create a dance studio and support space. This phase is estimated to cost \$380,000. Phase 2 and 3 would build out the two additional practice rooms and would cost roughly \$60,000 and \$90,000 respectively.

It is staff's recommendation, if the Council supports proceeding with the project, to fund the full renovation costs for all three phases. The majority of costs are associated with Phase 1. Phases 2 and 3 are relatively minor in comparison to the costs associated with Phase 1 and would allow the building, and improvements made in Phase 1, to be more fully utilized. Access to several practice rooms will significantly enhance the Opera House's programming flexibility and increase the opportunity for shared use by the City. Additionally, constructing the improvements concurrently is more cost effective and would avoid any future disruption to programming.

Woodland Opera House Programming

The Woodland Opera House has developed a thriving and well-respected dance and musical theatre education program. This programming is currently centered at their temporary facility on Fourth Street and demand has exceeded the capacity available at this space. The attached letter from Angela Baltezare, Executive Director of the WOH, provides a background on their education programs and summarizes the benefits the proposed

project would have in expanding these programs. (Attachment 2)

Proposed Lease Terms

Below is a summary of proposed business terms for the renovation and lease of the City Hall Annex. Adapting the Annex to accommodate the Woodland Opera House educational programming will require substantial investment and warrants a long-term lease commitment. Maximizing the use of the building is therefore critical to ensure that the city's funding is fully leveraged. As part of the building reuse, the studio rooms and community meeting space would be made available for city use during times that the Opera House is not utilizing these spaces. Additionally, the lease is proposed to be structured in manner that requires the Opera House to manage and execute the improvements to the building. The City will provide up to \$475,000 toward the building improvement costs, including all pre-construction costs, in the form of a tenant improvement allowance. The Opera House Board has committed to fund the cost of the dance floors in the three studios, up to \$65,000. City's funding would be disbursed in increments at appropriate intervals and review of progress milestones. Also, funding for construction would not be released until evidence of the Opera House's funding commitment was provided and is contingent on City's successful close of escrow of the sale of the State Theatre.

Summary of Business Terms of Lease

Term: Initial term 120 days

Commencement Date: Upon substantial completion of the tenant improvements. Estimated September 1, 2015

Options to Extend: Tenant will have two (2) 5-year options to extend the lease.

Rent: One Dollar (\$1.00) per year

Use: Tenant shall use the first floor to provide educational programming in the performing arts and to provide rehearsal and performance space for the programs related to the Woodland Opera House. Landlord to be allowed to utilize the studios and community room for City programming up to 10 hours per week at no charge as long as such programming does not conflict with Tenant's use. City and WOH agree to meet no less than semi-annually to discuss scheduling of the studios. If Landlord determines that it desires to use the facility more than the 10 hours per week, and such use would not conflict with the Tenant's programming, then the parties agree to enter into a Shared Use Agreement stipulating the terms for expanded use.

Tenant Improvement Allowance: Landlord shall provide Tenant with a Tenant Improvement Allowance not to exceed \$475,000 to be used to fund all three phases outlined in the Scope of Work included in the City of Woodland City Hall Annex Conversion Report, dated November 25, 2014. City may advance funding for pre-construction costs but commitment of funding for any construction improvements is contingent on successful close of escrow of the State Theatre.

Construction Management. Tenant agrees to hold all contracts related to the Tenant Improvements. Landlord will participate in construction meetings with Tenant and General Contractor and design professionals.

Tenant Funded Work: Tenant shall be responsible for the cost of the materials and labor for the installation of the dance floors in the 3 dance studios. Evidence of funding for Tenant Funded Work shall be provided

to Landlord prior to entering into any construction contract for the building improvements.

Operating Expenses: Lease shall be a NNN lease. Landlord shall be responsible for maintaining and repairing the roof, the foundation and the exterior of the Premises, including any capital replacements as required. Tenant shall be responsible for the operating expenses for the Premises, including utilities, ongoing maintenance and repair including HVAC, insurance, and custodial.

Expanded Use at Woodland Opera House. Tenant agrees to utilize the Premises in a manner that would increase the use of the Woodland Opera House for additional entertainment programming; such as live music, poetry readings, live performances, comedy, etc.

Summary

Staff finds that the reuse of the City Hall Annex building for the Woodland Opera House educational programs would be a win-win. It would provide a viable expansion of the Opera House facilities while addressing a current financial liability for the City that is providing little benefit for the community. The recommendation would support the City's goals of improving downtown through expansion of arts, culture, and entertainment activities. Woodland Opera House's programming would bring consistent activity downtown that will have spill over benefits to retail and restaurants. The project would also provide for compatible City programming and use of the building. Proximity to the City Library also creates opportunities for collaborative programming and synergistic use.

Conclusion

Staff recommends the City Council direct staff to:

1. Receive the City Hall Annex Building Condition and Opera House Reuse Assessment Report;
2. Approve the attached resolution authorizing the City Manager to execute a lease agreement with the Woodland Opera House for use of the City Hall Annex Building for theatre and dance programming; and
3. Approve a budget adjustment allocating up to \$475,000 in Measure E funding toward building improvement costs in support of the Woodland Opera House's reuse of the City Hall Annex for theatre and dance programming.

Prepared by: Ken Hiatt, Community Development Director

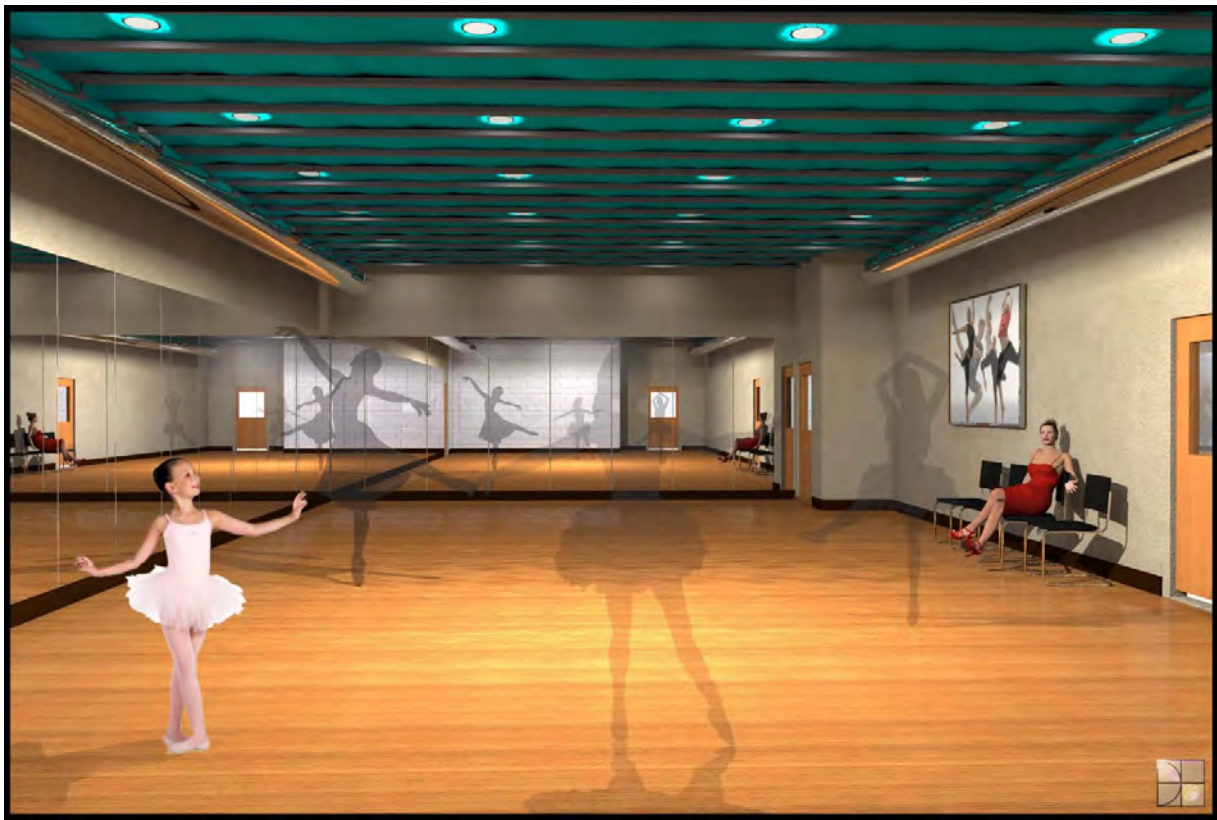


Paul Navazio, City Manager

Attachments:

1. City Hall Annex Building Conditions and Woodland Opera House Reuse Assessment Report
2. Letter - Woodland Opera House Education Program Background Information
3. Resolution

City Hall Annex Building Condition And Woodland Opera House Reuse Assessment Report



Prepared by:

Duane R. Thomson AIA, Architect, Woodland, CA

Consulting Engineers:

Structural – Cornerstone Structural Consultants, Elk Grove, CA

Mechanical – Sigma Engineering, Sacramento, CA

Electrical – KM Engineering, Sacramento, CA

November 25, 2014

Project Scope

This report studies the physical alterations and economic costs associated with converting the first floor of the existing City Hall Annex to a practice room facility to support Woodland's historic Opera House.

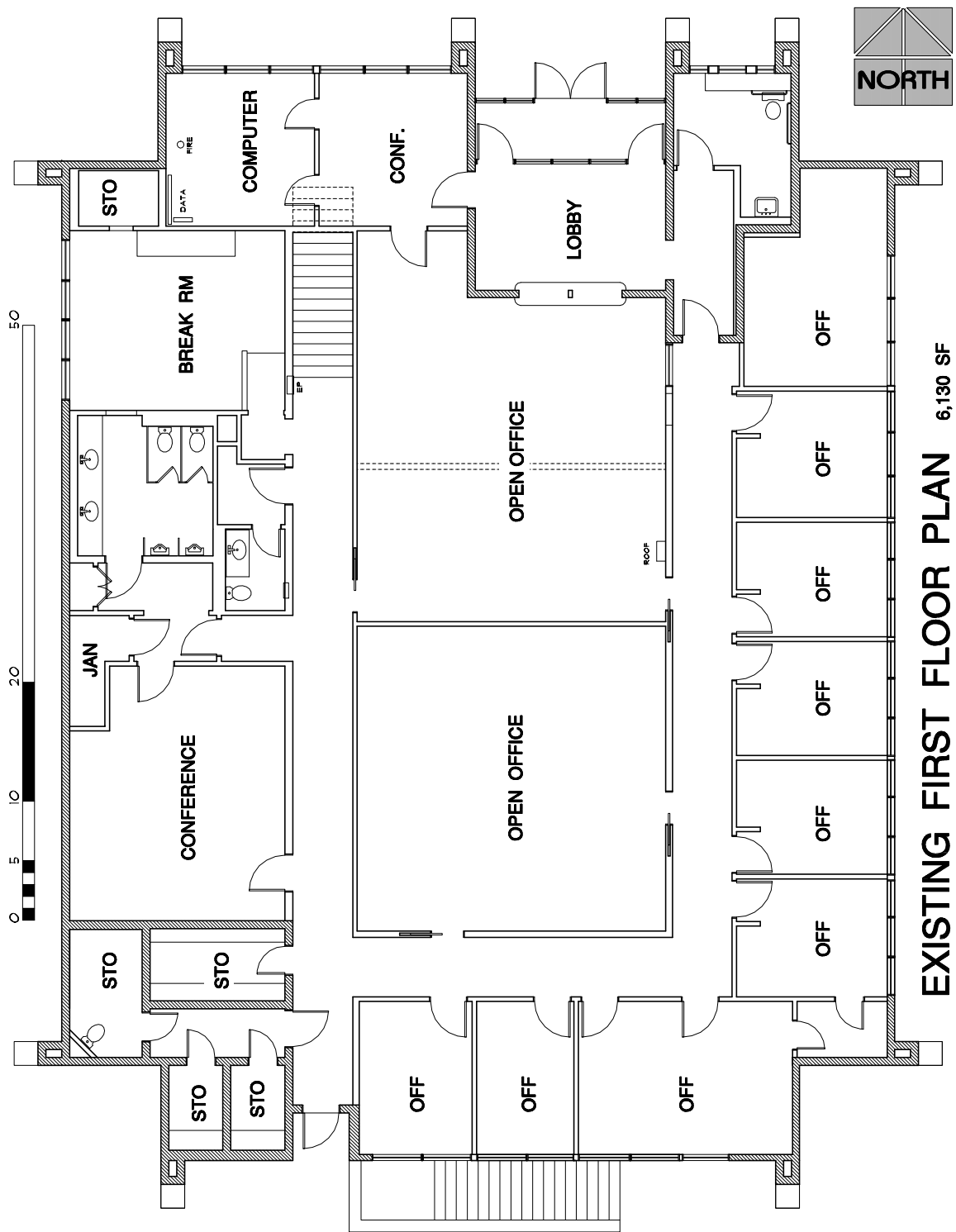
City of Woodland – City Hall Annex Building

This one story + full basement building located at 520 Court Street was originally constructed as a Police Department Building in the early 1970's. Approximate area of the first floor is 6,130 SF and approximate area of the basement is 5,860 SF. After 30 or so years of constant use, the building was vacated by the police department and then occupied by the City of Woodland Department of Community Development. In 2013, the department vacated the building and moved their offices back into the main historic City Hall Building at 300 First Street. At the time of this writing, the building has been vacated for approximately a year and a half.

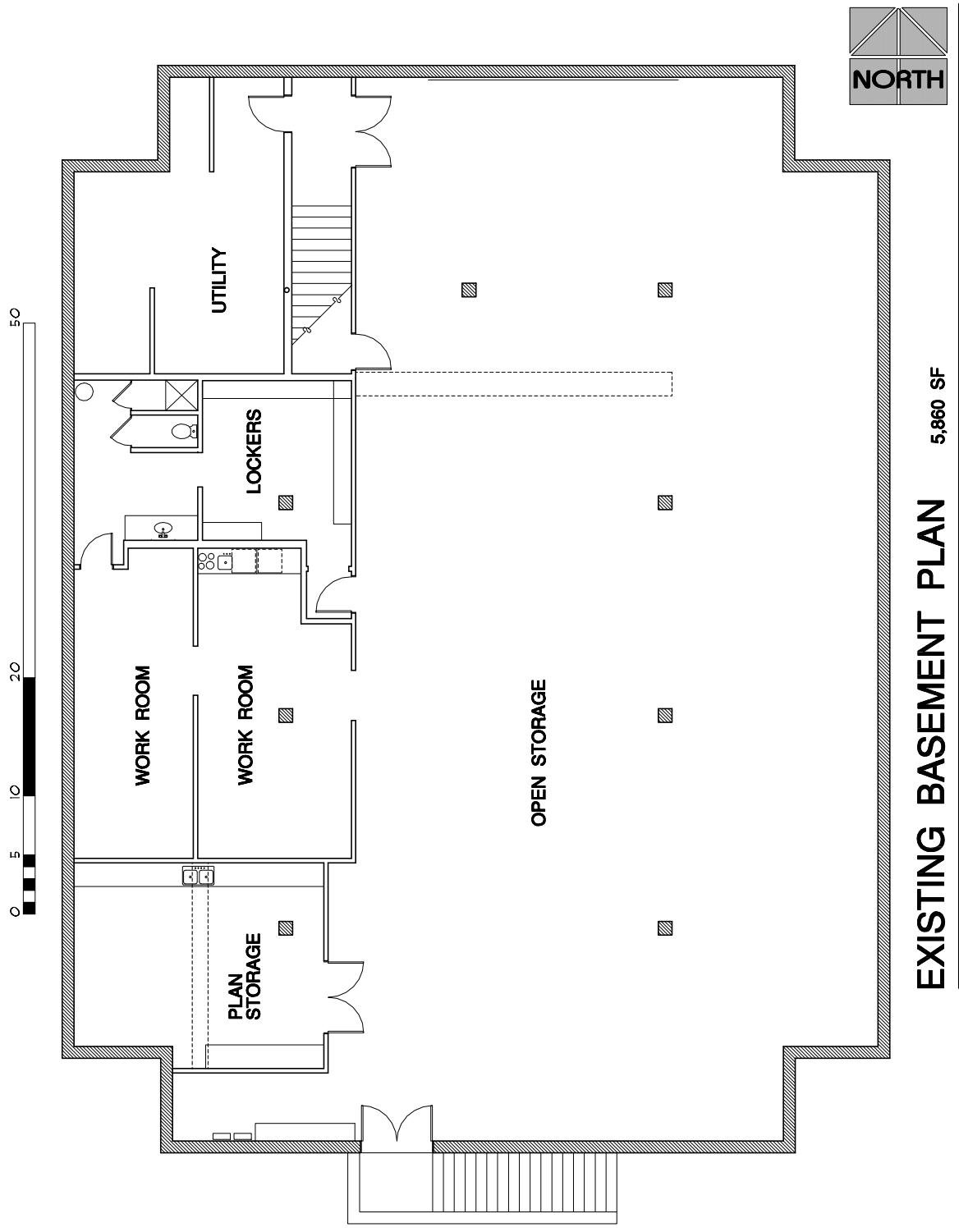
Being designed as an emergency services type of building, it met or exceeded the stricter building codes when it was built. Designed to meet the 1970 Uniform Building Code, there have been a dozen or so code book updates and re-issues since the building was built. Currently the 2013 California Building Code governs construction projects.

The building has had a number of improvements and relatively minor changes since it was built. The Basement had toilet rooms, break room and other miscellaneous improvements while still a police department. Upstairs there was some wall removal and reconfigurations done when occupied by the Department of Community Development.

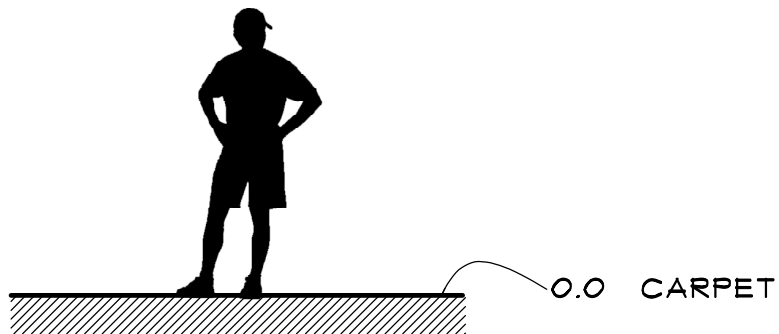
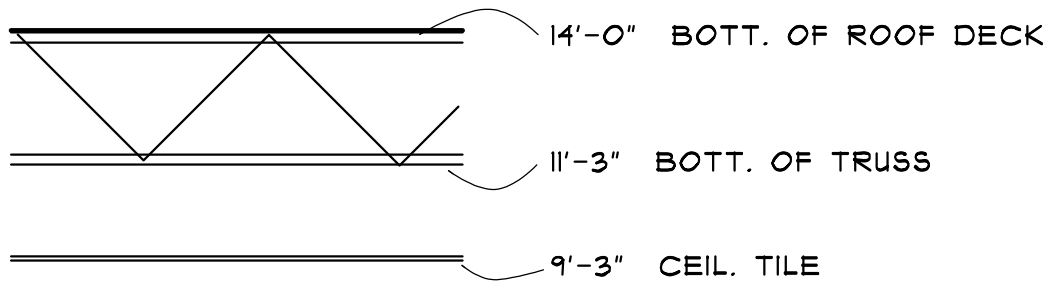




EXISTING FIRST FLOOR PLAN 6,130 SF

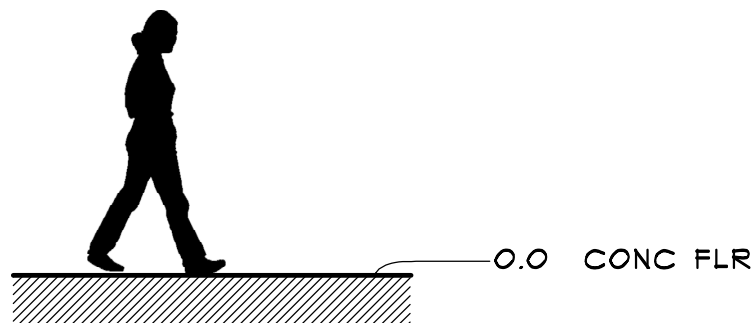
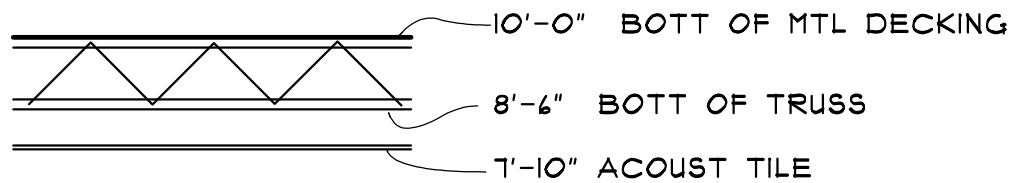


EXISTING BASEMENT PLAN 5,860 SF



1ST FLR SECTION

AT CENTER SECTION



BASEMENT SECTION

Building Analysis

Architectural

The proposed project is to convert the first floor (or portions) of the existing vacated Police building into a practice facility for the Woodland Opera house. Improvements to the basement are not part of the scope of this project except as required for the first floor work. The existing building was constructed in the 1970's and is in generally good condition for the office type use as originally intended. Significant layout changes will be required to best adapt the building to the new use – requiring much larger interior spaces. The building occupancy use also changes from a B type occupancy to an A3 occupancy which is generally more restrictive from a building code perspective.

To convert the office plan to a several large practice rooms, the most economical approach is to eliminate non bearing walls and work around the bearing and shear walls - which is precisely what we have done. The resulting plan includes three large practice rooms (of various sizes) as well as miscellaneous offices and individual practice rooms. ADA compliant toilet rooms and a community room are also included. The community room is located off the main entrance and is intended for flexible use by different community groups and organizations as well as a lobby type area off the practice rooms. Individual practice rooms are intended for the original “cells”.

The largest practice room (Practice Room 1) will have an exposed truss ceiling to maximize ceiling height. It will also have a wood performance type floor with mirrors along two sides. Lighting will be dimmable LED's for uniform lighting, efficiency and flexibility. The other two practice rooms will have suspended ceilings and recessed fluorescent fixtures but will also have variations of dance type floors.

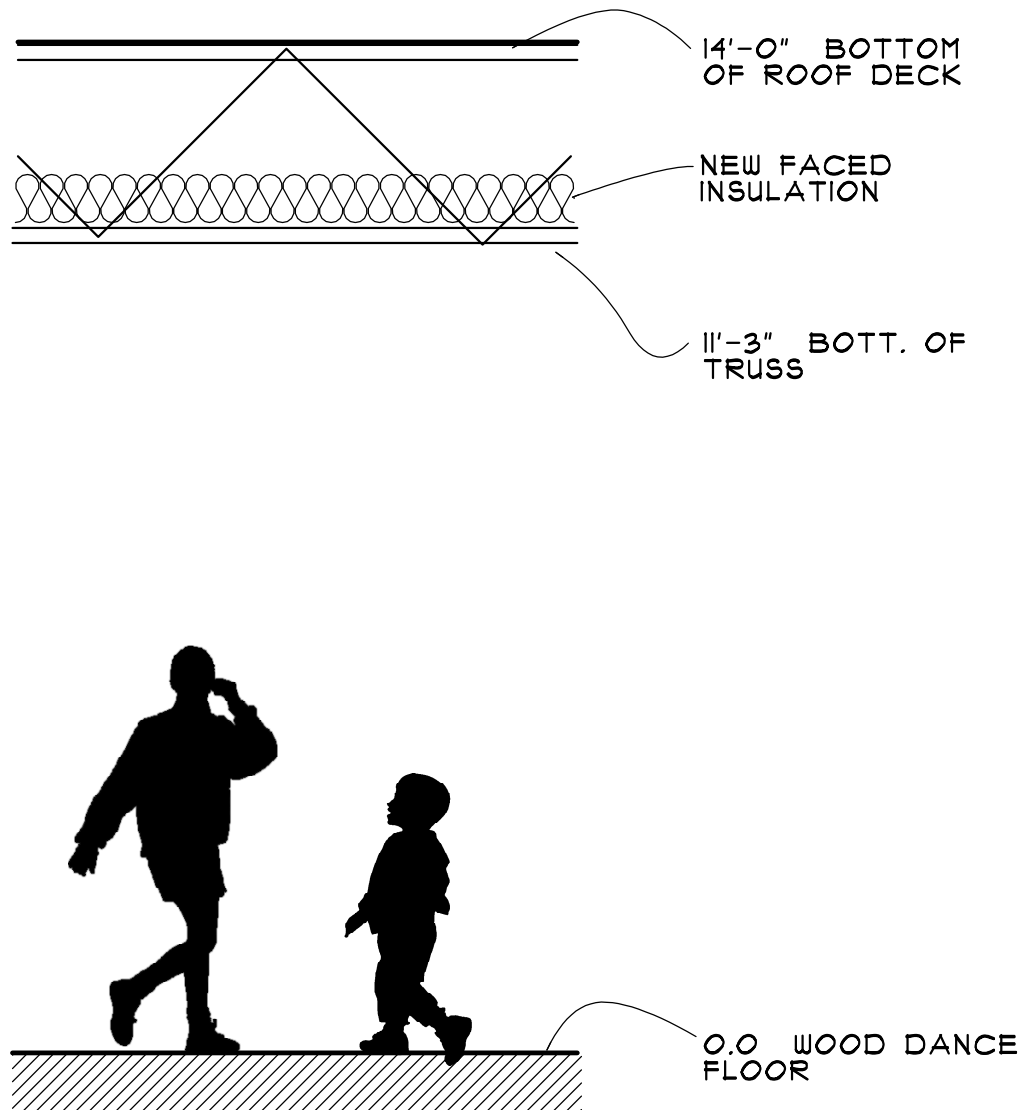
Teacher offices are located off the two larger practice rooms and a large office near the community room. There is a “future” space that could be used for storage or office.

The existing building entrance off of Court street is sloped too steep to meet current ADA standards and will have to be reworked for compliance. This will involve a new ramp/step. It should be noted that the public sidewalk cross slope, all along the building frontage, significantly exceeds the maximum 2% (this repair is not reflected in the budget costs).

The existing roofs need some maintenance and replacement. The roof well, locating the HVAC units has been a source of rain leaks in recent years. We recommend the replacement of the foam roof covering with a single ply roofing material. Portions of the concrete tile roof need attention and will need to be carefully removed to repair the underlayments and then reinstalled.

Minimal improvements to the exterior of the building are contemplated aside from painting, signage and entrance lighting.

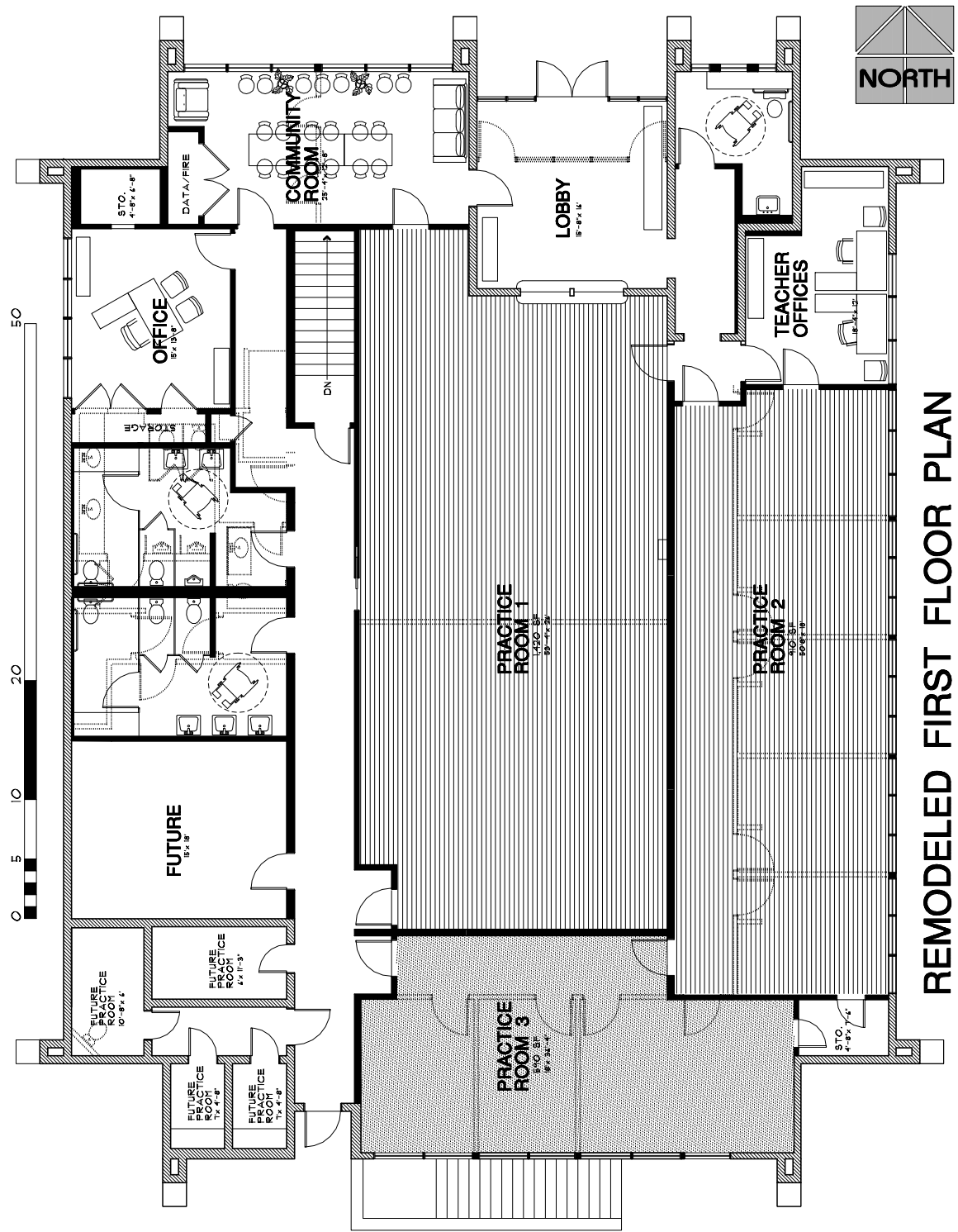




1ST FLOOR SECTION

- NEW

AT CENTER SECTION



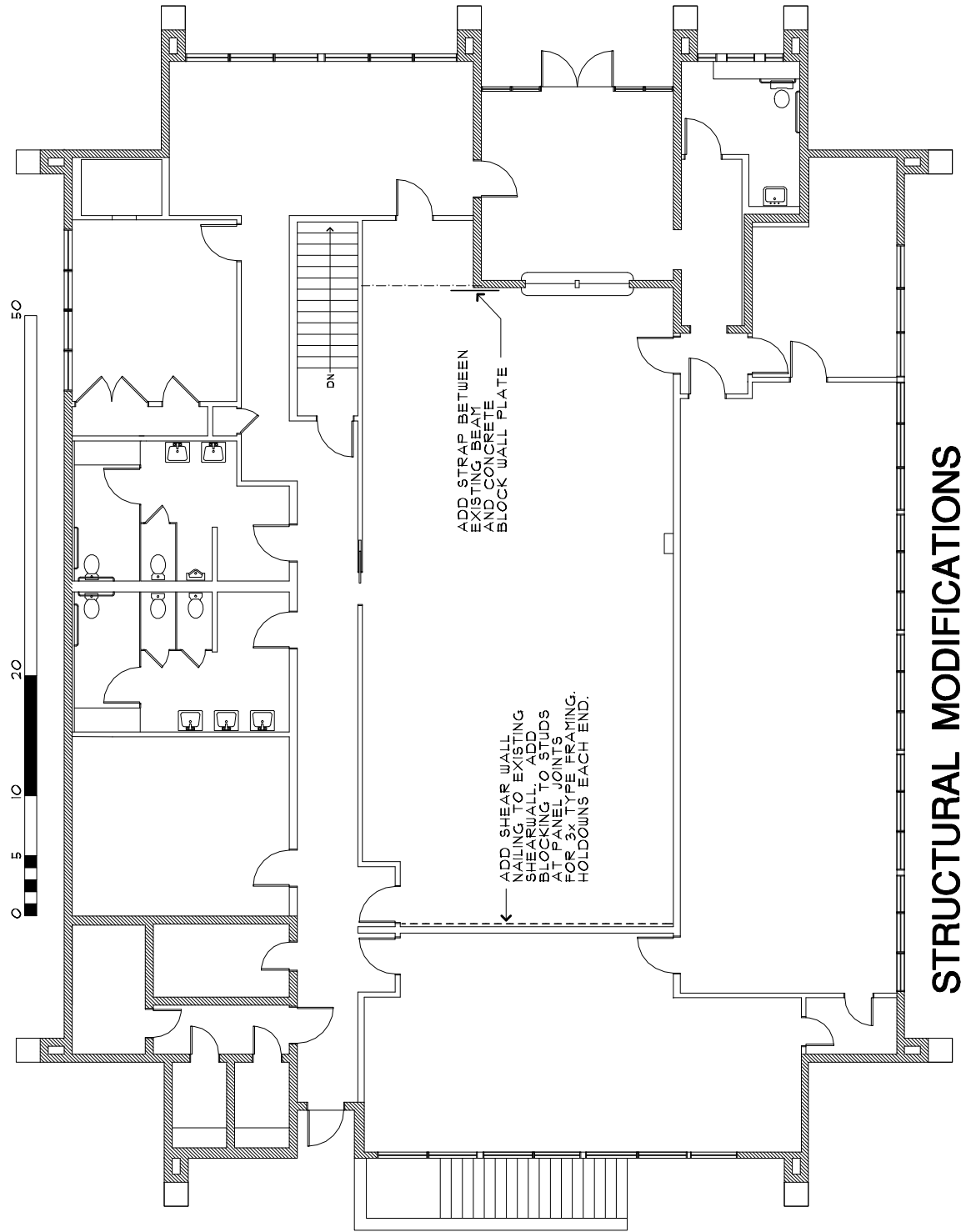
REMODELED FIRST FLOOR PLAN

Structural

The existing building structure consists of a basement with concrete walls and columns supporting a 12" thick concrete floor on a steel deck on trus joists supported by steel beams. The first floor exterior walls are 8" concrete masonry units with 2x6 wood stud walls supporting the center Mechanical well. The roof framing is composed of trus joists. Laterally, the forces are taken up through the concrete masonry walls down to the concrete basement walls with the exception of the box of interior 2x6 plywood sheared walls supporting the roof well and one other intermediate 2x6 plywood sheared wall (now removed) located near the center of the roof well (running east/west).

This system is in good condition and the only expected work has to do with the shear wall that was removed. A quick check on the lateral force system indicates that this shear wall, when viewed using current lateral values for buildings with an importance factor of 1 (rather than the enhanced value required for a police building use), would still be required. Since it is important for the proposed use to have a large open practice room, which this wall would bisect, we looked at mitigating measures to compensate for its omission.

Mitigating measures are relatively minor in scope and would include additional plywood nailing for the southernmost well shearwall as well as added blocking to achieve the 3x width requirement for this type of shear wall. A strap would also be added to the existing 6x14 roof beam to the existing block wall at the north end of the roof well.



STRUCTURAL MODIFICATIONS

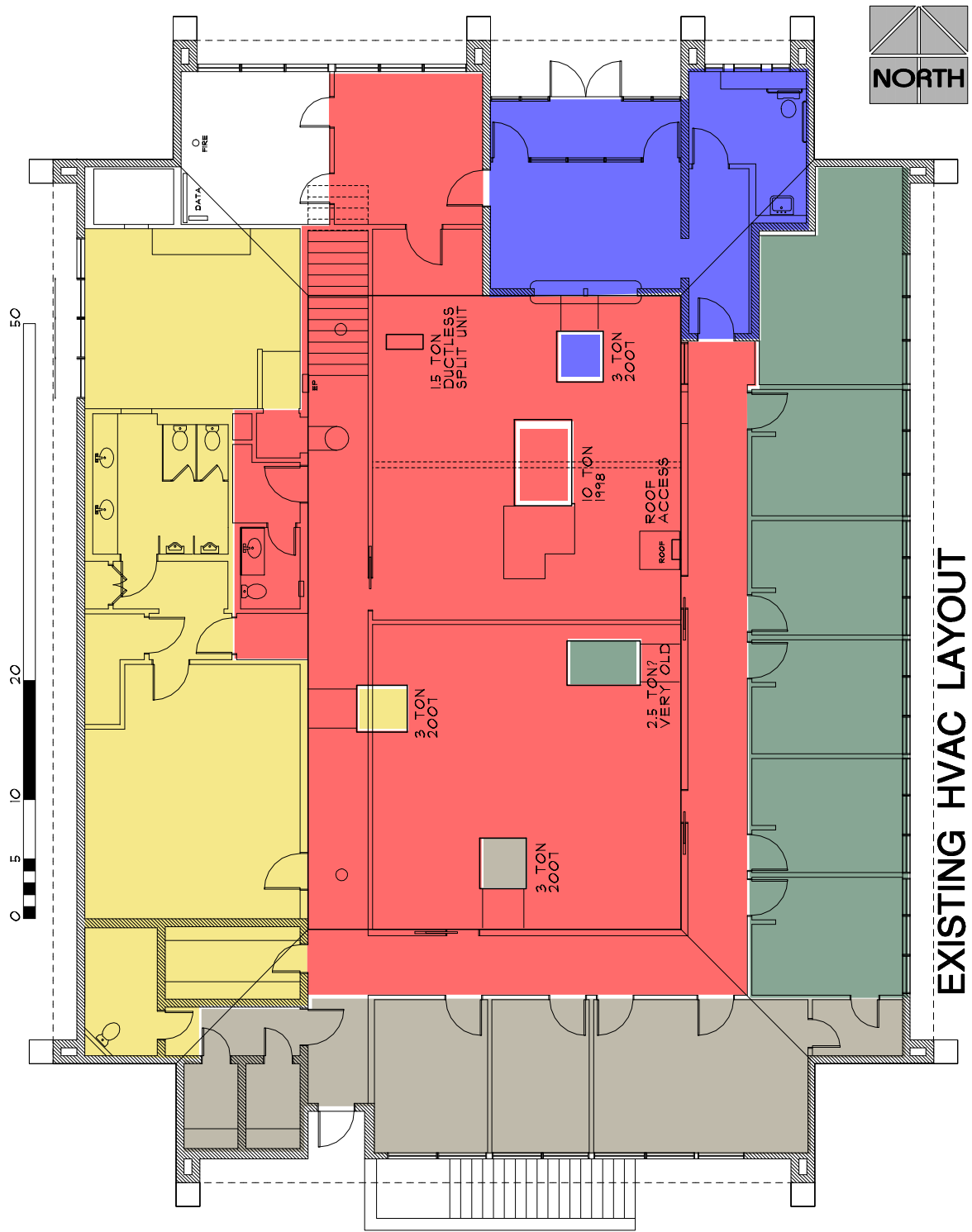
Mechanical

The general layout of the HVAC system included 5 mechanical units all located in the roof well. 4 of these units serve the 4 orientations of the building and are generally in the 3 ton cooling range. The fifth unit serves the large center section of the building and is around 10 cooling tons. Note that these units were sized for an office type use as opposed to the proposed use of practice rooms. The units are likely undersized in both capacity and outside air for the proposed use. All the units appear to have been replaced at least once since the building was replaced. Some are as recent as 2007 while others are much older (1998 and beyond). The Mechanical Engineer comments:

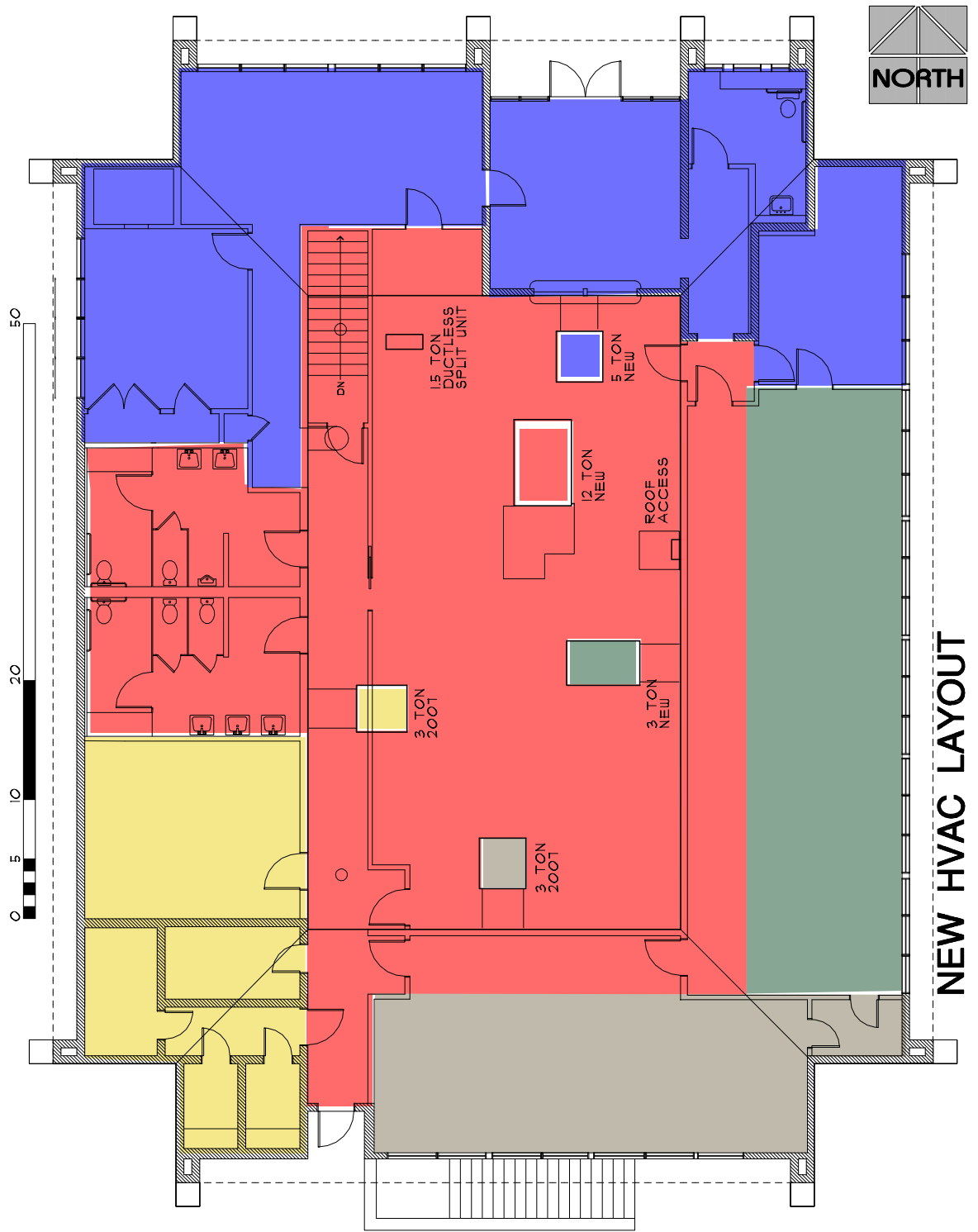
“I recommend replacing the 10 ton unit (built in 1997) and the Payne unit. Though I’m not sure of the date the Payne unit was manufactured, it was certainly made well over 16 years ago, which is the standard we usually use when making repair or replacement decisions.”

Ducting is above the suspended ceiling and radiates out from the roof well. As the units are increased in size, the ducting will also need to be increased in size. In particular, the new large practice room, where the suspended ceiling is being removed, is proposed to have perimeter exposed ducting while the other areas will have concealed ducting above the ceiling.

To keep monthly utility costs to a minimum, it is proposed to zone the areas addressing the most commonly used rooms on separate systems from other lesser used areas. Some of the units will need to be replaced due to age while other units will be swapped out due to capacity limitations.



EXISTING HVAC LAYOUT



Plumbing

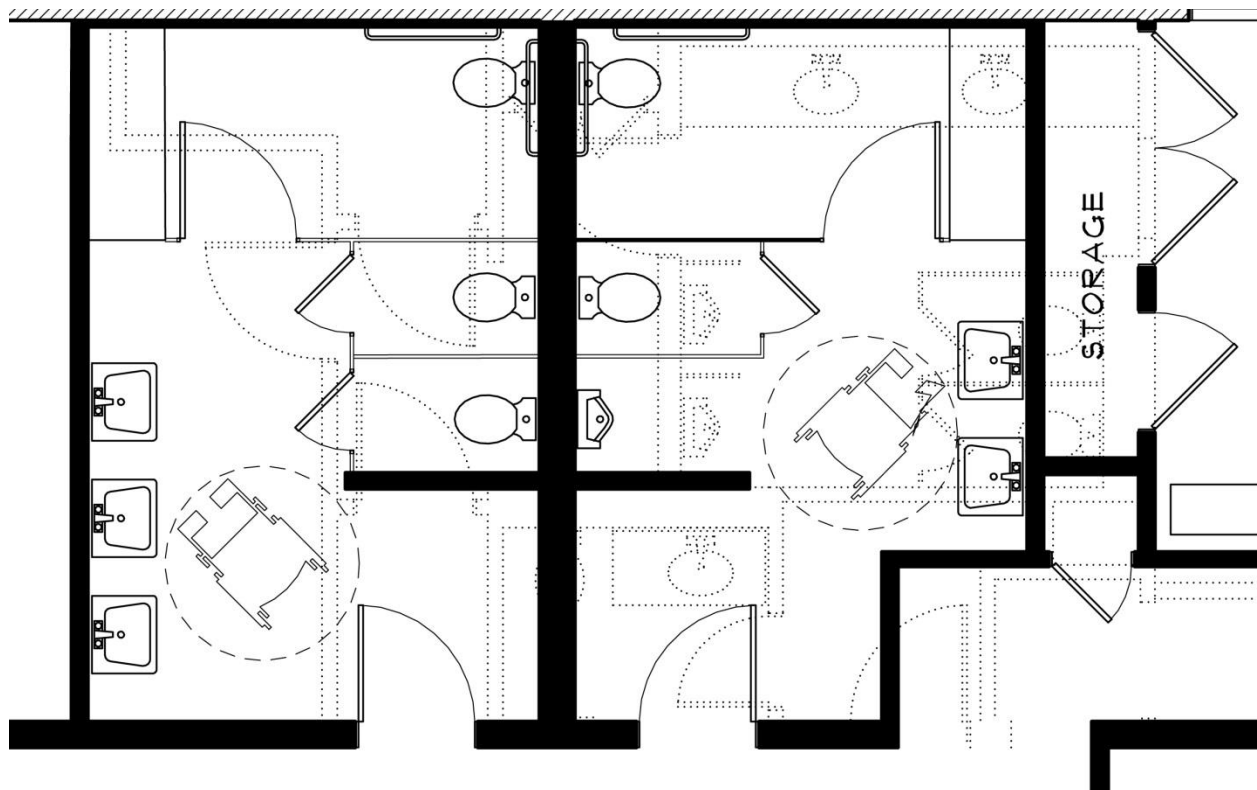
The plumbing systems have a rather unusual feature of a sewage ejector system located in the basement. This system appears to serve the entire building and not just the basement.

Mechanicals Engineers Comments -

“The sewage ejector pumps appear to be code compliant and in good shape. I saw no obvious reason why they can’t be used as-is when the new tenant moves into the building. I recommend that a plumbing contractor is hired to re-commission this system, however, as despite the system’s simplicity, there may well be details to the start-up that would be overlooked by the average person. You wouldn’t want to start the pumps when a valve is closed, for example. “

The building is fire sprinkled and minor layout changes are expected.

Regarding the proposed alterations to the plumbing system, it is primarily limited to the new toilet rooms located in the same area as the existing toilet rooms. With the exception of the extraordinarily thick concrete slab, the changes should be fairly straight forward, although extensive.



Electrical

The existing electrical system should be adequate to supply the power requirements of the proposed use. The Electrical Engineer comments:

“ Electrical Distribution Analysis. The existing PG&E electrical service is a 208/120V, 3phase, 4 wire service that feeds an existing 600A Switchboard with a 600A main circuit breaker. The main swbd feeds AC units and 3 branch panels A, B & C. Per the attached NEC/CEC Service Entrance load calculations based on sq-ft of entire building, the existing 600 Amp service is adequate to support the new occupancy. (Please see the attached load calcs and estimated load of 149 kva and 414 amps at 208v, 3phase. The electrical distribution gear appears to be from the original construction, but is in good shape and is not required to be replaced. It is unknown if the existing generator is operational, but it is not required for the proposed occupancy. It is not recommended to keep the generator operation due to the maintenance cost and AQMD permits required.

Lighting Analysis. The existing interior lighting is mainly fluorescent fixtures with T8, 32 watt lamps. Fluorescent fixtures have 2, 3 & 4 lamp configurations and are dual level switched using toggle switches for on-off control of alternate fixtures or alternate lamps. Some rooms have been updated with wall mounted motion switches. The existing fluorescent fixtures may remain or relocated to meet Title 24 requirements. Title 24 compliance will require all lgt fixtures to be switched with automatic on-off control and can be accomplished with wall mounted motion switches in smaller enclosed offices and ceiling mtd motion sensors in larger rooms. A CPU based lighting controller may also be used for auto shutoff and auto on during occupied hours, and low-voltage override switches can be placed at main entrance. Exterior lighting is soffit mounted cans around the bldg. perimeter and at entry way. All exterior exit doors require upgrades to include battery backed fixtures at exterior side of egress exit doors. The remaining exterior lighting may remain as is. It is recommended to provide new light fixtures with battery backup at main entrance.

Receptacle and Voice/Data port Analysis. There are ample power receptacles and voice/data ports from the previous occupancy and existing receptacles shall remain and new receptacles shall be provided if requested by tenant. The existing voice/data ports should remain in place and the existing CAT5 cables that extend to basement patch panels should remain even if not used by new tenant.

Mechanical Equipment Power Analysis. The existing HVAC units and water heaters may be upgraded or remain as is and will be determined by the mechanical engineer. There is ample power capacity and breaker spaces to upgrade or add additional mechanical equipment. “

OCCUPANCY = Business LOAD ESTIMATE EXISTING POLICE DEPT. NAME: First Floor = 6050 sq-ft, Basement = 5950 sq-ft LINE TO LINE VOLTAGE: 208				
LOAD NO.	DESCRIPTION (LABEL)	Area sq-ft	VA per sq-ft	Total KVA
1	LIGHTING LOAD	12000	1.0	12.0
2	RECEPTACLE LOAD	12000	2.0	24.0
3	HVAC LOAD	12000	8.0	96.0
4	Miscellaneous	12000	1.0	12.0
5	Exterior lighting			5.0
6				
7				0.0
8				0.0
TOTAL LOAD				149.0
DEMAND FACTOR				1.0
TOTAL EMD (KVA)				149.0
TOTAL EMD AMPS				414

Scope of Work – Phases

Note that cost figures include estimates of construction costs, permit fees, and Architect/Engineer fees.

Phase 1: Minimum Configuration \$ 380,000

Minimum General Building Improvements: \$ 180,000

- Redo front entry approach to meet ADA standards. Remove existing concrete slabs, reslope base for landing requirements, place new finished concrete.
- Replace existing roofing at roof well – remove existing roofing down to roof decking, strip from well walls. New single ply roofing, reset drains and flash to HVAC units.
- Repair damaged areas of tile roofing. Carefully remove existing concrete tile courses, replace/repair roofing felts and reinstall. Replace damaged tile to match existing.
- Remove existing large toilet rooms and replace with new ADA configuration. Move walls, move plumbing, new 12" concrete penetrations, new partitions, new plumbing fixtures and partitions, new flooring, new paint, new hardlid ceiling, new lights, new doors.
- Paint exterior of building, new entrance lighting and new signage.

Reconfigure North Wing: \$ 70,000

- Remove raised floor, rail and short wall and kitchenette/cabs in north/west corner break room. Remove existing non bearing wall (A) at old computer room.
- Add closet walls and doors enclosing data entry boards and fire riser at west end of new community room.
- New carpet over existing vinyl tile at new community room and offices at north/east and north/west corners. New demising walls in same areas.
- Remove existing interior storefront glass wall and doors at main entrance – patch.
- Reuse existing lobby and single occupancy toilet room.
- Redo suspended ceiling throughout where damaged or altered by new work.
- Redo lighting as necessary for new configurations.
- Replace existing HVAC unit with new larger unit and new ductwork serving entire area. New paint.
- New furnishings for offices and community room.
- Mitigating structural alterations to the existing shear wall system under the roof well.
- Asbestos mitigation measures.

Configure Practice Room 1: \$ 130,000

- New floating wood dance floor over existing vinyl tile flooring (remove carpet leaving vinyl tile). Install new base board.
- Remove existing suspended ceiling exposing existing trusjoists. Remove /relocate any existing ductwork that is below trusses.

- Remove existing nonbearing walls to enlarge space. Close 2 existing pocket doors in east wall.
- Remove existing wall at south/west corner and add new exit wall recess and door in south west corner.
- New HVAC system replacing existing 10 ton system with new exposed ductwork running below existing trusses.
- New LED lighting dimmable recessed cans and switching.
- New faced insulation at bottom of trusses.
- New 8' high mirrors along south and east walls.
- New paint.

Phase 2: Practice Room 3 \$ 60,000

- Remove existing office demising walls (A) and doors. Remove existing carpet.
- Remove existing suspended ceiling and lighting.
- Reuse HVAC units and rework ducting as necessary.
- New suspended ceiling and lights at practice room 3 and future use room. Hard lids at small practice rooms.
- New dance flooring – portable dance flooring secured in place (remove carpet leaving vinyl tile and patch).
- Patch walls, paint.
- Asbestos mitigation measures.

Phase 3: Practice Room 2 \$ 90,000

- Remove existing office demising walls (A) and doors. Remove existing carpet.
- Remove existing suspended ceiling and lighting.
- New HVAC unit and ducting.
- New suspended ceiling and lights.
- New dance flooring – floating wood dance floor over existing vinyl tile flooring (remove carpet leaving vinyl tile and patch).
- Patch walls, paint.
- Asbestos mitigation measures.

Construction Cost Estimate:

Note that cost figures include estimates of construction costs, permit fees, and Architect/Engineer fees.

Phase 1: Minimum Configuration

Estimated construction cost - \$ 380,000

Phase 2: Minimum Configuration

Estimated construction cost - \$ 60,000

Phase 3: Minimum Configuration

Estimated construction cost - \$ 90,000

Total Project Estimated Construction Cost

Estimated construction cost - \$ 530,000

November 10, 2014

Via Email

Mr. Ken Hiatt
Community Development Director
City of Woodland
300 First Street,
Woodland, CA 95695

Woodland Opera House Education Program Background Information

The Woodland Opera House began preparing our Education Program for growth during the planning stages of the State Theater renovation project. With the promise of two dance classroom spaces and a flexible space theatre we developed a thriving youth theatre and dance program. In order to accommodate that growth we converted a portion of our set building shop and set storage space to a second dance classroom. This solution was designed to be temporary.

Both classrooms at our studio/shop are currently at capacity with dance and musical theatre classes Monday through Friday during the after-school hours from 4 p.m. to 7 p.m. and on Saturday mornings from 10 a.m. to noon. We currently have waiting lists for many classes. We also hold acting classes and workshops at the theatre during the after-school hours.

Additionally, we utilize the dance studio/shop classrooms for production rehearsals from 7 p.m. to 10 p.m. Sunday through Thursday. We are in rehearsal with two main stage shows and one youth production simultaneously year-round, rehearsing one show at the theatre and two shows at the dance studio.

We have over 250 students currently enrolled in Acting, Introduction to Shakespeare, Musical Theatre, Ballet, Jazz, Tap, and Hip Hop classes. We also have three youth theatre productions with casts of over 20 youth in each. In the summer we serve over 80 children in a youth summer theatre performance camp. We also teach after-school programs to 80 students on the Gibson and Beamer school campuses.

Each year we hear from parents that they would like to see more performance opportunities for their young children. These children are not yet ready to audition for main stage productions, but would benefit from workshop performances. We currently do not have space to rehearse such shows.

The Education Program and Youth Theatre income is a vital part of the Opera House annual budget.

Benefits of the City Hall Annex for the Woodland Opera House Education Program

- Three dance classroom spaces
 - With three spaces we can continue offering classes to our current 250 students.
 - We will be able to offer NEW classes to include:
 - Adult Barre Exercise – Approximate enrollment - 15
 - Adult Tap and Jazz for Theatre- Approximate enrollment – 15
 - Adult Musical Theatre – Approximate enrollment - 15
 - Preschool Musical Theatre – Approximate enrollment – 50

- Mini-Musical Performance Workshops- Approximate enrollment – 80
 - Rising Stars Production Workshops – Approximate enrollment - 40
 - Additional summer camp workshop –Approximate enrollment -60
- Future music classroom space
 - Add youth choir and small group/private instruction – Approximate attendance – 30
- The large dance classroom can be used as a workshop performance venue for Mini- Musicals and Rising Stars youth performance workshops and open house showcases for class performances.
 - This will open up the Historic Opera House for other uses such as concerts and community events on a more regular basis.
- Moving our acting classes from the theatre to the classrooms in the Annex will allow us to use the stage for rehearsals and to increase the opportunity for youth workshop productions.
- Community room for meetings and events.
- Storage in basement to ease our props storage issue.
- The City Hall Annex location is ideal to keep our students and their parents in the downtown area. Other possible classroom relocation was located in the industrial area near Kentucky Avenue.
- Proximity to the library presents the opportunity for collaborative programming between the Opera House Education Program and the Library.
- Safe location for students and parents.
- Safe well lit parking.
- Bus stop near location.
- Office space for our Director of Dance and Education Program Coordinator eliminates the need to use the historic box office at the Opera House. The historic box office is part of our Historic State Park tour. It has been used as an office for 12 years due to lack of space.

Use of the City Hall Annex for City Programs

- Dance classroom hours of operation by the Opera House Education Program: Monday through Friday from 3 p.m. – 10 p.m., Saturdays from 9 a.m. – 3 p.m. and Sundays from 3 p.m. – 10 p.m.
 - City and Opera House can coordinate use by City during non-operation hours.

Respectfully submitted,

Angela Baltezore
 Executive Director
 Woodland Opera House
 530-666-9617
abaltezore@gmail.com

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND AUTHORIZING THE CITY MANAGER TO ENTER
INTO AN AGREEMENT WITH WOODLAND OPERA HOUSE, INC.
FOR THE RENOVATION AND LEASE OF THE CITY HALL ANNEX
LOCATED AT 520 COURT STREET.**

WHEREAS, the City of Woodland (“City”) is the owner of certain property located at 520 Court Street in the City of Woodland, County of Yolo, State of California (the “Property”), which Property is known as the City Hall Annex; and

WHEREAS, the City wishes to lease the Property to Woodland Opera House, Inc. (“WOH”), a California limited liability company, and WOH wishes to lease the Property; and

WHEREAS, the building has been unoccupied since 2012 and the City does not currently need the first floor of the building to provide city services at this time; and

WHEREAS, the development of the Project will allow the Property to be better utilized in a manner that benefits and serves the needs of the community; and

WHEREAS, and the renovation and reuse of the Property by the WOH for dance and theater educational programming is consistent with the City’s Downtown Specific Plan.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND
DOES HEREBY RESOLVE AND FIND AS FOLLOWS:**

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. Approval of Disposition and Development Agreement. The City Council hereby authorizes the City Manager to enter into and if necessary make minor modifications, after consultation with the City Attorney, a lease agreement with the Woodland Opera House, Inc. for the renovation and reuse of the City Hall Annex (520 Court Street) consistent with the terms outlined in the December 2, 2014 City Council staff report approving this Resolution.

Section 3. Appropriation of Measure E Funds. The City Council hereby authorizes the appropriation of up to \$425,000 in Measure E funding for the renovation of the City Hall Annex in conjunction with the lease agreement with the Woodland Opera House, Inc..

[Continued on next page]

APPROVED AND ADOPTED THIS 2nd day of December, 2014.

Tom Stallard, Mayor
City of Woodland

ATTEST:

Ana Gonzalez, City Clerk
City of Woodland