

City of Woodland

300 First Street
Woodland, CA 95695

Meeting Agenda

City Council

Tuesday, March 1, 2016

6:00 PM

Council Chambers

CITY COUNCIL CLOSED SESSION AGENDA 5:00PM

A. CALL TO ORDER

B. CLOSED SESSION

B.1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Initiation of litigation pursuant to Government Code section
54956.9(d)(4): 1 case

B.2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS,

Pursuant to Section 54956.8

PROPERTY: Approximately 4.7 acres of land located at 1585 East
Gibson Road, Woodland, CA 95776, known generally as the
District's former Willow Spring School site

AGENCY NEGOTIATOR: City Manager, Community Development
Director and City Attorney

NEGOTIATING PARTIES: Woodland Joint Unified School District
(WJUSD)

UNDER NEGOTIATIONS: Price and Terms of Payment

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY

MARCH 1, 2016

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.

[16-392](#)

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

[16-378](#)

SUBJECT: Planning Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the minutes of the following Planning Commission meetings of October 1, 2015, October 15, 2015, Special Meeting of October 26, 2015, November 5, 2015, November 19, 2015, January 7, 2016, January 21, 2016 and February 4, 2016.

Attachments: [A - October 1, 2015 Meeting Minutes](#)

[B - October 15, 2015 Meeting Minutes](#)

[C - October 26, 2015 Special Meeting Minutes](#)

[D - November 5, 2015 Meeting Minutes](#)

[E - November 19, 2015 Meeting Minutes](#)

[F - January 7, 2016 Meeting Minutes](#)

[G - January 21, 2016 Meeting Minutes](#)

[H - February 4, 2016 Meeting Minutes](#)

[16-380](#)

SUBJECT: Commission on Aging Meeting Minutes for January 21, 2016

Recommendation for Action: Staff recommends that the City Council receive the January 21, 2016 Commission on Aging Minutes that were approved on February 18, 2016.

Attachments: [12116 Minutes](#)

[16-381](#)

SUBJECT: Parks & Recreation Commission Meeting Minutes for January 25, 2016

Recommendation for Action: Staff recommends that the City Council

receive the January 25, 2016 Parks & Recreation Commission Minutes that were approved on February 22, 2016.

Attachments: [12516 PRC Minutes](#)

G. MINUTES

1. [16-393](#) 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/Successor Agency meeting of February 2, 2016 and the Joint Regular City Council/Woodland Finance Authority February 16, 2016.

Attachments: [02-02-16 DRAFT MINUTES FOR APPROVAL](#)

[02-16-16 DRAFT MINUTES FOR APPROVAL](#)

H. PRESENTATIONS

2. [16-348](#) SUBJECT: Proclaim March 19, 2016 as Arbor Day

Recommendation for Action: Staff recommends that the City Council approve a Proclamation declaring March 19th, 2016 as Arbor Day in the City of Woodland.

Attachments: [Proc 2016](#)

[Arbor Day 2016 Spanish](#)

[Arbor Day 2016](#)

3. [16-394](#) SUBJECT: Organizational Assessment of the Public Works Department - Receive Presentation from Management Partners, Inc.

Recommendation for Action: Staff recommends that the City Council receive a presentation from Management Partners, Inc. on their recently-concluded organizational review of the Public Works Department.

I. CONSENT CALENDAR

4. [16-357](#) SUBJECT: Treasurer's Investment Report Quarter Ending December 31, 2015

Recommendation for Action: Staff recommends that City Council accept the quarterly Treasurer's Investment Report for the quarter ended December 31, 2015.

Attachments: [Woodland InvPlan ExSum](#)

[Q2 FY 2016 03.01.2016](#)

5. [16-365](#) SUBJECT: National Mayor's Challenge for Water Conservation

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, supporting participation in the 5th National Mayor's Challenge for Water Conservation.

Attachments: [Mayor's Water Challenge Resolution](#)

6. [16-368](#)

SUBJECT: Final Acceptance and Notice of Completion for Annual Water and Sewer Repair and Replacement Project, CIP 15-19

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, accepting the Annual Water and Sewer Repair and Replacement Project, CIP 15-19, construction contract as complete and authorize the City Clerk to file a Notice of Completion.

Attachments: [A - Resolution](#)

7. [16-372](#)

SUBJECT: 2015/2016 ADA Improvement Project, CIP 16-07; Approve Plans and Specifications, Authorize Bid Advertisement

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the project plans and specifications for the 2015/2016 ADA Improvement Project, CIP 16-07, and authorizing bid advertisement.

Attachments: [A - Resolution](#)

[B - Project Location Drawing](#)

8. [16-388](#)

SUBJECT: Second Reading and Adoption of Ordinance No. 1597 approving Medical Marijuana Cultivation Ordinance Amendments

Recommendation for Action: Staff recommends that the City Council adopt Ordinance No. 1597, approving the proposed amendments to Article 21.5 of Chapter 25 of the Municipal Code to prohibit commercial cultivation and provide additional definitions regarding medical marijuana to the Zoning Code. (Attachment A).

Attachments: [A - Ord. No. 1597 Amended Ord. Concerning Cultivation of Medical Marijuana](#)

J. PUBLIC HEARINGS

9. [16-379](#)

SUBJECT: 180 West Beamer Street Apartments Project (PLNG13-00079) - Request to Amend the General Plan and Zoning Ordinance to Allow the Construction of an 80-unit Apartment Project on 4.49 acres at 180 West Beamer Street, the site of the Former Yolo General Hospital/Peterson Clinic

Recommendation for Action: Staff recommends that the City Council:

- 1) Conduct a public hearing; and
- 2) Adopt Resolution No. _____, approving the CEQA Mitigated Negative Declaration as the appropriate level of environmental review in accordance with the California Environmental Quality Act (Attachment

- 1); and
3) Adopt Resolution No. _____, amending the City General Plan land use diagram for the 180 West Beamer Street Apartments Project (Attachment 2); and
4) Introduce and Waive First Reading of an Ordinance amending the Zoning Code Zoning Map for the 180 West Beamer Street Apartments Project (Attachment 3).

Attachments: [1 - CC Resolution Adopting CEQA Mitigated Neg Dec](#)
[2 - CC Resolution Amending the GP](#)
[3 - CC Ordinance Amending the Zoning](#)
[4 – Project Application and Justification Statement](#)
[5 – Site Plan](#)
[6 - Building Elevations](#)
[7 - Landscape Plans](#)
[8 - Planning Commission Staff Report Cover](#)

10. [16-391](#) SUBJECT: Park Spring Lake Infrastructure Fee Update and Urgency Resolution Extension

Recommendation for Action: Staff recommends that the City Council (1) hold a public hearing; and (2) adopt Resolution No. _____, to increase the Parks and Administrative components of the Spring Lake Infrastructure Fees; and (3) adopt Resolution No. _____, to extend the interim Spring Lake Infrastructure Fee increase for an additional thirty days.

Attachments: [Resolution - Park SLIF Update](#)
[Reso Extending Urgency Update Parks SLIF](#)
[2016 SLIF Update-Parks](#)

K. REPORTS OF THE CITY MANAGER

11. [16-395](#) SUBJECT: Update on the Surface Water Project and Preparations for Transitioning the City's Water Supply

Recommendation for Action: Staff recommends that the City Council receive a staff presentation on the Surface Water Project and preparations for transitioning our community water supply from groundwater to surface water...

12. [16-358](#) SUBJECT: Approve Contract Amendment with BSK Associates for Supplemental Water Quality Testing Services for Testing Services for Conversion to Treated Surface Water

Recommendation for Action: Staff requests that the City Council: (1) authorize the City Manager to execute Amendment #2 to the agreement with BSK Associates for the Surface Water Project, CIP #08-07, for an

additional amount of \$85,500.

Attachments: [A - Resolution for BSK Contract Amendment](#)

[B - BSK Proposal](#)

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 March 1, 2016 was posted on February 26, 2016 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

Ana B. Gonzalez, City Clerk

Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such request must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st. Persons needing disability-related modifications or accommodations in order to participate in public meetings, including persons requiring auxiliary aids or services, may request such modifications or accommodations by calling the Office of the City Clerk (530-661-5806) at least 48 hours prior to the meeting.



City of Woodland

300 First Street
Woodland, CA 95695

Legislation Text

File #: 16-392, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 1, 2016

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

A handwritten signature in black ink, appearing to read "Paul Navazio".

Paul Navazio, City Manager

Attachment

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

MARCH 15TH

REGULAR MEETING

Presentations

Sac-Yolo Mosquito and Vector Control – Gary Goodman

Consent Calendar

PW Quarterly Status Report

Award Construction Contract for 2016 Road Maintenance Project, CIP #16-01

ASR Wells #29 and #30, Well Equipping and Building, CIP #15-02

Final Acceptance and NOC for WPFC Mechanical Bandscreen Replacement (WPFC Phase 2), CIP# 15-18

Final Acceptance and NOC for Soil Treatment of WPFC Ponds (WPFC Phase 3), CIP #10-11

Final Acceptance and NOC for Subdivision No. 4818 (Heritage Park Phase 2)

Public Hearing

Downtown Hotel CUP/DDA

Regular Calendar

FY 2016/17 Budget Workshop

Measure E Renewal – continued discussion

APRIL 5TH

REGULAR MEETING

Minutes

City Council Minutes of March 1st and March 15th

Consent Calendar

Award Construction Contract for 2015/16 ADA Improvement Project, CIP #16-07

Regular Calendar

Digital Highway Signs

FUTURE AGENDA ITEMS – DATE TO BE DETERMINED:

JPA Housing Agreement

Bail Bonds Downtown Specific Plan Amendment / CUP

Update/Revision of Development Impact Fees

Zoning Ordinance Update – Medical Clinics (Referral)

Beamer/CR 102 Property – ENA

Approve Urban Flood Risk Referral (UFRR) Agreement with DWR

Computer Club – 25 Year Anniversary – June 7th

FUTURE STUDY SESSIONS (TBD):

Lower Cache Creek Flood Control Feasibility Study

General Plan Update -

Affordable Housing

Economic Development

Public Safety



Legislation Text

File #: 16-378, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 1, 2016

SUBJECT: Planning Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the minutes of the following Planning Commission meetings of October 1, 2015, October 15, 2015, Special Meeting of October 26, 2015, November 5, 2015, November 19, 2015, January 7, 2016, January 21, 2016 and February 4, 2016.

Staff Contact

Debbie Flemmer, Administrative Clerk, Community Development Department

A handwritten signature in cursive script, appearing to read "Paul Navazio".

Paul Navazio, City Manager

ATTACHMENTS:

- Attachment A - October 1, 2015 Meeting Minutes
- Attachment B - October 15, 2015 Meeting Minutes
- Attachment C - October 26, 2016 Special Meeting Minutes
- Attachment D - November 5, 2015 Meeting Minutes
- Attachment E - November 19, 2015 Meeting Minutes
- Attachment F - January 7, 2016 Meeting Minutes
- Attachment G - January 21, 2016 Meeting Minutes
- Attachment H - February 4, 2016 Meeting Minutes



City of Woodland

Meeting Minutes - Final

Planning Commission

City of Woodland Planning
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695
530-661-5820

Thursday, October 1, 2015

6:30 PM

Council Chambers

Please note: The numerical order of items on this agenda is for convenience of reference; items may be taken out of order. No new items shall begin after 10:30 pm unless unanimous consent exists to continue.

A. Call to Order

Meeting was called to order at 6:31 pm

Staff Present:

Cindy Norris, Principal Planner

Jeff Ballantine, Assistant Planner

Cindy Gnos, Contract Planner

B. Roll Call

Present 6:

*Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris,
Commissioner Marco Lizarraga, Commissioner John Murphy and Commissioner
Elodia Ortega-Lampkin*

Absent 1:

Commissioner Fred Lopez

C. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

F. Communications from the Public

G. Approval of Minutes

[16-133](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of August 29, 2015 and September 17, 2015

Attachments: [A - August 20, 2015 Meeting Minutes](#)
 [B - September 17, 2015 Meeting Minutes](#)

A motion was made by Vice Chairman Holt and seconded Commissioner Lizarraga to approve the Planning Commission Meeting minutes of August 29, 2015 and September 17, 2015. The motions were carried by the following votes:

Minutes of 8/29/15

Ayes: Chairman Wells, Vice Chairman Holt, Commissioners Harris, Lizarraga, Murphy and Ortega-Lampkin

Minutes of 9/17/15

Ayes: Chairman Wells, Vice Chairman Holt, Commissioners Harris, Lizarraga and Murphy

Abstained: Commissioner Ortega-Lampkin

H. Public Hearing

[16-131](#)

SUBJECT: Prudler Tentative Subdivision Map Project Draft
Environmental Impact Report Public Comment Meeting

DATE: October 1, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1) Hold a Public Hearing, and
- 2) Take public comment on the Draft Environmental Impact Report (EIR) for the proposed Prudler Tentative Subdivision Map project.

The Planning Commission had questions and there was discussion regarding the purpose of the alternatives, assumptions used in the traffic study, functionality long term of the two-acre Forrest property as an outlier parcel, and the request for East Street to be two-lane rather than four-lane. The Commission expressed a preference for East Street to be four-lanes rather than two-lanes. While the Commission expressed comments with regard to the project, they did not provide comments with regard to the adequacy of the Draft Environmental Impact Report.

The Planning Commission opened the public hearing and took comments from the Applicant representative, George Phillips. No other members of the public were in attendance.

While the Commission offered comments, no motion was made.

I. Business Items

[16-130](#)

Tentative Subdivision Map No. 4851 Extension (PLNG 15-00067). A request for a time extension of Tentative Subdivision Map No. 4851 for 24 months to expire on November 1, 2017, which is for the division of an existing 5.65 acre parcel into thirty-eight (38) parcels at 1341 East Gum Avenue in the Single Family (R-1) Zone.

Location: 1341 East Gum Avenue

Applicant/Owner: County Oaks Racquet Club Investors, L.P. (Larry Gilzean)

Environmental Report: Exempt (CEQA Guidelines, §15061(b)(3))

APN: 066-122-060

Project Planner: Jeff Ballantine, Assistant Planner

Staff Recommendation: Approval

Attachments: [1 - Planning Commission Resolution.docx](#)
 [2 - Applicant Request for Time Extension.pdf](#)
 [3 - Approved Tentative Subdivision Map No. 4851.pdf](#)
 [4 - Planning Commission Staff Report, 11-1-2007.doc](#)

A motion was made by Commissioner Lizarraga to approve an extension of 24 months for Tentative Subdivision Map No. 4851. A request was made by Chairman Wells to amend the motion to a time extension of Tentative Subdivision Map No. 4851 for 12 months. Commissioner Lizarraga accepted the request by Chairman Wells to amend the motion. The amended motion was seconded by Commissioner Harris; a 12 month time extension of Tentative Subdivision Map No. 4851 to divide an existing 5.65 acre parcel into 38 parcels at 1341 East Gum Avenue. The motion was carried (5:1) by the following vote:

Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lizarraga and Ortega-Lampkin

Nos: Commissioner Murphy

J. Staff or Commissioner Comments

No comments presented

K. Adjournment

Meeting was adjourned at 7:46 pm

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



City of Woodland

Meeting Minutes - Final

Planning Commission

City of Woodland Planning
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695
530-661-5820

Thursday, October 15, 2015

6:30 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:35 pm

Staff Present:

Ken Hiatt, Director

Cindy Norris, Principal Planner

Erika Bumgardner, Senior Planner

B. Roll Call

Present 6:

*Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris,
Commissioner Marco Lizarraga, Commissioner Lopez and Commissioner Murphy*

Absent 1:

Commissioner Elodia Ortega-Lampkin

C. Pledge of Allegiance

D. Staff and Commissioner Comments

Commissioner Wells provided a comment that he felt that there should be a follow up to the Planning Commission regarding their recommendation on the General Plan made at the July 23, 2015 meeting before being forwarded to the City Council. The Commission discussed that a possible Special Meeting could be held in advance of the November 3, 2015 City Council meeting. The date for the special meeting agreed upon by the Commission is October 26, 2015 at 5:30 pm.

E. Subcommittee Reports

[16-162](#)

SUBJECT: Subcommittee Report and Discussion Concerning Public Art

DATE: October 15, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission:

Commissioner Chair Kirby Wells gave a presentation on public art. After discussion, the Commissioner Wells requested that staff distribute copies of the materials from

the power point presentation and that an agenda item regarding public art come back to the Commission for discussion after they have had a chance to review the materials.

F. Communications from the Public

G. Approval of Minutes

[16-159](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of October 1, 2015.

Attachments: [A - October 1, 2015 Meeting Minutes](#)

An amendment to the minutes of Planning Commission meeting October 1, 2015, was requested by Vice Chairman Holt regarding the voting for item no. 16-130; Commissioner Murphy's vote was captured as aye and should be no.

A motion was made by Vice Chairman Holt and seconded by Commissioner Lizarraga to approved the Planning Commission meeting minutes of October 1, 2015 with the amended vote of Commissioner Murphy for item 16-130. The motion was carried by the following vote:

Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lizarraga and Murphy

Abstention: Commissioner Lopez

H. Public Hearing

[16-140](#)

Amendments to Sections 25-24-15, 25-24-20 and 25-24-30 of Article 24 (Signs) of Chapter 25 (Zoning Ordinance) of the Woodland Municipal Code to add requirements and regulations regarding Digital Freeway Signs within the City of Woodland

Location: The Zoning Ordinance amendment is applicable city-wide; however the proposed ordinance amendment would allow for digital freeway signs in two specific segments of the Interstate 5 (I-5) Corridor as shown in Attachment 3. One permitted section of the I-5 corridor begins where the city boundary bisects the I-5 corridor to the north and runs south along I-5 to the East Main Street freeway underpass, excluding the section of frontage on the north side of I-5 between the East Beamer Street underpass and the East Kentucky Avenue overpass. The second permitted section along I-5 begins at County Road 102 and runs east along I-5 to the eastern boundary of the city. No digital freeway signs outside of these two specific areas would be permitted.

Applicants: 1) P.C. Dixon I, LLC and Pacific Horizon Group, LLC (Ron Caceres); and 2) Scott Vanderbeek

Environmental Report: Negative Declaration

Project Planner: Erika Bumgardner, AICP, Senior Planner

Staff Recommendation: Recommend to City Council approval of the proposed sign ordinance amendment to allow for a limited number of digital freeway signs along two specific segments of the Interstate 5 corridor.

Attachments: [1 - Planning Commission Resolution](#)
 [2 - Article 24 Sign Ordinance Amendment](#)
 [3 - Map - Digital Freeway Sign Locations Permitted Segments](#)
 [4 - Sign Ordinance Amendment Negative Declaration](#)
 [5- Digital Freeway Sign Applications](#)
 [6 - Public Comment Letters](#)

A motion was made by Commissioner Lizarraga and seconded by Commissioner Murphy to approve the staff recommended proposed sign ordinance amendments to Sections 25-24-15, 25-24-20 and 25-24-30 of Article 24 (Signs) of Chapter 25 (Zoning Ordinance) of the Woodland Municipal Code to add requirements and regulations regarding Digital Freeway Signs within the City of Woodland, to the City Council.

- I. **Business Items**
- J. **Staff or Commissioner Comments**
- K. **Adjournment**

Meeting adjourned at 8:43 pm

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



City of Woodland

Meeting Minutes - Final

Planning Commission

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Monday, October 26, 2015

5:30 PM

Council Chambers

Planning Commission Special Meeting

A. Call to Order

Meeting was called to order at 5:30 pm

Staff Present:

Ken Hiatt, Director

Cindy Norris, Principal Planner

Kara Ueda, City Attorney

B. Roll Call

Present 5:

*Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris,
Commissioner Fred Lopez and Commissioner John Murphy*

Absent 2:

Commissioner Marco Lizarraga and Commissioner Elodia Ortega-Lampkin

C. Pledge of Allegiance

D. Staff and Commissioner Comments

F. Communications from the Public

I. Business Items

[16-180](#)

SUBJECT: Special Meeting to Update the Planning Commission
Regarding the General Plan

DATE: October 26, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission receive an overview
from Staff regarding recommendations to City Council and next steps
in the General Plan Update process.

Attachments: [A - July 23, 2015 Meeting Minutes](#)
 [B Summary of Alternatives & EIR Framework Table](#)
 [C - Draft General Plan Land Use Map Exhibit](#)
 [D1 - Summary Land Use Designation Table](#)
 [D2 - Land Use Designations Detail Table.docx](#)
 [E - Schedule for the GP Update Process](#)

The Commission received a report from staff. The Commission expressed an interest and desire to be involved in future policy development as work on the General Plan proceeds.

J. Staff or Commissioner Comments

K. Adjournment

Meeting adjourned at 6:30 pm

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



City of Woodland

Meeting Minutes - Final

Planning Commission

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530-661-5820

Thursday, November 5, 2015

6:30 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:35 pm

Staff Present:

Cindy Norris, Principal Planner

Tim Busch, Principal Civil Engineer

B. Roll Call

Present 7:

*Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris,
Commissioner Marco Lizarraga, Commissioner Fred Lopez, Commissioner John
Murphy and Commissioner Elodia Ortega-Lampkin*

C. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

F. Communications from the Public

G. Approval of Minutes

[16-191](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of October 15, 2015.

Attachments: [A - October 15, 2015 Meeting Minutes.pdf](#)

*A motion was made by Commissioner Lizarraga and seconded by Commissioner Lopez to approve the Planning Commission meeting minutes of October 15, 2015. The motion was carried by the following vote:
Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lizarraga, Lopez and Murphy*

Abstained: Elodia Ortega-Lampkin

H. Public Hearing

I. Business Items

[16-186](#)

SUBJECT: Water Utility - Major Projects update
DATE: November 5, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission:
Receive the update from staff, Tim Busch, Principal Civil Engineer
regarding the Water Utility - Major Projects

Staff gave a brief presentation and informational report.

[16-184](#)

SUBJECT: SACOG Grant Awards Update
DATE: November 5, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission:
Receive the update from staff regarding the SACOG Grant Awards

Staff gave a brief presentation and informational report.

[16-185](#)

SUBJECT: Update Commission of City Council Meeting November
3, 2015 regarding the General Plan
DATE: November 5, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission:
Receive the update from staff regarding the General Plan Public
Hearing item of November 3, 2015 City Council Meeting.

Staff gave a brief presentation and informational report.

J. Staff or Commissioner Comments

- Fred Lopez requested that the Staff report back with information regarding code enforcement measures that may be taken to address nuisance concerns that can be associated with vacant lots.
- Kirby Wells requested that Staff provide information with regard to vacant city owned properties in order to discuss possible options.
- Kirby Wells requested that materials presented on Public Art at the October 15 meeting be provided to the full Commission for discussion purposes.

K. Adjournment

Meeting was adjourned at 7:58 pm

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



City of Woodland

Meeting Minutes - Final

Planning Commission

City of Woodland Planning
Commission
c/o Community
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300 First Street
Woodland, CA 95695
530-661-5820

Thursday, November 19, 2015

6:30 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:30 pm

Staff Present:

Ken Hiatt, Director

Cindy Norris, Principal Planner

B. Roll Call

Present 6:

*Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris,
Commissioner Marco Lizarraga, Commissioner Fred Lopez and Commissioner Elodia
Ortega-Lampkin*

Absent:

Commissioner John Murphy

C. Pledge of Allegiance

D. Staff and Commissioner Comments

[16-223](#)

SUBJECT: Long Range Calendar

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

Attachments: [A - Planning Commission Long Calendar November 19, 2015](#)

After discussion the Commission recommended that the December 3, 2015 Commission meeting be canceled due to the number of Commission members who would be unable to attend the meeting.

E. Subcommittee Reports

F. Communications from the Public

G. Approval of Minutes

H. Public Hearing**I. Business Items**[16-218](#)

SUBJECT: Informational Response Concerning Vacant or Blighted Properties

DATE: November 19, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission receive an informational update at the Planning Commission meeting regarding the City of Woodland Code Enforcement Program.

Attachments: [A - Quarterly Report Progress Report July - Sept 2015](#)

Staff gave a brief presentation and informational report. Chairman Wells suggested that any Commission member who may be interested request to ride along with Code Enforcement Officers.

[16-226](#)

SUBJECT: Review of Jurisdictional Authority Concerning the City's Sign Ordinance

DATE: November 19, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission receive information from Staff regarding the Sign Ordinance. Information will be presented at the meeting.

After discussion concerning the complexity of legislation concerning jurisdictional review authority, it was suggested that the City attempt to engage the School District to discuss issues of concern with regard to signs. It was also noted, that because the School District regulates its own signs, that those who have a concern with any sign should contact the School District directly.

[16-220](#)

SUBJECT: Public Art Discussion and Review of Subcommittee Information

DATE: November 19, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission receive information concerning public art provided by the Public Art Ad Hoc Subcommittee and discuss key questions.

Attachments: [A1 - Copy of a draft framework](#)
[A2 - Power Point Presentation by Public Art Subcommittee on 10-15-15](#)
[B - Example PA Guidelines and Review Criteria 11.19.15.docx](#)

After significant discussion of the public art policy the following key guidance provisions were preliminarily recommended:

- *That any public art policy should apply to private projects rather than publicly initiated projects (there was some discussion on this point)*
- *That a 1% fee be levied upon projects for public art.*
- *That responsibility for review of public art will continue to be the Planning Commission, until such time as the Council appoints a Public Art Review Commission.*
- *Provide language to allow for review and annual reporting concerning the public art fund/budget. (Finance)*
- *Clarify who can prepare or submit public art (do not want to preclude an architect from being part of the process)*
- *Clarify project cost vs. construction cost*
- *Clarify with more certainty which projects have the ability to provide art if they wish and when and how a fee would be utilized in lieu?*
- *How will public art be reviewed and by what criteria?*

It was requested that staff review and prepare a summary of the concepts and then bring the item back.

J. Staff or Commissioner Comments

- *Clarify project cost vs. construction cost*
- *Clarify with more certainty which projects have the ability to provide art if they wish and when and how a fee would be utilized in lieu?*
- *How will public art be reviewed and by what criteria?*

It was requested that staff review and prepare a summary of the concepts and then bring the item back (Not clear – does it go back to subcommittee first and then PC?)

K. Adjournment

Meeting was adjourned at 7:55 pm

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



City of Woodland

Meeting Minutes - Final

Planning Commission

City of Woodland Planning
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695
530-661-5820

Thursday, January 7, 2016

6:30 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:30 pm

Staff Present:

Ken Hiatt, Director

Cindy Norris, Principal Planner

B. Roll Call

Present 5:

*Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris,
Commissioner Marco Lizarraga and Commissioner Elodia Ortega-Lampkin*

Absent 2:

Commissioner Fred Lopez and Commissioner John Murphy

C. Pledge of Allegiance

D. Staff and Commissioner Comments

[16-257](#)

SUBJECT: Long Range Calendar

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

Attachments: [Planning Commission Long Calendar December 18, 2015](#)

E. Subcommittee Reports

** Chris Holt Design Liaison*

- Cal West/Hotel on Main/Mercy Housing

** Kirby Wells * Public Art Strategy*

- Bring back Woodland Public Art

F. Communications from the Public

G. Approval of Minutes

[16-272](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Special Planning Commission meeting of October 26, 2015.

Attachments: [October 26, 2015 Meeting Minutes](#)

A motion was made by Vice Chairman Holt and seconded by Commissioner Harris to approve the Planning Commission meeting minutes of October 26, 2015. The motion was carried by the following vote:

Ayes: Chairman Wells, Vice Chairman Holt and Commissioner Harris

Abstained: Commissioners Lizarraga and Ortega-Lampkin

H. Public Hearing

[16-280](#)

Cal West Development Agreement Amendment, Spring Lake Specific Plan Area (PLNG 15-00092) - Request by Optimistic Partners, LLC to approve an amendment to the Development Agreement for Cal West pertaining to the ~8 acre park site.

Location: The subject property is located at the northwest corner of Farmer's Central Road and Harry Lorenzo Avenue. The property extends west along the Farmer's Central Road alignment, west of Harry Lorenzo Avenue, to State Highway 113 (SR 113).

Applicant/Owner: Optimistic Partners, LLC

Environmental Report: The project is consistent with the Environmental Impact Report (SCH #99022069, Turn of the Century EIR) on the Spring Lake Specific Plan certified on August 15, 2000 and with prior addenda to the Turn of the Century EIR, including Addendum #11 pertaining to the rezoning of portions of the Cal West project site, approved February 3, 2015.

APN: APN 041-070-058; formerly a portion of APN 041-070-055

Project Planner: Ken Hiatt, Community Development Director

Staff Recommendation: Recommend City Council Approval

Attachments: [1 - Planning Commission Resolution](#)

[2 - Ordinance](#)

[3 - Third Amendment to the Development Agreement \(2016\)](#)

A motion was made by Commissioner Lizarraga and seconded by Vice Commissioner Holt to approve the recommendation of the Cal West Development Agreement Amendment, Spring Lake Specific Plan Area (PLNG 15-00092) – Request by Optimistic Partners, LLC to approve an amendment to the Development Agreement for Cal West pertaining to the ~8 acre park site to City Council. The motion was carried by the following votes:

Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lizarraga and Ortega-Lampkin

I. Business Items[16-270](#)

SUBJECT: Public Art Proposal for the California Farmers Market Building located at 1490 E. Main Street

DATE: January 7, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission review and approve the public art sculpture proposal titled "Global Nutrition."

Attachments: [ATT A - Public Art Application and Proposal.pdf](#)
[ATT B - Public Art Site Plan.pdf](#)

A motion to continue the Public Art Proposal for the California Farmers Market Building located at 1490 E. Main Street was made by Commissioner Lizarraga and seconded by Commissioner Ortega-Lampkin; allowing staff to work further with the applicant to address comments regarding location of the art on the site, to investigate copyright questions and to address, materials and application to ensure longevity of the art piece. The motion was carried by the following vote:

Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lizarraga and Ortega-Lampkin

J. Staff or Commissioner Comments**K. Adjournment**

Meeting adjourned at 7:50 pm

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



City of Woodland

Meeting Minutes - Final

Planning Commission

City of Woodland Planning
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695
530-661-5820

Thursday, January 21, 2016

6:30 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:30 am

Staff Present:

Ken Hiatt, Director

Cindy Norris, Principal Planner

Erika Bumgardner, Senior Planner

B. Roll Call

Present 6:

*Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris,
Commissioner Marco Lizarraga, Commissioner Fred Lopez and Commissioner John
Murphy*

Absent 1:

Commissioner Eloida Ortega-Lampkin

C. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

F. Communications from the Public

G. Approval of Minutes

[16-291](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of November 5, 2015 and November 19, 2015.

Attachments:

[A - Novemer 5, 2015 Meeting Minutes](#)

[B - November 19, 2015 Meeting Minutes](#)

A motion was made by Commissioner Lizarraga and seconded by Commissioner

Lopez to approve the Planning Commission meeting of November 5, 2015. The motion was carried by the following vote:

Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lizarraga, Lopez and Murphy.

A motion was made by Commissioner Lizarraga and seconded by Commissioner Harris to approve the Planning Commission meeting of November 19, 2015. The motion was carried by the following vote:

Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lizarraga and Murphy.

Abstained: Commissioner Lopez

H. Public Hearing

16-307

Downtown Woodland Mixed-Use Hotel Project - Conditional Use Permit. Request for a Conditional Use Permit to construct a five-story, 81 room hotel, including 6,810 square feet of commercial space on the first floor of the building for retail/restaurant uses in the Central Business District, Downtown Specific Plan Area, District A4. Location: The mixed-use hotel project will include the redevelopment of all or portions of existing addresses: 1001, 1017 and 1021 Main Street and 318 and 320 Sixth Street.

Applicant/Owner: Jivan B. Patel and Ramilaben J. Patel Living Trust

Environmental Report: Categorical Exemption, Class 32

APN: 005-645-010, -011, -012, -014 and -015

Project Planner: Erika Bumgardner, Senior Planner

Staff Recommendation: Conditional Approval

Attachments:

[1 - Planning Commission Resolution](#)

[2 - Conditions of Approval](#)

[3 - Hotel Plan Set \(Site Plan, Floor Plan, Elevations\)](#)

[4 - Architectural Design Statement](#)

[5 - Downtown Specific Plan District Map](#)

[6 - Project General Application and Justification Statement](#)

[7 - 1001 and 1017 Main Street Historic Resource Analysis](#)

A motion was made by Vice Chairman Holt and seconded by Commissioner Lizarraga to adopt Resolution PC 16-02, recommending that the City Council of the City of Woodland approve a Request for a Conditional Use Permit, Site Plan and Design Review application allowing a five-story, 81 room hotel, including 6,810 square feet of commercial space on the first floor of the building for retail/restaurant uses in the Central Business District, Downtown Specific Plan Area, District A4 with modification to COA #13 requiring any proposed reduction in the number of required parking spaces to be submitted for review and approval by the Planning Commission. The motion was carried by the following vote:

Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lizarraga, Lopez and Murphy.

[16-258](#)

SUBJECT: Bulls Eye Bail Bonds Project
DATE: January 21, 2016

RECOMMENDATION:

In light of the new information presented, the Planning Commission is asked to consider: 1) the proposed Downtown Specific Plan amendments to allow for a bail bonds business to locate within District A4 and to include specific performance standards pertaining to bail bonds businesses within the downtown; and 2) the requested Conditional Use Permit for Bulls Eye Bail Bonds to locate at 1037 Main Street within District A4.

Staff recommends that the Planning Commission:

- 1) conduct a public hearing;
- 2) consider the proposed Downtown Specific Plan Amendments to permit bail bonds businesses as a conditional use in the A4 District by amending Specific Plan Table 8-1, Land Use Matrix, and Section 8.5, Performance Standards, and consider the associated request for a Conditional Use Permit to allow Bulls Eye Bail Bonds to operate at 1037 Main Street, within District A4; and
- 3) recommend to City Council approval or denial of the proposed Specific Plan Amendment and associated Conditional Use Permit.

Attachments: [1 - Copy of 6-2-15 City Council Staff Report](#)
[2 - Planning Commission Resolution Recommending Approval](#)
[3 - Planning Commission Resolution Recommending Denial](#)
[4 - Proposed Signage Elevation for Bulls Eye Bail Bonds](#)
[5 - Letter from Chamber of Commerce](#)
[6 - Letter to Main Street Business and Property Owners](#)
[7 - Public Comment Letters](#)
[8 - Applicant Initiated Survey and Responses](#)

A motion was made by Commissioner Harris and seconded by Commissioner Lopez recommending that the City Council of the City of Woodland deny the proposed Downtown Specific Plan amendment and related Conditional Use Permit.

I. Business Items

[16-295](#)

SUBJECT: Public Art Proposal for the Fairfield Inn and Suites, 2100 Freeway Drive
DATE: January 21, 2016

RECOMMENDATION

Staff recommends that the Planning Commission review and approve the public art proposal presented by Fairfield Inn and Suites featuring tile mosaic mural of an olive tree orchard.

Attachments: [A - Mosaic Mural Design Proposal.pdf](#)
 [B - Location of art installation](#)
 [C - Samples of Work Completed by Artist](#)

*A motion was made by Commissioner Lizarraga and seconded by Commissioner Harris to approve the public art proposal presented by Fairfield Inn and Suites at 2100 Freeway Drive. The motion was carried by the following vote:
Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lizarraga, Lopez and Murphy.*

[16-260](#)

SUBJECT: Long Range Calendar and Application Information

Recommendation for Action: Staff recommends that the Planning Commission receive the Long Range Calendar and current project application information for informational purposes only.

. body

Staff Contact

Debbie Flemmer, Admin. Secretary - (530) 661-5818,
debbie.flemmer@cityofwoodland.org

BACKGROUND:

This calendar is being provided for planning purposes only and is intended to keep the Commission apprised of upcoming agenda items and better plan for upcoming Planning Commission items. In addition, information concerning current development project submittals and applications is provided in Attachment B.

ATTACHMENTS:

Attachment A - Planning Commission Long Range Calendar January 13, 2016

Attachment B - Project Application Information January 12, 2016

Attachments: [A - PC Long Range Calendar 1-13-16](#)
 [B - Project Application Information 1-12-16](#)
 [C - January 19, 2016 CC Report.docx](#)

J. Staff or Commissioner Comments**K. Adjournment**

Meeting adjourned at 9:26 pm

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



City of Woodland

Meeting Minutes - Final

Planning Commission

City of Woodland Planning
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695
530-661-5820

Thursday, February 4, 2016

6:30 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:30 pm

Staff Present:

Ken Hiatt, Director

Cindy Norris, Principal Planner

Jeff Ballantine, Associate Planner

B. Roll Call

Present 6:

*Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris,
Commissioner Fred Lopez, Commissioner John Murphy and Commissioner Elodia
Ortega-Lampkin*

Absent 1:

Commissioner Marco Lizarraga

C. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

F. Communications from the Public

*Martin Ruiz, a resident of 312 Sixth St, gave comment regarding the proposed
downtown hotel project.*

G. Approval of Minutes

H. Public Hearing

[16-330](#)

180 West Beamer Street Apartments General Plan, Zoning
Amendment, Design Review, and Site Plan Review: Request for a
General Plan and Zoning Amendment, design review, and site plan to
allow the construction of an 80-unit apartment project on 4.4 acres at

180 West Beamer Street. The project proposes a General Plan amendment from Public Service to High Density Residential and a Zoning Amendment from R-1(single-family residential) to R-M (multi-family residential).

Location: Proposed address is 180 West Beamer Street after parcel reconfiguration. Current parcel addresses include 170-178 West Beamer Street and 20 North Cottonwood Street.

Applicant/Owner: Mercy Housing/Yolo County Housing

Environmental Report: Initial Study/Mitigated Negative Declaration

APN 064-010-021, 064-051-037

Project Planner: Jeff Ballantine, Associate Planner

Staff Recommendation: Recommend City Council approval

Attachments: [1- PC Resolution Exhibits A - D](#)
 [2 – General Application](#)
 [3 – Site Plan](#)
 [4 - Building Elevations](#)
 [5 - Similar Building Color Examples](#)
 [6 - Floor Plans](#)
 [7 - Landscape Plans](#)
 [8 - Initial Study/Mitigated Negative Declaration](#)

A motion was made by Commissioner Murphy and seconded by Commissioner Lopez to approve a site plan and design review application, subject to the findings and Conditions of Approval, and a recommendation to the City Council for approval of a Mitigated Negative Declaration and Amendments to the General Plan and Zoning Code for the 180 West Beamer Street Apartments Project on 4.49 acres. The motion was carried by the following vote:

Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lopez, Murphy and Ortega-Lampkin

[16-323](#)

SUBJECT: Medical Marijuana Cultivation Ordinance

DATE: February 4, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1) receive a staff report regarding amending the City's existing zoning ordinance regulating medical marijuana cultivation;
- 2) conduct a public hearing; and
- 3) adopt Resolution No PC 16-_____, recommending to the City Council adoption of an urgency ordinance with amendments to clarify

the scope of the existing ordinance.

Attachments: [A - PC RESOLUTION No PC 16-____, Recommending Adoption of Draft Urgency Ord.](#)
[B - Exhibit A to PC Resolution - Proposed Ord. Text](#)

A motion was made by Vice Chairman Holt and seconded by Commissioner Lopez to recommend the City Council not adopt the proposed amendments drafted by staff. Commissioner Holt made a substitute motion with a recommendation that City Council consider requesting the Planning Commission Zoning Subcommittee in consultation with the City Attorney and other experts come back with proposed amendments that are more in line with the time to analyze the issue. The motion was carried by the following votes:

Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lopez, Murphy and Ortega-Lampkin

I. Business Items

[16-329](#)

SUBJECT: Long Range Calendar

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

Attachments: [A - PC LONG RANGE CALENDAR 1.27.16](#)

J. Staff or Commissioner Comments

K. Adjournment

Meeting was adjourned at 7:58 pm

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



Legislation Text

File #: 16-380, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 1, 2016

SUBJECT: Commission on Aging Meeting Minutes for January 21, 2016

Recommendation for Action: Staff recommends that the City Council receive the January 21, 2016 Commission on Aging Minutes that were approved on February 18, 2016.

Staff Contact

Dallas Tringali, Community Services Program Manager, 661-2005, Dallas.tringali@cityofwoodland.org

Conclusion

Staff recommends that the City Council receive the January 21, 2016 Commission on Aging Minutes that were approved on February 18, 2016.

Prepared by: Dallas Tringali, Community Services Program Manager

Reviewed by: Christine Engel, Community Services Director

A handwritten signature in black ink, appearing to read "Paul Navazio".

Paul Navazio, City Manager

Attachments: January 21, 2016 Commission on Aging Meeting Minutes



Commission on Aging

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

Regular Meeting Minutes

January 21, 2016

Call to Order

Meeting convened at 3:02 p.m. at the Community & Senior Center, 2001 East Street, Woodland, California; Chair Campbell presiding.

Roll Call

Commissioners Present: Campbell, Wheeler, Brown, Overholt

Absent

Staff: Engel, Haynie

Pledge of Allegiance

Consent Item

November 19, 2015 Minutes

Commissioner Brown made the motion to accept the November 19, 2015 as written; Commissioner Wheeler seconded the motion. 4/0

Election of Officers

Commissioner Overholt made the nomination of Commissioner Campbell for Chair; Commissioner Wheeler seconded the motion. 4/0

Commissioner Wheeler made the nomination of Commissioner Brown for Vice Chair; Commissioner Overholt seconded the motion. 4/0

Communications-Commission/Staff Statements and Requests

Commissioners discussed the COA mission and goals. Haynie will send 2005 COA Work Plan to Commissioners. Commissioners will bring ideas, review COA duties and responsibilities to use as guidelines for the 2016 Work Plan. Commissioner Campbell would like to keep the Handicap Parking at the WC&SC as part of the 2016 Work Plan.

Regular Calendar

Speaker Series

Commissioner Overholt recommended that the Commission continue to do the Important Document presentation biannually.

YCOA (Yolo Commission on Aging) Update-Brown

Cindy Unger requested that the COA and the Woodland City Council write a letter to Yolo County Board of Supervisors in support of Yolo County Adult Day Health program.

Handicap parking at front of WC&SC

Commissioner Campbell stated that there were no updates at this time.

Report of the Staff

Senior Center Report

Engel reported the senior holiday events were well attended, 296 at Thanksgiving Dinner and 253 Holiday Brunch. Senior Resource Fair is scheduled for May 26, 2016.



Commission on Aging

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

Business Items for Next Meeting

Minutes

2016 Work Plan

Speaker Series

Handicap parking

YCOA

Woodland Telephone Reassurance Program

Senior Resources Fair

Senior Center Report

Facilities update

Next Meeting Date February 18, 2016

Adjourn

Commissioner Brown made the motion to adjourn the meeting at 3:55 p.m., Commissioner Overholt seconded the motion, and motion carried 4/0.

Respectfully submitted,

Cathy Haynie, Administrative Supervisor
Community Services Department

Legislation Text

File #: 16-381, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 1, 2016

SUBJECT: Parks & Recreation Commission Meeting Minutes for January 25, 2016

Recommendation for Action: Staff recommends that the City Council receive the January 25, 2016 Parks & Recreation Commission Minutes that were approved on February 22, 2016.

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

Staff recommends that the City Council receive the January 25, 2016 Parks & Recreation Commission Minutes that were approved on February 22, 2016.

Prepared by: Kris Bain, Community Services Program Manager



Paul Navazio, City Manager

Attachment: January 25, 2016 P&R Commission meeting minutes

Parks & Recreation Commission Minutes

Monday, January 25, 2016

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

Call to Order

The Parks & Recreation Commission meeting was called to order by Chair Jesse Salinas at 6:30 p.m. on Monday, January 25, 2016 at the City Council Chambers

Pledge of Allegiance

Roll Call

Commission Members Present: Chair Jesse Salinas
 Commissioner White-Snyder
 Vice Chair Jon-Paul Valcarenghi
 Commissioner Fernandez
 Commissioner Stephanie Miller

Commission Member Absent: .
 Commissioner Joe Romero

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

Public Comment (none)

Presentation (none)

Communication-Commission/Staff Statements and Requests

Commissioner Miller reported that the tennis courts at City Park have puddles from the rain.

Commissioner Fernandez met with the Pioneer Patriots and reports that the program is interested in starting a flag football program through the Community Services Department. Woodland Rotary has started a fundraising program for youth programs with 90% of donations going to the programs. Engel responded that the Pioneer Patriots need to contact Marshall Echols to discuss a contract class for flag football.

New Business (none)

Committee Reports (none)

Consent Calendar

November 23, 2015 Minutes

Action:

Valcarenghi/White-Snyder Seconded to approve all items on the Consent calendar.

Motion carried by the following roll call vote:

Ayes: Valcarenghi, White-Snyder, Fernandez, Salinas, Miller

Noes: none

Other Business

Review and Approve Committee Assignments

Playground & Facilities Committee, change to Facilities Committee.

Child, Youth & Programs Committee, remove committee.

Urban Forest Committee, no changes.

Liaisons remove Football, until needed.

Budget and Finance Committee, remove Salinas and add White-Snyder as lead.

Program & Department Evaluation change to Program & Department Support, remove Valcarenghi, add Miller as lead.

Ad Hoc, remove Valcarenghi add White-Snyder as lead.

Volunteerism Committee, change Fernandez as lead.

Action:

Fernandez/Valcarenghi Seconded to approve the changes to the Committee Assignments.

Motion carried by the following roll call vote:

Ayes: Valcarenghi, White-Snyder, Fernandez, Salinas, Miller

Noes: none

Approve New Workplan

Action:

White-Snyder/Miller Seconded to approve Workplan.

Motion carried by the following roll call vote:

Ayes: Valcarenghi, White-Snyder, Fernandez, Salinas, Miller

Noes: none

Approve Outdoor Adventure Scholarship Program

Action:

Miller/Fernandez Seconded to approve Outdoor Adventure Scholarship Program.

Motion carried by the following roll call vote:

Ayes: Valcarenghi, White-Snyder, Fernandez, Salinas, Miller

Noes: none

Review Draft Existing and Future Park Facility Needs Assessments

Engel reviewed the Draft Existing and Future Pack Facility Needs Assessments with the Commission highlighting the maintenance needs, health and safety needs for existing facilities that are not currently funded.

Action: Received

Measure E Renewal Update

Engel reported that Measure E Renewal will be on the November ballot. Measure E represents a critical revenue source to fund priority needs not able to be addressed within our baseline budget resources. Priority needs not adequately funded in baseline budget, street and road maintenance, sidewalk repairs, Citywide tree maintenance, public safety staffing, economic development staffing support, parks/facilities maintenance, capital project needs, storm drain capital and programs (mandated), retiree health benefits (unfunded liability, further Council direction is needed to determine what programs will be included in the ballot language.

Action: Received

Staff Reports

Community Services Report

Engel reported on the MLK event with over 100 attending. Additionally the first Middle School Skate night held on January 22, 2016 was attended by 175+, at NorCal Indoor Sports. Upcoming events include Cookie Decorating Party, 5:30-7:30 p.m. February 11, 2016 at the WC&SC, Bridal Show & Event Fair February 20, 2016 and second annual Caesar Chavez on March 31, 2016, and ReXpo & Senior Art Show, 4-7 p.m., March 4, 2016.

Action: Received

Parks Report

Sanders stated that City Council will be recognizing the John & Eunice Davidson Fund on Feb 2nd for the \$20k donation made for Woodside Park improvements. There will be a tree planting event for the Legacy Tree Grove on February 13th beginning at 9:00am. Volunteers will be meeting at the Dog Park adjacent to the Community Center. The trees are being paid by funds that were set aside for the mitigation of the trees that need to be removed for the solar project. Shade structures will be installed at the Dog Park in the spring and are part of an Eagle Scout project. Trees will be removed from the Dog Park for the Solar Project on February 4, 2016.

Action: Received

2016 Recreation Program Scholarship Opportunities

Engel identified over 442 scholarships would be available for youth in 2016 for Swim lessons, Summer camp, and Tennis. Outreach for all of the scholarship opportunities will include: advertising in the Recreation Guide; press releases; school flyers; flyer distribution to CASA, Yolo Housing Authority, Center for Families, and other organizations; and flyers at community events such as ReXpo, Food Truck Mania, and elementary and middle school open houses, etc.

Action: Received

FY 14-15 Annual Report

Action: Received

CSD Quarterly Report January 2016

Action: Received

Items for next meeting:

Committee Reports

Commission Roster

Adopt Minutes January 25, 2016

Community Services Report

Measure E Update

Parks/Street/Tree Report

Next Meeting February 22, 2016

Adjourn 7:50 p.m.

Action: Fernandez/Miller Seconded to adjourn the meeting.

Motion carried by the following roll call vote:

Ayes: Valcarengi, White-Snyder, Fernandez, Salinas, Miller

Noes: none



Legislation Text

File #: 16-393, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 1, 2016

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/Successor Agency meeting of February 2, 2016 and the Joint Regular City Council/Woodland Finance Authority February 16, 2016.

Staff Contact

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

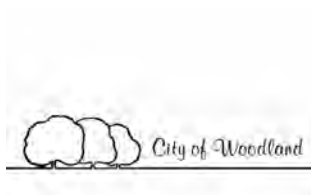
A handwritten signature in cursive script, reading "Paul Navazio".

Paul Navazio, City Manager

Attachments

City of Woodland

*300 First Street
Woodland, CA 95695*



Meeting Minutes - Draft

Tuesday, February 2, 2016

6:00 PM

Council Chambers

City Council

**JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE
AUTHORITY/SUCCESSOR AGENCY
FEBRUARY 2, 2016
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 Robert Strange, Chief Investigator at the Yolo County District Attorney's Office.

D. COMMUNICATIONS-PUBLIC COMMENT

Robert Strange spoke regarding a "Shredathon" event scheduled for February 5, 2016.

Wendy Hildebrand spoke regarding the signs at the dog park.

Evelia Genera and Judy Simas from the League of Women Voters spoke regarding establishing campaign finance ordinance.

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

Verbal updates provided by Council Members/Staff.

[16-339](#)

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

[16-322](#)

SUBJECT: Commission on Aging Meeting Minutes for November 19, 2015

Recommendation for Action: Staff recommends that the City Council receive the November 19, 2015 Commission on Aging Minutes that were approved on January 21, 2016.

[16-326](#)

SUBJECT: Parks & Recreation Commission Meeting Minutes for November 23 2015

Recommendation for Action: Staff recommends that the City Council receive the November 23 Parks & Recreation Commission Minutes that were approved on January 25, 2016.

Council Members received the Commission on Aging Meeting Minutes of November 19, 2015 and the Parks and Recreation Commission Meeting Minutes of November 23, 2015.

G. MINUTES

1. [16-343](#) 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 meeting of January 5, 2016 and January 19, 2016.

On a motion by Council Member Barajas, seconded by Council Member Denny and carried unanimously, Council Members adopted the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of January 5, 2016 and January 19, 2016.

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

H. PRESENTATIONS

2. [16-299](#) SUBJECT: Proclamation of Appreciation for John & Eunice Davidson Fund Donation

Recommendation for Action: Staff recommends that the City Council recognize a donation from the John & Eunice Davidson Fund to improve Woodside Park with a proclamation of appreciation.

Mayor Stallard presented a Proclamation of Appreciation to Carole Pirruccello for her parents John & Eunice Davidson Fund.

I. SUCCESSOR AGENCY CONSENT CALENDAR

3. [16-317](#) SUBJECT: A Resolution of the Successor Agency to the Dissolved Woodland Redevelopment Agency approving a Recognized Obligation Payment Schedule for the period of July 1, 2016 through June 30, 2017, pursuant to Health and Safety Code Section 34177(m)

Recommendation for Action: Staff recommends that the Successor Agency to the Dissolved Woodland Redevelopment Agency, approve and adopt the attached resolutions authorizing the City Manager to submit:

1. ROPS 16/17 for the period of July 1, 2016 through June 30, 2017
2. Resolution Authorizing submittal of ROPS 16/17

Adopted Resolution No. 16-04-SA, A RESOLUTION OF THE SUCCESSOR AGENCY TO THE WOODLAND REDEVELOPMENT AGENCY APPROVING AND ADOPTING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(I)(2)(A) AND (B) FOR THE PERIOD OF JULY 1, 2016 THROUGH JUNE 30, 2017.

4. [16-321](#)

SUBJECT: Resolution of the Successor Agency to the Redevelopment Agency of the City of Woodland, approving a Last and Final Recognized Obligation Payment Schedule pursuant to Health and Safety Code Section 34191.6

Recommendation for Action: Staff recommends that the Successor Agency approve and adopt Resolution No. _____, approving the Last and Final ROPS.

Adopted Resolution No. 16-05-SA, A RESOLUTION OF THE SUCCESSOR AGENCY TO THE WOODLAND REDEVELOPMENT AGENCY APPROVING AND ADOPTING A LAST AND FINAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(I)(2) (A) AND (B), AND 34191.6(a) FOR THE PERIOD OF JULY 1, 2016 THROUGH June 30, 2017.

5. [16-320](#)

SUBJECT: Consideration of Resolution No. _____, approving a proposed administrative budget for the period of July 1, 2016 through June 30, 2017, pursuant to Health and Safety Code Section 34177 (j)

Recommendation for Action: It is recommended that the Successor Agency adopt Resolution No. _____, approving and adopting the proposed Administrative Budget pursuant to Health and Safety Code Section 34177 (j).

Adopted Resolution No. 16-06-SA, A RESOLUTION OF THE SUCCESSOR AGENCY TO THE DISSOLVED WOODLAND REDEVELOPMENT AGENCY APPROVING AND ADOPTING A PROPOSED ADMINISTRATIVE BUDGET FOR THE PERIOD OF JULY 1, 2016 THROUGH JUNE 30 2017, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(j).

On a motion by Council Member Hilliard, seconded by Council Member Denny and carried unanimously, Council Members approved Successor Agency Consent Calendar Items No. 3 through 5.

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

J. **CONSENT CALENDAR**

6. [16-271](#)

SUBJECT: 2016 Recreation Program Scholarship Opportunities

Recommendation for Action: Staff recommends that the City Council receive a report on 2016 Recreation Program Scholarship Opportunities

Council Members received a report on the 2016 Recreation Program Scholarship Opportunities.

7. [16-302](#) SUBJECT: Approve Additional Construction Contingency for Water Transmission Main West, CIP #12-05

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, to authorize additional construction contingency for the Water Transmission Main West Project, CIP #12-05, in the amount not to exceed \$255,000.00.

Adopted Resolution No. 6585, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING ADDITIONAL CONSTRUCTION CONTINGENCY IN THE AMOUNT NOT TO EXCEED \$255,000.00 FOR CIP #12-05, WATER TRANSMISSION MAIN WEST, SURFACE WATER LOCAL PROJECT.

8. [16-341](#) SUBJECT: Contract Extension: YGRIP Coordinator Services

Recommendation for Action: Staff recommends that the City Council authorize the City Manager to execute a contract extension with Ben Flores for YGRIP Coordinator Services.

Council Members authorized the City Manager to execute a contract extension with Ben Flores for YGRIP Coordinator Services.

On a motion by Council Member Denny, seconded by Council Member Barajas and carried unanimously, Consent Calendar Items No. 6 through 8 were approved.

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

K. PUBLIC HEARINGS

9. [16-327](#) SUBJECT: Cal West Development Agreement Amendment pertaining to Spring Lake Park N-1

Recommendation for Action: Staff recommends that the City Council take action on this item, as follows:

1) Conduct the public hearing; and

2) Introduce and waive the first reading of Ordinance No. _____, authorizing the Third Amendment to the Project Development Agreement between Cal West Investors, LLC, Optimistic Partners, LLC and Lennar Homes of California, Inc., and the City of Woodland (Attachments 1 & 2).

On a motion by Council Member Denny, seconded by Council Member Hilliard and carried unanimously, Council Members conducted a Public Hearing and introduced and waived the first reading of an ordinance authorizing the Third Amendment to the Project Development Agreement between Cal West

Investors, LLC, Optimistic Partners, LLC and Lennar Homes of California, Inc., and the City of Woodland.

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

L. REPORTS OF THE CITY MANAGER

10. [16-335](#) **SUBJECT:** 2016 Community Service Awards Nominating Committee Report

Recommendation for Action: Staff recommends that the City Council approve the selection of the 2016 Community Service Award nominees as described herein and determine which Council Members will present the awards to the selected award recipients.

Council Members approved the selection of the 2016 Community Service Award nominees and determined which Council Members will present the awards to the selected award recipients.

11. [16-296](#) **SUBJECT:** 2016 Road Maintenance Project, CIP 16-01; Approve Plans and Specifications, Authorize Bid Advertisement

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the project plans and specifications for the 2016 Road Maintenance Project, CIP 16-01 and authorizing bid advertisement.

On a motion by Mayor Pro Tem Marble, seconded by Council Member Denny and carried on a 4-1 vote, Council Members adopted Resolution No. 6586, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE PLANS AND SPECIFICATIONS FOR THE 2016 ROAD MAINTENANCE PROJECT, CIP 16-01; AND AUTHORIZING BID ADVERTISEMENT.

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

Nays: 1 - Council Member Hilliard

12. [16-333](#) **SUBJECT:** Solar Project - Approval of Second Amendment to Solar Power Purchase Agreement and First Amendment to Solar Project Site Agreement with Hanwha Q Cells

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, which authorizes the City Manager to execute the Second Amendment to the Solar Power Purchase Agreement and First Amendment to the Site Agreement with Hanwha Q Cells USA Corp.

On a motion by Council Member Denny, seconded by Council Member Marble and carried unanimously, Council Members adopted Resolution No. 6587, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND

APPROVING THE SECOND AMENDMENT TO THE POWER PURCHASE AGREEMENT AND FIRST AMENDMENT TO THE SITE AGREEMENT WITH HANWHA Q CELLS USA CORP. FOR THE SOLAR PHOTOVOLTAIC PROJECT AT VARIOUS CITY SITES.

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

13. [16-334](#)

SUBJECT: Park Spring Lake Infrastructure Fee Update

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, an urgency resolution to revise the Spring Lake Infrastructure Fees.

On a motion by Council Member Hilliard, seconded by Council Member Marble and carried unanimously, Council Members adopted Resolution No. 6588, URGENCY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND MAKING FINDINGS AND ADOPTING AN INTERIM SPRING LAKE INFRASTRUCTURE FEE INCREASE.

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

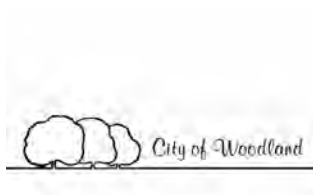
M. ADJOURNED AT 7:16 PM

Respectfully submitted,

Ana B. Gonzalez, City Clerk

City of Woodland

*300 First Street
Woodland, CA 95695*



Meeting Minutes - Draft

Tuesday, February 16, 2016

6:00 PM

Council Chambers

City Council

CLOSED SESSION**5:30 P.M.****A. CALL TO ORDER****B. CLOSED SESSION****B. 1 Conference with Labor Negotiators, Pursuant to Government Code****Section 54957.****Agency Designated Representatives: Paul Navazio and
Sheila McShane****Employee Organization(s): Professional Firefighters'
Association****(WPFA) and Woodland City Employees' Association
(WCEA)****JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY****FEBRUARY 16, 2016****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 former Mayor Skip Davies.****D. COMMUNICATIONS-PUBLIC COMMENT****None.****E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS****Verbal updates provided by Council Members/Staff.**[16-352](#)**SUBJECT: Long Range Calendar****Recommendation for Action: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.**

F. CONSENT CALENDAR

1. [16-328](#) 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.

Received the Community Development Department's Quarterly Status report.

2. [16-349](#) SUBJECT: Public Safety Department (Police and Fire) Quarterly Status report for the period of October 2015 through December 2015

Recommendation for Action: Staff recommends that the City Council accept the Public Safety Department Quarterly Status Report for October 2015 through December 2015.

Accepted the Public Safety Department Quarterly Status Report for October 2015 through December 2015.

3. [16-346](#) SUBJECT: Report on Use of Volunteers for City Programs/Projects During 2015

Recommendation for Action: Staff recommends that the City Council receive a report on the use of volunteers for City programs and projects during 2015.

Received report on the use of volunteers for City programs and projects during 2015.

4. [16-354](#) SUBJECT: General Plan Update Progress Report

Recommendation for Action: Staff recommends that the City Council receive progress report #3 regarding the General Plan Update Project

Received progress report #3 regarding the General Plan Update Project.

5. [16-315](#) SUBJECT: Main Street/Cleveland Street Signal Intersection Improvement Project, CIP 11-27; Approve Plans and Specifications and Authorize Bid Advertisement

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the project plans and specifications for the Main Street/Cleveland Street Signal Intersection Improvement Project, CIP 11-27 and authorizing bid advertisement.

Adopted Resolution No. 6589, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND FOR THE MAIN STREET/CLEVELAND STREET SIGNAL INTERSECTION IMPROVEMENT PROJECT, CIP 11-27 APPROVING THE PLANS

AND SPECIFICATIONS, AND AUTHORIZING BID ADVERTISEMENT.

6. [16-350](#) SUBJECT: Community and Senior Center Geothermal System Modification Project, approve Plans and Specifications, and Authorize Bid Advertisement

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, approving the plans and specifications and authorizing bid advertisement for the Community and Senior Center Geothermal System Modification Project

Adopted Resolution No. 6590, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE PLANS AND SPECIFICATIONS FOR THE COMMUNITY AND SENIOR CENTER GEOTHERMAL SYSTEM MODIFICATION PROJECT AND AUTHORIZING BID ADVERTISEMENT.

7. [16-316](#) SUBJECT: Adopt Resolution Authorizing the Submittal of Payment Program Applications to CalRecycle

Recommendation for Action: Staff recommends that the City Council authorize staff to adopt Resolution No. _____, approving the submittal of applications for payment programs to Department of Resources Recycling and Recovery and authorize the Public Works Director, or his/her designee, to execute CalRecycle grant documents on behalf of the City.

Adopted Resolution No. 6591, A RESOLUTION APPROVING THE SUBMITTAL OF APPLICATIONS FOR PAYMENT PROGRAMS TO THE DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CALRECYCLE) AND AUTHORIZING THE PUBLIC WORKS DIRECTOR OR DESIGNEE TO EXECUTE ALL NECESSARY FORMS ON BEHALF OF THE CITY OF WOODLAND.

8. [16-356](#) SUBJECT: Second Reading of Ordinance No. 1596, approving the Third Amendment to the Project Development Agreement between Cal West Investors, LLC, Optimistic Partners, LLC and Lennar Homes of California, Inc., and the City of Woodland (Attachments 1 & 2)

Recommendation for Action: Staff recommends that the City Council take action on the following:

1. Conduct the second reading of Ordinance No. 1596, approving the Third Amendment to the Project Development Agreement between Cal West Investors, LLC, Optimistic Partners, LLC and Lennar Homes of California, Inc., and the City of Woodland (Attachments 1 & 2).

Adopted Ordinance No. 1596, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA APPROVING THE THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WOODLAND, CAL WEST INVESTORS, LLC AND OPTIMISTIC PARTNERS, LLC, AND LENNAR HOMES OF CALIFORNIA, INC. TO USE AND DEVELOP THE CAL WEST PROJECT SITE LOCATED WITHIN THE SPRING LAKE SPECIFIC PLAN AREA.

On a motion by Mayor Pro Tem Marble, seconded by Council Member Denny

and carried unanimously, Council Members approved Consent Calendar Items No. 1 through 8.

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

G. PUBLIC HEARINGS

9. [16-367](#) SUBJECT: Public Hearing - Bulls Eye Bail Bonds Project
OPEN AND CONTINUE TO A DATE UNCERTAIN

THIS PUBLIC HEARING ITEM FOR THE BULLS EYE BAIL BONDS PROJECT WILL OPEN AND CONTINUE TO A DATE UNCERTAIN.

Public Hearing was opened and continued.

10. [16-332](#) SUBJECT: Medical Marijuana Cultivation Ordinance

Recommendation for Action: Staff recommends that the City Council:

- 1) Receive a staff report regarding amending the City's Zoning Code regulating medical marijuana cultivation;
- 2) Conduct a public hearing;
- 3) Introduce and waive first reading of Ordinance No. _____, which will amend Article 21.5 of Chapter 25 of the Municipal Code to prohibit commercial cultivation and provide additional definitions regarding medical marijuana to the Zoning Code; and
- 4) Direct staff to undertake a comprehensive overview concerning medical marijuana to evaluate future action on key decision points and regulatory framework.

On a motion by Mayor Pro Tem Marble, seconded by Council Member Hilliard and carried unanimously, Council Members conducted a public hearing and introduced and waived first reading of AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING ARTICLE 21.5 OF CHAPTER 25 OF THE CITY OF WOODLAND MUNICIPAL CODE RELATED TO MEDICAL MARIJUANA CULTIVATION. Council also agreed that Council Member Denny and Council Member Barajas will work with staff and the Planning Commission to make refinements to the ordinance.

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

H. REPORTS OF THE CITY MANAGER

11. [16-347](#) SUBJECT: Library Improvement Project, CIP 15-08; Receive Library Improvement Report and Authorize Consultant Services Agreement for Design Services

Recommendation for Action: Staff recommends that the City Council:
(1) Receive the attached Woodland Public Library Community Learning Lab Report; and

(2) Adopt Resolution No. _____, authorizing the City Manager to enter into a Consultant Services Agreement for design services with Gyroscope, Inc. in the amount not to exceed \$147,537 for the Library Improvement Project, CIP 15-08.

On a motion by Council Member Denny, seconded by Council Member Hilliard and carried unanimously, Council Members received the Woodland Public Library Community Learning Lab Report and adopted Resolution No. 6592, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ACCEPTING THE COMMUNITY LEARNING LAB REPORT FOR THE WOODLAND PUBLIC LIBRARY AND APPROVING AN AGREEMENT WITH GYROSCOPE, INC. FOR DESIGN SERVICES.

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

12. [16-308](#)

SUBJECT: Award Construction Contract for Industrial Park Recycled Water Project, CIP #15-10

Recommendation for Action: Staff recommends that the City Council:

1. Adopt Resolution No. _____, to award a construction contract in the amount of \$3,743,975 to Mountain Cascade Inc. for CIP 15-10, Industrial Park Recycled Water Project and authorize a contract contingency of up to 20% (\$748,795); and
2. Approve the reallocation of \$550,000 of Sewer Enterprise Funds from the Industrial Park Recycled Water Project, CIP 15-10 to Treatment Plant - Export Biosolids, CIP 10-11; and
3. Authorize the reallocation of \$250,000 of Water Enterprise Funds from the Water System Leak Detection and Repairs, CIP# 09-23 to Recycled Water Project CIP # 15-10, if the funds are needed to cover construction costs incurred ahead of execution of the SRF Loan agreement; and
4. Approve a consultant agreement for construction management and inspection services with Psomas in an amount up to \$528,006 and authorize a contingency of up to 10% (\$52,801); and
5. Provide direction to staff on whether or not to proceed with the development of residential/commercial recycled water fill station program for the City of Woodland.

On a motion by Council Member Denny, seconded by Mayor Pro Tem Marble and carried unanimously, Council Members adopted Resolution No. 6593, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A CONSTRUCTION CONTRACT WITH MOUNTAIN CASCADE, INC. IN THE AMOUNT OF \$3,743,975 FOR CIP 15-10, INDUSTRIAL PARK RECYCLED WATER PROJECT.

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

13. [16-355](#)

SUBJECT: Yolo County's Request to connect Westucky Water System customers to the City's Water and Sewer Utilities

Recommendation for Action: Staff recommends that the City Council:

- 1) Receive a report and provide feedback on the request received from Yolo County to connect parcels within unincorporated Yolo County to the City's water and sewer utility systems,
- 2) Direct staff to return to Council with Memorandum of Understanding and Out-of-Agency Service Agreement, as appropriate, addressing city interests.

Council Members received a report related to Yolo County's Request to connect Westucky Water System customers to the City's Water and Sewer Utilities and provided feedback to staff on request received. Council Members also directed staff to return to Council with Memorandum of Understanding and Out-of-Agency Service Agreement, as appropriate, addressing city interests.

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

Abstain: 1 - Council Member Denny

14. [16-312](#) SUBJECT: Fiscal Year 2015/16 Mid-Year Budget Update

Recommendation for Action: Information purposes only; no action required.

Council Members received a Fiscal Year 2015/16 Mid-Year Budget Update.

15. [16-313](#) SUBJECT: Fiscal Year 2015/16 Mid-Year Budget Amendments

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the amendments to the Fiscal Year 2015/16 Annual Budget totaling \$11,098,221, which includes the budgets for Capital Improvement Program, the Woodland Finance Authority and the Successor Agency of the former Redevelopment Agency

On a motion by Council Member Denny, seconded by Council Member Hilliard and carried unanimously, Council Members adopted Resolution No. 6594, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AMENDMENTS TO THE FISCAL YEAR 2015-2016 ANNUAL BUDGET.

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

I. **ADJOURNED AT 7:26PM**

Respectfully submitted,

Ana B. Gonzalez, City Clerk

Legislation Text

File #: 16-348, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 1, 2016

SUBJECT: Proclaim March 19, 2016 as Arbor Day

Recommendation for Action: Staff recommends that the City Council approve a Proclamation declaring March 19th, 2016 as Arbor Day in the City of Woodland.

Staff Contact

Rob Sanders, Public Works Deputy Director - 530-661-5959, rob.sanders@cityofwoodland.org

Background

Each year the City of Woodland celebrates Arbor Day in order to recognize the community benefits of trees and the community's heritage as "The City of Trees." Arbor Day is a nationally-celebrated observance that encourages tree planting and care. The observance and celebration of Arbor Day is one of the requirements of Woodland's designation as a "Tree City USA."

Founded by J. Sterling Morton in Nebraska in 1872, National Arbor Day is usually celebrated each year on the last Friday in April, but this date varies depending on the climate of the State in which it is being held.

Discussion

The observance of Arbor Day not only shows the City of Woodland's commitment to its urban forest, but will also increase awareness of the importance of trees in urban areas and provide educational opportunities to promote and improve the practice of urban tree planting and care.

As part of the day's activities, the Urban Forestry Group (UFG), Woodland Tree Foundation (WTF), and other volunteers will be gathering at the Community Center where the public will be educated onsite in proper tree planting techniques by our City Arborist, Westley Schroeder.

There will be approximately 100 trees planted on the west side of the Dog Park as part of the new Legacy Tree Grove, as well as along Sports Park Dr. near the Community Center. The Legacy Tree Grove plantings will be dependent on the Solar Array Project staging area being cleared out and reconditioned in time for this event. Even if the staging area is not ready for the plantings, we will still be able to meet the majority of this planting goal on Sports Park Dr.

In addition to the plantings, Environmental Services staff will be on hand to promote their services. Their booth will be providing information and giveaways on water conservation, green waste, composting, and other

conservation related topics.

Support of this proclamation reflects the City's continuing commitment to our urban forest and the quality of life that these assets provide the community.

Commission/Committee Recommendation

This proclamation was unanimously supported by the Parks and Recreation Commission at their February 22nd, 2016 regular meeting.

Conclusion

Staff recommends that the City Council approve a Proclamation declaring March 19th, 2016 as Arbor Day in the City of Woodland.

Prepared by: Rob Sanders, PW Deputy Director

Reviewed by: Greg Meyer, PW Director



Paul Navazio, City Manager

Attachments: Proclamation
Arbor Day Flyer

CITY OF WOODLAND
PROCLAMATION
DECLARING MARCH 19th, 2016 ARBOR DAY
IN THE CITY OF WOODLAND

WHEREAS, in 1872 J. Sterling Morton proposed that a special day be set aside for the planting of trees; and,

WHEREAS, this holiday, Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and,

WHEREAS, 2016 is the 144th anniversary of the holiday, and Arbor Day is now observed throughout the nation and the world; and,

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife; and,

WHEREAS, trees are a renewable resource, giving us paper, wood for our homes, and fuel for our fires and beautifying our community; and,

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW, THEREFORE, the City Council of the City of Woodland does hereby proclaim Saturday, March 19th, 2016 as Arbor Day in the City of Woodland, and urges all citizens to celebrate and support efforts to protect our trees and woodlands, to plant trees to gladden the heart and promote the well-being of this and future generations.

DATED: March 1st, 2016

Tom Stallard, Mayor

William L. Marble, Mayor Pro Tem

Jim Hilliard, Council Member

Sean Denny, Council Member

Angel Barajas, Council Member

Día del Arbol

2016

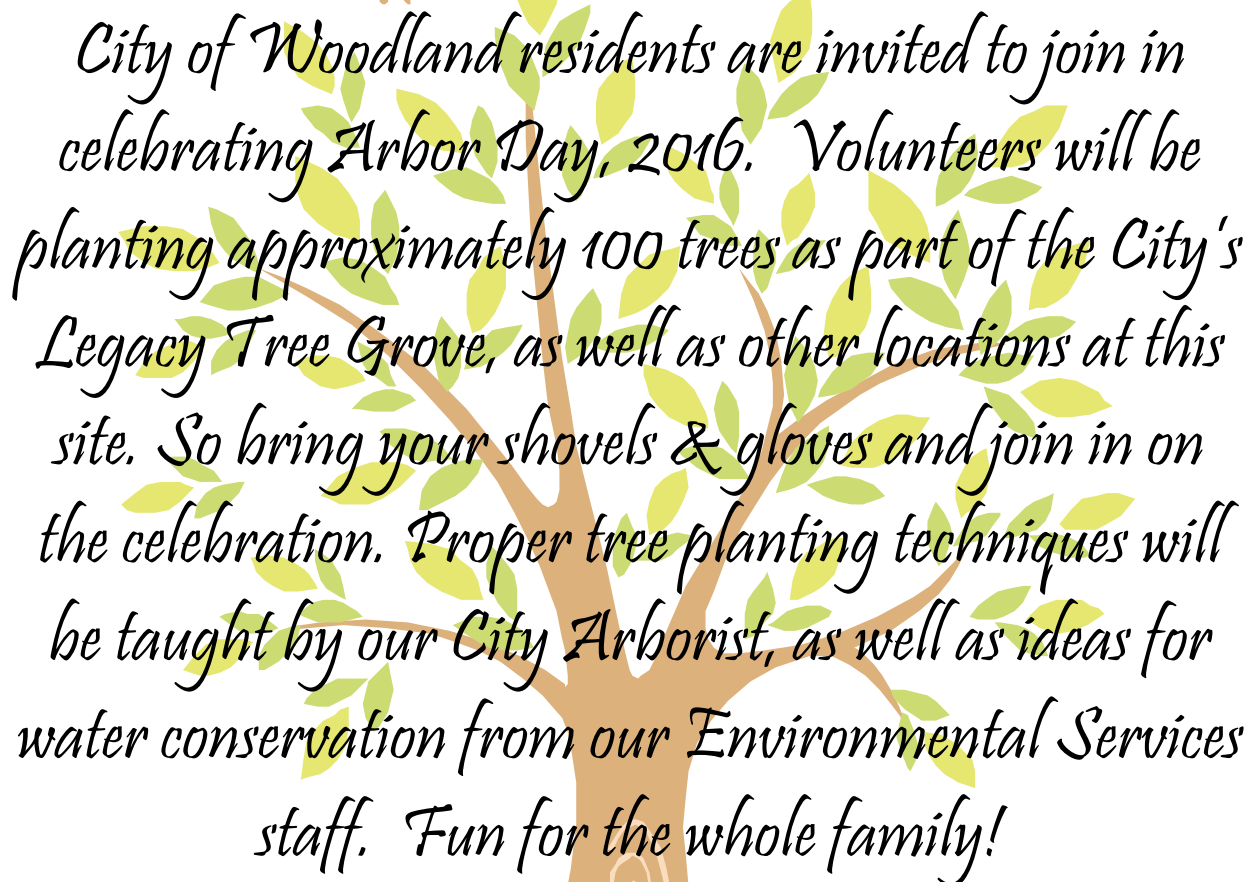


Residentes de la Ciudad de Woodland están invitados a reunirse para celebrar el Día del Árbol, 2016. Voluntarios plantarán aproximadamente 100 árboles en Legacy Tree Grove y en áreas cercanas. Así que traigan sus palas y guantes para unirce a la celebración. Se enseñarán técnicas apropiadas de plantación de árboles así como ideas para la conservación del agua en parte de nuestro equipo de Servicio Ambiental. Diversión para toda la familia.

Los esperamos el sábado, 19 de Marzo a las 9:00am en el Woodland Community Center localizado en 2001 East Street.

Patronizado por la Ciudad de Woodland y el Woodland Tree Foundation

Arbor Day 2016



City of Woodland residents are invited to join in celebrating Arbor Day, 2016. Volunteers will be planting approximately 100 trees as part of the City's Legacy Tree Grove, as well as other locations at this site. So bring your shovels & gloves and join in on the celebration. Proper tree planting techniques will be taught by our City Arborist, as well as ideas for water conservation from our Environmental Services staff. Fun for the whole family!

Meet us Saturday, March 19th, 9:00am at City of Woodland Community Center located at 2001 East Street.

Legislation Text

File #: 16-394, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 1, 2016

SUBJECT: Organizational Assessment of the Public Works Department - Receive Presentation from Management Partners, Inc.

Recommendation for Action: Staff recommends that the City Council receive a presentation from Management Partners, Inc. on their recently-concluded organizational review of the Public Works Department.

Staff Contact

Gregor G. Meyer, Public Works Director, (530) 661-5953; greg.meyer@cityofwoodland.org

Fiscal Impact

Funding for this project was included in the FY 15/16 Adopted Budget, with funding provided from a variety of sources consistent with funding that supports the breadth of programs within the Public Works Department.

Background

The City's Public Works Department is challenged with the management and operations of a variety of critical functions, in an environment of increasing complexity, regulatory requirements and outside pressures. At the same time, the city is making significant investments in its infrastructure supporting water and wastewater utilities and faces continued challenges such as maintaining our streets, sidewalks, parks and facilities.

The City Manager solicited Requests for Qualifications (RFQ) from firms with the expertise to perform a review of the Public Works Department, to include an assessment of the organizational structure, management and staffing levels, as well as identification of best practices for utilities, plant and infrastructure operations and maintenance.

With City Council approval, Management Partners, Inc. was selected to conduct the review of the Public Works Department. The team of consultants spent considerable time reviewing the organizational history of the department, (which has been re-organized on multiple occasions since 2007/08) held meetings with senior management staff as well as employee focus groups, and undertook a peer review of Public Works functions in selected other cities.

In conjunction with the receipt of the final report and recommendations from Management Partners, Inc., the City Manager has scheduled a presentation to the Council to share the highlights from their assessment report. The City Manager will take the report and recommendations under advisement and will return to Council, as appropriate, with any follow-up actions that may be advanced as a result of this report.

Conclusion

Staff recommends that the City Council receive a presentation from Management Partners, Inc. on their recently-concluded organizational review of the Public Works Department.

Prepared by: Paul Navazio, City Manager

Legislation Text

File #: 16-357, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 1, 2016

SUBJECT: Treasurer's Investment Report Quarter Ending December 31, 2015

Recommendation for Action: Staff recommends that City Council accept the quarterly Treasurer's Investment Report for the quarter ended December 31, 2015.

Staff Contact

Adam Devlin, Senior Accountant, (530)661-5835, adam.devlin@cityofwoodland.org

Fiscal Impact

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

Background

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

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

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

Discussion

Over the past several months staff has been working with the investment firm of Cantor Fitzgerald L.P. to develop an investment strategy with the objective to increase yield and generate additional investment earnings while, at the same time, ensure that the portfolio's primary goal of providing safety and liquidity is preserved. This work effort has included an analysis of the City's historical cash flow and liquidity requirements. This analysis reviewed the last three years of monthly cash inflow and outflows to determine an appropriate level of cash to retain in the easily accessible LAIF accounts, and the amount of cash available for investment in various forms approved in the Investment Policy. Beginning in April 2015, staff began purchasing investments in accordance with the investment plan. The implementation of this strategy is reflected in the current and attached quarterly reports.

As of December 31, 2015 the City treasury consisted of investments with a total book value of \$66,365,827. The largest portion of the City's portfolio continues to be invested in pooled investment funds (LAIF), but with the diversification efforts undertaken during the last several months, the portfolio now includes federal agencies and corporate securities that help to increase portfolio returns while maintaining compliance with the City's adopted Investment Policy.

The City Investment Policy has established a benchmark equal to the 90-day U.S. Treasury bill which for the quarter ending December 2015 was 0.16%. The yield on the Local Agency Investment Fund (LAIF) balances for the quarter ending December 2015 was 0.40%, the average yield on the City of Woodland's investments as of December 31, 2015 was 1.99%; the overall portfolio yield, combining all investments and LAIF was 0.96%. The City has therefore met its goal of obtaining a rate of return greater than the established U.S. Treasury benchmark.

The City's investment plan goal is to maintain 40% of our investment portfolio in highly liquid or readily available funds (such as LAIF). Additionally, the plan goal is to distribute investments across both short and longer term timeframes to achieve an overall effective duration of investments of eighteen months. Finally, the goal of the investment plan is to achieve an investment return of 0.69% based on the parameter of allowable investments. For the quarter ended December 31, 2015, 48.48% of the City's investments are in LAIF, overall duration of investments is nineteen months, and the rate of return was 0.96%. The City will continue to implement the investment strategy over the next several months, which will reduce the large portfolio balance currently in LAIF, and will also result in longer duration of the portfolio. To date, the City has been meeting the overall investment yield goal. The attached Investment Plan Executive Summary shows a graphical representation of the City's investment plan goals versus actual investments.

The investment analysis will refer to "Market Value" of investments; this is a constantly changing amount that is based on the current value of the investment, whereas "Book Value" is what we paid for the security. If there is a difference between the two, there will either be a calculated gain or loss. It should be noted that the City intends to hold securities until maturity and that calculated gains or losses within a quarter are not necessarily an issue.

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

Conclusion

Staff recommends that City Council accept the quarterly Treasurer's Investment Report for the quarter ended December 31, 2015.

Prepared by: Adam Devlin
Senior Accountant

Reviewed by: Kimberly McKinney
Finance Officer/Treasurer



Paul Navazio, City Manager

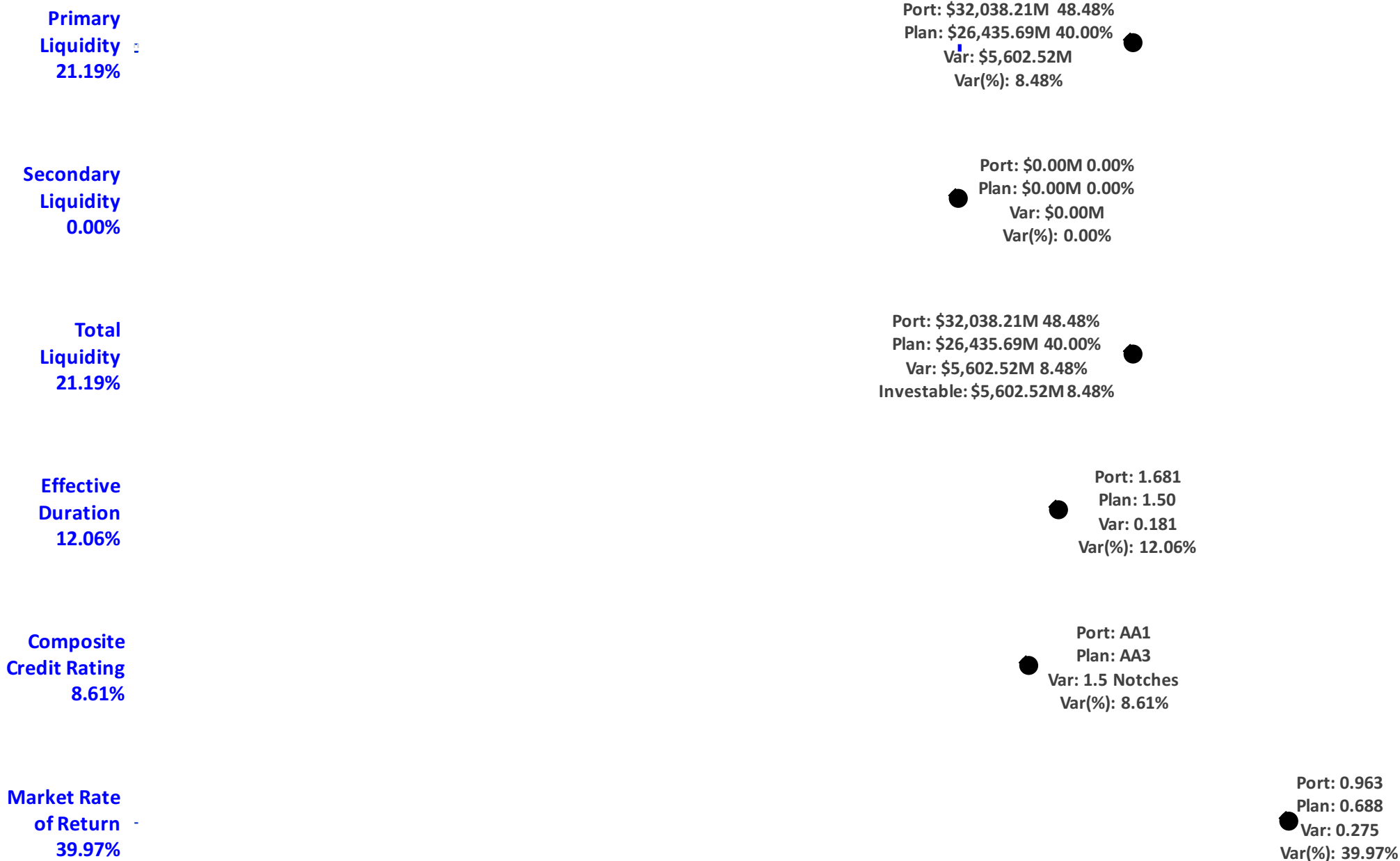
Attachment: December 31, 2015 Investment Report
Investment Plan Executive Summary

Investment Plan Executive Summary: Woodland-20151231 (12/31/15 Data)

CASH: 48.48% | Tsy:0.00% | AgyBlt:0.00% | AgyStep:13.44% | AgyClbl:15.01% | Corp:23.08%

Par Amount (\$000): \$66,038.21 | Mkt Vlu (\$000): \$66,089.21 | Gain/Loss (\$000) Using Amort Cost: (\$396.06)

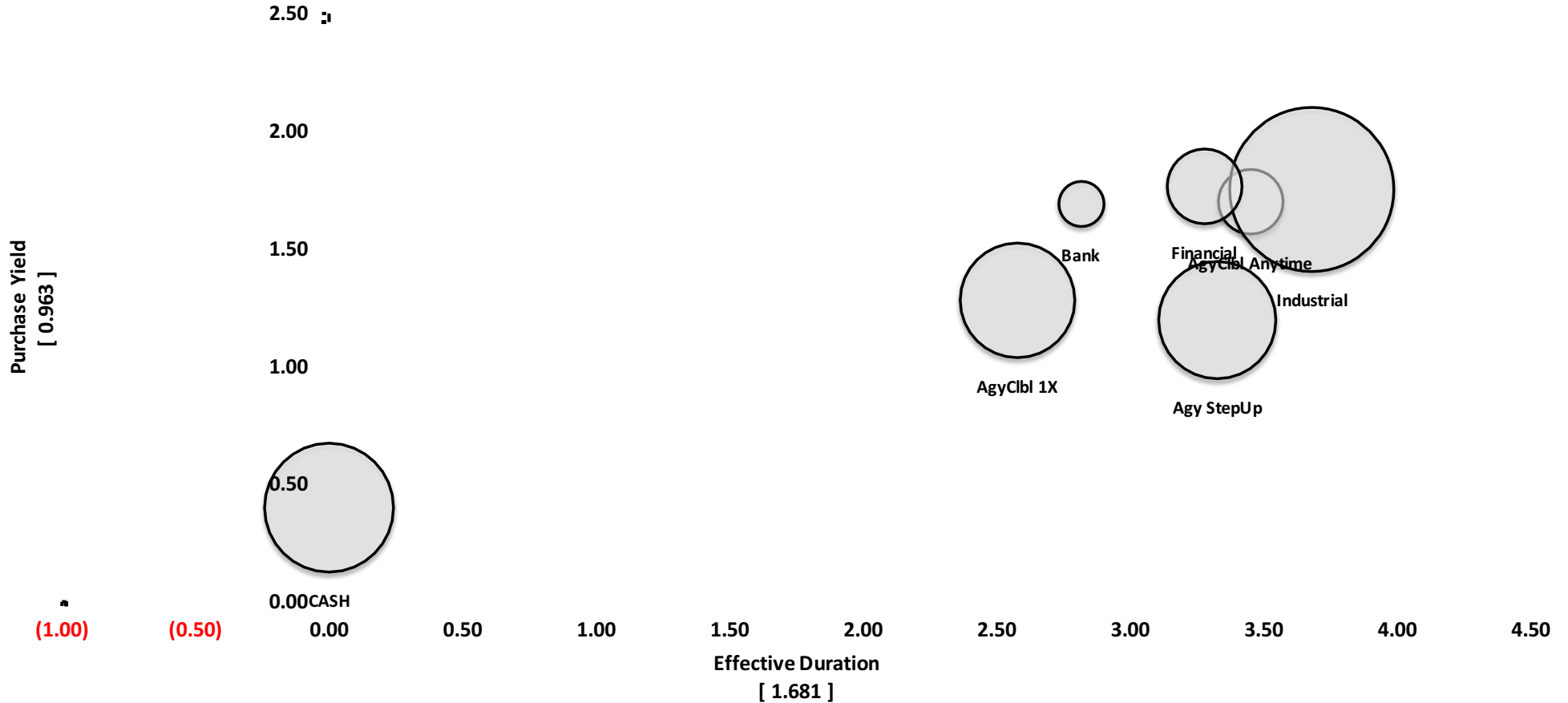
Years To Maturity: 2.04 | Modified Duration: 1.97 | Effective Duration: 1.68 | Effective Convexity: (0.35)



Woodland-20151231 (Using 12/31/15 Portfolio Data)

Effective Duration versus Purchase Yield Where Bubble Size is MktWgt Purchase Yield [0.963]

Par Amount (\$000): 66,038.21 | Effective Duration: 1.68 | OAS: 12.84



Called-Matured Forecast Heat Matrix

Portfolio: Woodland-
20151231

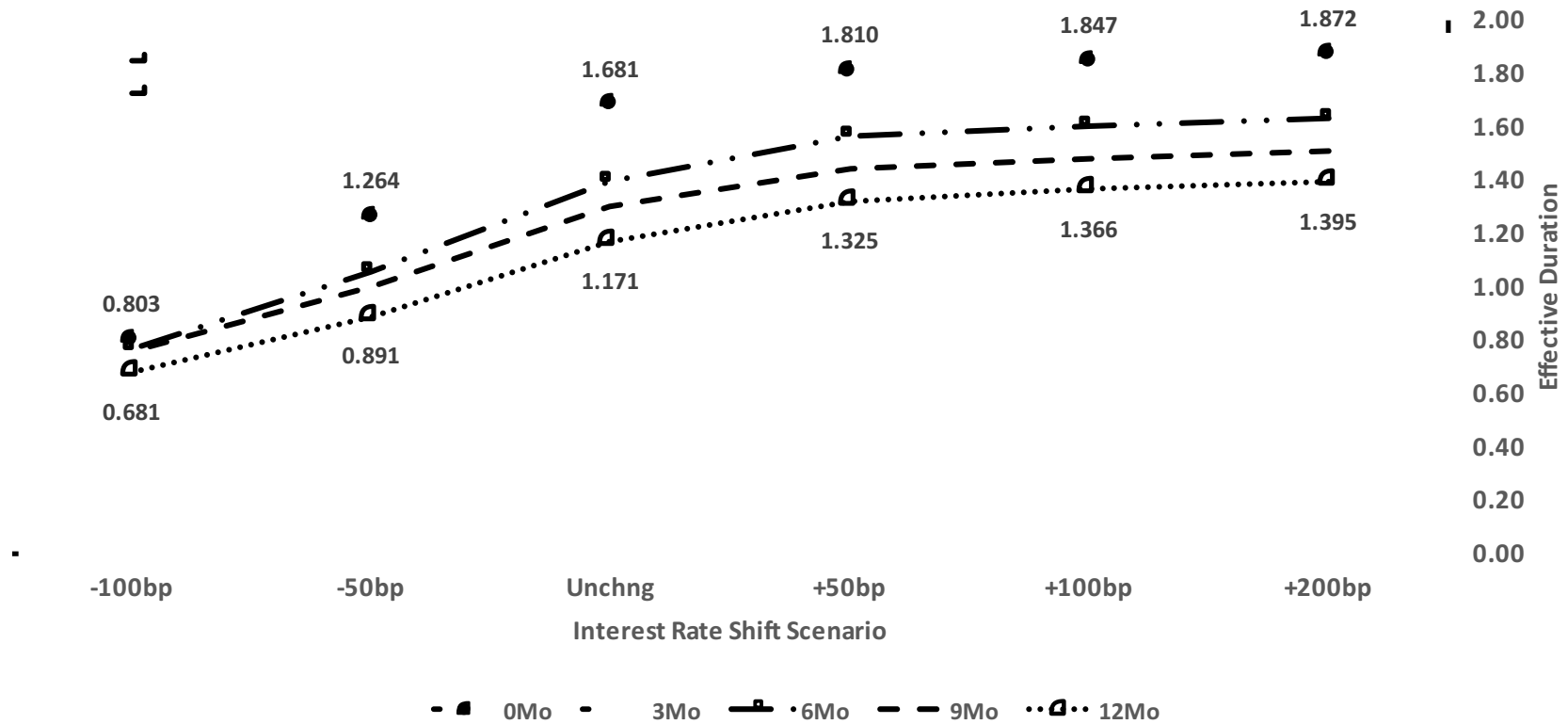
Forecasted Calls Par Amounts (\$000)				
	3Mo	6Mo	9Mo	12Mo
+200bp	0.00	0.00	0.00	0.00
+100bp	0.00	0.00	0.00	0.00
+50bp	0.00	0.00	0.00	0.00
Unchnng	0.00	0.00	2,000.00	2,000.00
-50bp	1,000.00	13,000.00	17,000.00	17,000.00
-100bp	3,000.00	15,000.00	17,000.00	17,000.00

Forecasted Maturities Par Amounts (\$000)				
	3Mo	6Mo	9Mo	12Mo
+200bp	0.00	0.00	0.00	0.00
+100bp	0.00	0.00	0.00	0.00
+50bp	0.00	0.00	0.00	0.00
Unchnng	0.00	0.00	0.00	0.00
-50bp	0.00	0.00	0.00	0.00
-100bp	0.00	0.00	0.00	0.00

Forecasted Calls+Maturities Par Amounts (\$000)				
	3Mo	6Mo	9Mo	12Mo
+200bp	0.00	0.00	0.00	0.00
+100bp	0.00	0.00	0.00	0.00
+50bp	0.00	0.00	0.00	0.00
Unchnng	0.00	0.00	2,000.00	2,000.00
-50bp	1,000.00	13,000.00	17,000.00	17,000.00
-100bp	3,000.00	15,000.00	17,000.00	17,000.00

The analysis is provided for informational purposes and the accuracy is not guaranteed. Market prices are indications only and subject to change. Market values include accrued interest.

Woodland-20151231 Portfolio Duration Drift Analysis



Portfolio: [Woodland-20151231](#)

Portfolio Duration Drift Analysis					
	0Mo	3Mo	6Mo	9Mo	12Mo
+200bp	1.87	1.75	1.63	1.51	1.40
+100bp	1.85	1.72	1.61	1.48	1.37
+50bp	1.81	1.68	1.56	1.44	1.32
Unchnng	1.68	1.51	1.40	1.30	1.17
-50bp	1.26	1.09	1.06	1.00	0.89
-100bp	0.80	0.71	0.77	0.76	0.68

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Issuer Matrix for Woodland-20151231 (Using 12/31/15 Data)

Woodland-20151231

Portfolio/Subset:

All

Show Cash:

No

Ticker	Bloomberg 5Yr Prob Default %	Analyst % Buy Hold	Equity Consensus Rating	Effective Duration	Purchase Yield	Gain/Loss (\$000) Using Amort Cost
AAPL	0.88	96.15	4.58	2.77	1.24	(8.91)
ABT	0.99	100.00	4.45	4.05	2.09	(1.59)
ADP	0.63	95.45	3.27	4.43	1.94	(5.20)
COST	0.59	100.00	4.24	3.82	1.72	(3.82)
CSCO	0.88	95.00	4.10	3.64	1.87	(12.90)
CVX	1.16	96.30	4.04	2.41	1.45	(6.42)
DIS	0.90	94.12	3.88	3.30	1.58	(4.30)
FHLB	0.00	0.00	0.00	3.06	1.31	(92.40)
FHLMC	0.00	0.00	0.00	3.04	1.26	(99.24)
FNMA	0.00	0.00	0.00	2.92	1.30	(52.98)
GE	1.69	100.00	4.20	3.78	1.60	(10.46)
HNDA	0.00	0.00	0.00	2.68	1.40	(6.36)
HSBC	0.00	0.00	0.00	1.99	1.38	(5.14)
IBM	1.35	81.48	3.11	4.20	2.07	(2.12)
INTC	0.95	93.62	4.00	4.29	2.07	(3.22)
JPM	2.21	100.00	4.58	3.28	1.82	(16.75)
KO	0.58	93.10	3.90	3.67	1.51	(7.47)
MS	3.42	90.63	3.88	2.83	1.71	(6.64)
ORCL	0.90	90.00	3.95	3.25	1.52	(12.56)
PFE	0.84	95.24	4.33	3.24	1.84	(0.61)
QCOM	0.97	97.14	4.03	4.16	2.39	(1.88)
RL	1.38	95.45	3.68	4.31	2.50	1.42
SPG	2.08	100.00	4.58	4.32	2.08	(8.53)
USB	1.70	97.22	3.86	3.65	2.00	(2.12)
WMT	0.88	93.55	3.19	4.13	1.69	(14.21)
XOM	0.95	77.78	3.22	3.98	1.50	(11.61)

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Woodland-20151231 Holdings X-Ray Analysis (Using 12/31/15 Portfolio Data)

Portfolio: **Woodland-20151231**

Minimum YrsToMat: **5.000**

Maximum YrsToMat: **5.000**

Ticker Filter: **All**

Structure Filter: **All**

Composite Rating Filter: **All**

Minimum Effective Duration: **All**

Maximum Effective Duration: **All**

Forecasted Matured/Called Bonds: **No Forecast Filter**

	Portfolio [41]
Mkt Vlu (\$000)	66,089.214
Par Amount (\$000)	66,038.210
Effective Duration	1.681
Composite Rating Num	AA1
Gain/Loss (\$000) Using Amort Cost	(396.057)
Purchase Yield	0.963
Yield To Convention	1.161
Effective Convexity	(0.347)

Bond #	Bond Description	Settlement Date	Offer Price	Yield To Convention	Yield To Maturity	Ratings Info	Step Schedule	Effective Duration	OAS
1	32.038MM CASHLAIF: CASH	01/01/04	0.40	0.40	0.40			0.00	
2	0.500MM 40428HPH: HSBC1.625 01/16/18	05/14/15	100.639	1.895	1.895	A2 A AA-		1.989	831737
3	0.500MM 037833AJ: AAPL1.00 05/03/18 (2.34Yr IND-AA1)	05/14/15	99.592	1.351	1.351	Aa1 AA+		2.301	211935
4	2.000MM 3136G2HV: FNMA1.10 05/25/18 (2.4YrsNc4.83Mos-1x)	05/27/15	100.00	1.467	1.467	Aaa AA+ AAA		2.087	251509
5	0.500MM 166764AE: CVX1.718 06/24/18 (2.48Yr IND-AA2)	06/26/15	100.764	1.989	1.989	Aa1 AA-		2.41	81426
6	0.500MM 02665WAC: HNDA2.125 10/10/18 (2.78Yr FIN-A1)	10/30/15	102.094	1.863	1.863	A1 A+		2.68	621034
7	2.000MM 3130A52E: FHLB1.15 10/29/18 (2.83YrsNc3.97Mos-1x)	04/29/15	100.00	1.477	1.477	Aaa AA+		2.309	121147
8	0.500MM 191216BF: KO1.65 11/01/18 (2.84Yr IND-AA3)	04/21/15	102.072	1.389	1.389	Aa3 AA A+		2.763	121752
9	0.500MM 6174468B: MS2.20 12/07/18 (2.94Yr FIN-A3)	10/30/15	101.473	2.176	2.176	A3 BBB+ A		2.831	891222
10	0.500MM 68389XAX: ORCL2.375 01/15/19 (3.04Yr IND-A1)	10/30/15	102.946	1.846	1.846	A1 AA- A+		2.903	531244
11	0.500MM 46625HJR: JPM2.35 01/28/19 (3.08Yr FIN-A2)	04/27/15	102.095	2.294	2.294	A3 A- A+		2.932	96990
12	2.000MM 3134G7KN: FHLMC1.375 01/28/19 (3.08YrsNc6.93Mos-1x)	07/28/15	100.00	1.552	1.552	Aaa AA+ AAA		2.16	(3183)
13	0.500MM 17275RAR: CSCO2.125 03/01/19 (3.17Yr IND-AA3)	11/12/15	101.472	1.866	1.866	A1 A+		3.038	511645
14	0.500MM 037833AQ: AAPL2.10 05/06/19 (3.35Yr IND-AA1)	10/20/15	102.621	1.736	1.736	Aa1 AA+		3.222	331136
15	0.500MM 717081DL: PFE2.10 05/15/19 (3.38Yr IND-A1)	11/12/15	100.896	1.873	1.873	A1 AA /*- A+ /*-		3.244	461109
16	0.500MM 25468PDA: DIS1.85 05/30/19 (3.42Yr IND-A2)	03/27/15	101.087	1.839	1.839	A2 A A		3.298	411563
17	0.500MM 68389XAX: ORCL2.25 10/08/19 (3.77Yr IND-A1)	10/20/15	102.488	1.948	1.948	A1 AA- A+		3.599	411441
18	0.500MM 48127HAA: JPM2.20 10/22/19 (3.81Yr FIN-A2)	10/20/15	101.267	2.36	2.36	A3 A- A+		3.632	811562
19	0.500MM 90331HML: USB2.125 10/28/19	06/26/15	100.507	2.118	2.118	A1 AA- AA		3.645	551835
20	0.500MM 36962G6P: GE2.10 12/11/19 (3.95Yr IND-AA2)	03/27/15	102.257	2.15	2.15	Aa3 AA+		3.78	561241
21	0.500MM 22160KAF: COST1.70 12/15/19 (3.96Yr IND-A1)	11/12/15	99.902	1.926	1.926	A1 A+ A+		3.821	331218
22	0.500MM 17275RAH: CSCO4.45 01/15/20 (4.04Yr IND-AA3)	11/12/15	109.747	2.169	2.169	A1 AA-		3.666	571550
23	0.500MM 30231GAG: XOM1.912 03/06/20 (4.18Yr IND-AAA)	10/30/15	101.696	2.085	2.085	Aaa AAA /*-		3.978	441331
24	2.000MM 3136G2GR: FNMA1.50 04/28/20 (4.33YrsNc1.33Yrs-1x)	04/28/15	100.00	1.933	1.933	Aaa AA+ AAA		3.769	81178
25	0.500MM 459200HM: IBM1.625 05/15/20 (4.38Yr IND-AA3)	11/12/15	98.087	2.175	2.175	Aa3 AA- A+		4.205	511113
26	0.500MM 747525AD: QCOM2.25 05/20/20 (4.39Yr IND-A1)	08/25/15	99.374	2.482	2.482	A1 A+		4.16	821112
27	0.500MM 002824AW: ABT4.125 05/27/20 (4.41Yr IND-)	11/12/15	108.758	2.166	2.166	A2 /*- A+ /*- A		4.051	511747
28	0.500MM 17275RAX: CSCO2.45 06/15/20 (4.46Yr IND-AA3)	11/04/15	102.339	2.22	2.22	A1 AA-		4.222	541915
29	0.500MM 931142CU: WMT3.625 07/08/20 (4.52Yr IND-AA2)	10/30/15	109.108	2.01	2.01	Aa2 AA AA		4.135	331951
30	0.500MM 931142CU: WMT3.625 07/08/20 (4.52Yr IND-AA2)	11/12/15	108.167	2.01	2.01	Aa2 AA AA		4.135	331951
31	0.500MM 458140AQ: INTC2.45 07/29/20 (4.58Yr IND-A1)	11/12/15	101.693	2.218	2.218	A1 A+ A+		4.292	531058
32	0.500MM 751212AB: RL2.625 08/18/20 (4.63Yr IND-A2)	08/25/15	100.573	2.434	2.437	A2 A		4.305	721985
33	1.000MM 3130A67C: FHLB1.25 08/26/20 (4.66YrsNc1.87Mo-DqSu)	08/26/15	99.75	1.812	2.488	Aaa AA+	8/26/2017 1.25	2.991	(411681)
34	0.500MM 828807CU: SPG2.50 09/01/20 (4.67Yr FIN-A2)	10/20/15	101.835	2.487	2.487	A2 A A		4.323	751323
35	0.500MM 053015AD: ADP2.25 09/15/20 (4.71Yr IND-AA2)	11/04/15	101.428	2.172	2.173	Aa3 AA		4.427	451155
36	0.500MM 191216BT: KO1.875 10/27/20 (4.83Yr IND-AA3)	11/04/15	99.547	2.091	2.091	Aa3 AA A+		4.598	361054
37	2.000MM 3134G754: FHLMC1.25 10/29/20 (4.83YrsNc3.97Mos-DqSu)	10/14/15	100.00	1.812	2.464	Aaa AA+ AAA	10/29/2018 1.25	3.508	(211326)
38	2.000MM 3134G757: FHLMC1.125 10/29/20 (4.83YrsNc3.97Mos-DqSu)	10/14/15	99.925	1.775	2.438	Aaa AA+ AAA	10/29/2017 1.125	3.527	(501062)
39	2.000MM 3130A6KG: FHLB1.00 10/29/20 (4.83YrsNc3.97Mos-DqSu)	10/29/15	99.95	1.814	2.465	Aaa AA+	4/29/2017 1	3.463	(521330)
40	2.000MM 3130A6NS: FHLB1.70 10/29/20 (4.83YrsNc1.73Mo-Cc)	10/29/15	100.00	2.018	2.018	Aaa AA+		3.452	(111694)

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Woodland-20151231 Holdings X-Ray Analysis (Using 12/31/15 Portfolio Data)

Portfolio: *Woodland-20151231*
Minimum YrsToMat:
Maximum YrsToMat: *5.000*
Ticker Filter:
Structure Filter: *All*
Composite Rating Filter:
Minimum Effective Duration:
Maximum Effective Duration:
Forecasted Matured/Called Bonds: *No Forecast Filter*

	Portfolio [41]
Mkt Vlu (\$000)	66,089.214
Par Amount (\$000)	66,038.210
Effective Duration	1.681
Composite Rating Num	AA1
Gain/Loss (\$000) Using Amort Cost	(396.057)
Purchase Yield	0.963
Yield To Convention	1.161
Effective Convexity	(0.347)

Bond #	Bond Description	Settlement Date	Offer Price	Yield To Convention	Yield To Maturity	Ratings Info	Step Schedule	Effective Duration	OAS
41	2.000MM 3134G76K: FHLMC1.25 11/24/20 (4.9YrsNc4.8Mos-DqSu)	11/24/15	100.00	1.781	2.186	Aaa AA+ AAA	11/24/2017 1.25	2.978	(79.193)

Matrix Cross Sectional Analysis

Starting Yrs-Edur: 0.000
Portfolio: Woodland-20151231

Yrs-Edur Bucket Size: 0.250
Portfolio: Woodland-20151231

Maximum Yrs-Edur: 5.000
Portfolio: Woodland-20151231

Using Custom Buckets	All Par(\$000)		All % MktVlu		All SubSet Pyld		All Weighted SubSet Pyld	
	Years To Maturity	Effective Duration	Years To Maturity	Effective Duration	Years To Maturity	Effective Duration	Years To Maturity	Effective Duration
0.000 - 0.250	32,038.21	32,038.21	48.477	48.477	0.40	0.40	0.194	0.194
0.250 - 0.500	0.00	0.00	0.00	0.00				
0.500 - 0.750	0.00	0.00	0.00	0.00				
0.750 - 1.000	0.00	0.00	0.00	0.00				
1.000 - 1.250	0.00	0.00	0.00	0.00				
1.250 - 1.500	0.00	0.00	0.00	0.00				
1.500 - 1.750	0.00	0.00	0.00	0.00				
1.750 - 2.000	0.00	500.00	0.00	0.758		1.38		0.01
2.000 - 2.250	500.00	4,000.00	0.758	6.031	1.38	1.238	0.01	0.075
2.250 - 2.500	3,000.00	3,000.00	4.507	4.508	1.165	1.198	0.053	0.054
2.500 - 2.750	0.00	500.00	0.00	0.765		1.397		0.011
2.750 - 3.000	3,500.00	5,000.00	5.293	7.565	1.251	1.372	0.066	0.104
3.000 - 3.250	3,500.00	1,500.00	5.338	2.30	1.482	1.613	0.079	0.037
3.250 - 3.500	1,500.00	4,500.00	2.29	6.726	1.585	1.392	0.036	0.094
3.500 - 3.750	0.00	6,000.00	0.00	9.081		1.435		0.13
3.750 - 4.000	2,500.00	3,500.00	3.79	5.243	1.759	1.547	0.067	0.081
4.000 - 4.250	1,000.00	3,000.00	1.594	4.723	1.765	1.97	0.028	0.093
4.250 - 4.500	4,000.00	2,000.00	6.058	3.07	1.813	2.147	0.11	0.066
4.500 - 4.750	4,000.00	500.00	6.216	0.752	1.842	1.971	0.114	0.015
4.750 - 5.000	10,500.00	0.00	15.679	0.00	1.313		0.206	

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**CITY OF WOODLAND
INVESTMENT REPORT**

December-15

SUMMARY OF INVESTMENTS

TYPE OF INVESTMENT	AMOUNT	TOTAL
Local Agency Investment Fund (LAIF)	32,038,206	48.3%
Federal National Mortgage Association	4,000,000	6.0%
Federal Home Loan Bank	6,996,500	10.5%
Federal Home Loan Mortgage Corp	7,998,500	12.1%
Corporate Securities	15,332,621	23.1%
TOTAL	66,365,827	100.0%

	<i>Maturity Date</i>	<i>Interest</i>	<i>Call Date</i>	<i>PAR Amount</i>	<i>Principal Amount</i>	<i>Current Market Value</i>	<i>Security ID</i>
Federal National Mortgage Association	5/25/2018	1.10	5/25/2016	2,000,000	2,000,000	1,980,882	3136G2HV2
Federal Home Loan Bank	10/29/2018	1.15	4/29/2016	2,000,000	2,000,000	1,974,140	3130A52E8
Federal Home Loan Mortgage Corp	1/28/2019	1.38	7/28/2016	2,000,000	2,000,000	2,002,956	3134G7KN0
Federal National Mortgage Association	4/28/2020	1.50	4/28/2017	2,000,000	2,000,000	1,980,514	3136G2GR2
Federal Home Loan Bank	8/26/2020	1.38	2/26/2016	1,000,000	997,500	1,000,343	3130A67C5
Federal Home Loan Mortgage Corp	10/29/2020	1.25	1/29/2016	2,000,000	2,000,000	1,974,662	3134G7S44
Federal Home Loan Mortgage Corp	10/29/2020	1.13	4/29/2016	2,000,000	1,998,500	1,975,230	3134G7S77
Federal Home Loan Bank	10/29/2020	1.00	4/29/2016	2,000,000	1,999,000	1,977,300	3130A6KG1
Federal Home Loan Bank	10/29/2020	1.70	1/29/2016	2,000,000	2,000,000	1,961,096	3130A6N52
Federal Home Loan Mortgage Corp	11/24/2020	1.25	5/24/2016	2,000,000	2,000,000	1,986,132	3134G76K2

Total Agency Investments

19,000,000 18,995,000 18,813,255

HSBC USA Inc	1/16/2018	1.38	N/a	500,000	503,200	497,255	40428HPH9
Apple Inc	5/3/2018	1.14	N/a	500,000	497,961	494,045	037833AJ9
Chevron	6/24/2018	1.45	N/a	500,000	503,822	497,091	166764AE0
Honda	10/10/2018	2.13	N/a	500,000	510,470	503,206	02665WAC5
Coca-Cola Co	11/1/2018	1.05	N/a	500,000	510,360	503,858	191216BF6
Morgan Stanley	12/7/2018	2.20	N/a	500,000	507,366	499,882	6174468B8
Oracle	1/15/2019	2.38	N/a	500,000	514,730	507,411	68389XQ8
JP Morgan Chase & Co	1/28/2019	1.77	N/a	500,000	510,478	501,667	46625HJR2
Cisco	3/1/2019	2.13	N/a	500,000	507,360	504,392	17275RAR3
Apple Inc	5/6/2019	2.10	N/a	500,000	513,105	505,990	037833AQ3
Pfizer	5/15/2019	2.10	N/a	500,000	504,480	504,005	717081DL4
Walt Disney Company	5/30/2019	1.58	N/a	500,000	505,430	500,285	25468PDA1
Oracle	10/8/2019	2.25	N/a	500,000	512,440	504,757	68389XAX3
JP Morgan Chase & Co	10/22/2019	2.20	N/a	500,000	506,335	495,518	48127HAA7
US Bank Cincinnati	10/28/2019	2.00	N/a	500,000	502,535	499,154	90331HML4
General Electric Cap Corp	12/11/2019	1.60	N/a	500,000	511,285	499,482	36962G6P4
Costco	12/15/2019	1.70	N/a	500,000	499,510	495,250	22160KAF2
Cisco	1/15/2020	4.45	N/a	500,000	548,733	543,574	17275RAH5
Exxon	3/6/2020	1.91	N/a	500,000	508,480	495,312	30231GAG7
IBM	5/15/2020	1.63	N/a	500,000	490,433	486,925	459200HM6
Qualcomm Inc	5/20/2020	2.39	N/a	500,000	496,870	494,646	747525AD5
Abbott	5/27/2020	4.13	N/a	500,000	543,790	540,271	002824AW0
Cisco	6/15/2020	2.45	N/a	500,000	511,695	504,316	17275RAX0
Wal-Mart	7/8/2020	3.63	N/a	500,000	545,540	534,244	931142CU5
Wal-Mart	7/8/2020	3.63	N/a	500,000	540,835	534,244	931142CU5
Intel	7/29/2020	2.45	N/a	500,000	508,463	505,182	458140AQ3
Ralph Lauren Corp	8/18/2020	2.50	N/a	500,000	502,865	504,159	751212AB7
Simon Property Group	9/1/2020	2.50	N/a	500,000	509,175	499,710	828807CU9
Automated Data Processing (ADP)	9/15/2020	2.25	N/a	500,000	507,140	500,460	053015AD5
Coca-Cola Co	10/27/2020	1.88	N/a	500,000	497,735	494,353	191216BT6

Total Corporate Investments

15,000,000 15,332,621 15,150,639

Total of LAIF Funds & Investments Detail

66,365,827

Check Total (Should be zero)

-

**CITY OF WOODLAND
INVESTMENT REPORT**

CASH ACCOUNTS as of 12/31/15

Bank Accounts with U.S. Bank	\$7,239,613
Petty Cash	\$3,290
Cash with Fiscal Agent	<i>\$5,952,274</i>

INTEREST SUMMARY

Prior Quarters Interest Earned - Investments	\$9,938
Prior Quarters Interest Earned - LAIF	\$31,300
Total Interest Received	<u>\$41,237</u>
Interest Received from October 1, 2015 to December 31, 2015	\$217,399
Total Fiscal Year-to-Date Interest Received	<u>\$258,636</u>

|
|

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

**CITY OF WOODLAND
ACTIVITY REPORT**

DATE	DESCRIPTION	DEBIT	CREDIT	DEBITS
LAIF	TREASURER			
10/01/15	Month Beginning Balance			46,000,000
10/09/15	Withdrew fr LAIF		1,000,000	45,000,000
10/15/15	Quarterly Interest	38,206		45,038,206
10/29/15	Withdrew fr LAIF		5,000,000	40,038,206
11/12/15	Withdrew fr LAIF		5,000,000	35,038,206
12/23/15	Withdrew fr LAIF		3,000,000	32,038,206
12/31/15	Month End Balance			32,038,206

TRANS bond proceeds in Guaranteed Investment Contract

Bonds and Other Investments

10/1/2015	BEGINNING BALANCE			25,345,807
10/9/2015	Called - Federal Home Loan Mortgage Corp 3134G33G3		1,995,000	23,350,807
10/14/2015	Federal Home Loan Mortgage Corp 3134G7S44	2,000,000		25,350,807
10/14/2015	Federal Home Loan Mortgage Corp 3134G7S77	1,998,500		27,349,307
10/15/2015	Called - Federal Home Loan Mortgage Corp 3134G6PK3		2,000,000	25,349,307
10/15/2015	Called - Federal Home Loan Mortgage Corp 3134G7FA4		1,999,500	23,349,807
10/20/2015	Apple (APPL) 037833AQ3	513,105		23,862,912
10/20/2015	JP Morgan 48127HAA7	506,335		24,369,247
10/20/2015	Oracle 68389XAX3	512,440		24,881,687
10/20/2015	Simon Property Group 828807CU9	509,175		25,390,862
10/20/2015	Called - Federal Home Loan Bank 3130A4S45		2,000,000	23,390,862
10/26/2015	Called - Federal National Mortgage Association 3136G0P88		1,000,000	22,390,862
10/29/2015	Federal Home Loan Bank 3130A6KG1	1,999,000		24,389,862
10/29/2015	Federal Home Loan Bank 3130A6N52	2,000,000		26,389,862
10/30/2015	Exxon 30231GAG7	508,480		26,898,342
10/30/2015	Honda 02665WAC5	510,470		27,408,812
10/30/2015	Morgan Stanley 6174468B8	507,366		27,916,178
10/30/2015	Oracle 68389XAX8	514,730		28,430,908
10/30/2015	Wal-Mart 931142CU5	545,540		28,976,448
11/4/2015	Automated Data Processing (ADP) 053015AD5	507,140		29,483,588
11/4/2015	Cisco 17275RAX0	511,695		29,995,283
11/4/2015	Coke (KO) 191216BT6	497,735		30,493,018
11/12/2015	Abbott 002824AW0	543,790		31,036,808
11/12/2015	Cisco 17275RAR3	507,360		31,544,168
11/12/2015	Cisco 17275RAH5	548,733		32,092,900
11/12/2015	Costco 22160KAF2	499,510		32,592,410
11/12/2015	IBM 45900HM6	490,433		33,082,843
11/12/2015	Intel 458140AQ3	508,463		33,591,306
11/12/2015	Pfizer 717081DL4	504,480		34,095,786
11/12/2015	Wal-Mart 931142CU5	540,835		34,636,621
11/24/2015	Federal Home Loan Mortgage Corp 3134G76K2	2,000,000		36,636,621
11/27/2015	Called - Federal Home Loan Mortgage Corp 3134G6K69		2,309,000	34,327,621
12/31/2015	Month End Balance			34,327,621

END OF MONTH TOTAL DEBITS

66,365,827

Check Total (Should be Zero)

-

Transactions w/LAIF	5
Purchase of New Bonds	5
Bonds Called	6
Purchase of New CD	0
CD Matured	0
Bonds Sold	0
Bonds Matured	0
Purchase of Corp Securities	20

<u>1992 Wastewater</u>		AIG-Notes, Mortgages, etc			
reserve fund	\$0.00	\$0.00	Cash Management-Fidelity	0.00	
interest fund	\$0.00	\$0.00	Cash Management-Fidelity	0.00	
Revenue Fund	\$0.00	0.00	Cash Management-Fidelity	0.00	
interest fund	\$0.00	0.00	Cash Management-Fidelity	0.00	
Reserve fund	\$937,788.97	\$937,788.97	Cash Management-Fidelity	15.42	
<u>CFD - Gibson Ranch</u>					
94-1					
Spc tax debt svc	\$0.00	\$0.00	Cash Mgmt-1st Am Treasury	0.00	
reserve acct	\$0.00	\$0.00	Cash Mgmt-1st Am Treasury	0.00	
Spc tax debt svc	\$0.00	\$0.00	Cash Mgmt-1st Am Treasury	0.00	
Series 2001 Acct	\$0.00	\$0.00	Cash Mgmt-1st Am Treasury	0.00	
2004 Refunding spc tax	\$0.00	\$0.00	Cash Mgmt-1st Am Treasury	0.00	
2004 Refunding spc tax	\$0.00	\$0.00	Cash Mgmt-1st Am Treasury	0.00	
2004 refund spc tax rsv	\$0.00	\$0.00	Cash Mgmt-1st Am Treasury	0.00	
2004 Subordinate (Incl Reserve)	\$226,795.56	\$226,795.56	Cash Mgmt-1st Am Treasury	0.56	
<u>Spring Lake 2013</u>					
Reserve Fund	\$2,138,752.18	\$2,138,752.18	Cash Mgmt-1st Am Prime Obligation	10.59	
<u>Revenue Anticipation Notes</u>					
<u>Water Revenue Bonds 2011</u>					
revenue acct.	\$111.04	\$111.04	US Bank Mmkt 5 -Ct	0.00	
Interest acct.	\$0.00	\$0.00			
reserve acct.	\$1,324,577.50	\$1,324,577.50	US Bank Mmkt 5 -Ct	21.77	
proceeds acct	\$0.00	\$0.00	US Bank Mmkt 5 -Ct	0.00	
<u>ARRA 2011</u>					
Principal and Interest account	\$473,786.83	\$473,786.83	US Bank Mmkt 5 -Ct	1.76	
Reserve fund	\$118,070.95	\$118,070.95	US Bank Mmkt 5 -Ct	0.53	
<u>Bond Anticipation Notes</u>					
<u>2007 RDA TABS</u>					
Tax Revenue Fund	\$110.76	\$110.76	Cash Mgmt - Ist Am Treasury Oblig	5.14	
Interest Account	\$0.68	\$0.68	Cash Mgmt - Ist Am Treasury Oblig	0.68	
Principal Account	\$0.88	\$0.88	Cash Mgmt - Ist Am Treasury Oblig	0.88	
reserve account - 2007 A	\$483,093.32	\$483,093.32	Cash Mgmt - Ist Am Treasury Oblig	7.94	
reserve account - 2007 B	\$110,891.44	\$110,891.44	Cash Mgmt - Ist Am Treasury Oblig	1.82	
<u>CDBG Account</u>					
Savings Account	\$138,293.54	\$138,293.54	Bank of America - Quarterly Bank Statement	0.00	
Checking account	\$0.00	\$0.00	Bank of America - Monthly Bank Statement		
<u>TOTAL</u>					
Check Summary Total (Should be zero)	\$5,952,273.65				
	\$0.00				

Legislation Text

File #: 16-365, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 1, 2016

SUBJECT: National Mayor's Challenge for Water Conservation

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, supporting participation in the 5th National Mayor's Challenge for Water Conservation.

Staff Contact

Jordan Power, Conservation Coordinator - 661-2067, jordan.power@cityofwoodland.org

Council Goal

Support for participation in the National Mayor's Challenge for Water Conservation is consistent with the City Council goal to support sustainability efforts in Woodland.

Fiscal Impact

This action will have no fiscal impact.

Discussion

The non-profit Wyland Foundation has invited the City of Woodland to participate in the 5th Annual National Mayor's Challenge for Water Conservation during April 1-30, 2016. The non-profit campaign is presented nationally by the Wyland Foundation and Toyota, in association with the National League of Cities, EPA Office of Water, U.S. Forest Service, the Toro Company, Bytelaunch, Inc., Wondergrove Kids, and water agencies across the country. The City participated in the 4th challenge in April 2015.

The program is a no-cost, non-profit program in which mayors from around the country challenge their residents to conserve water and energy and reduce waste through simple, easy-to-use, online pledges throughout the month of April. Numerous prizes, including a Toyota Prius, are awarded to residents in cities across the United States who pledge to make conservation a priority.

The tools needed to participate are provided by the Wyland Foundation and include templates for press releases, digital artwork, text for social media, and more. Additionally, national and local promotion is provided by the program.

The Mayor's Challenge for Water Conservation is a fun and simple challenge that will help to remind community members of the need to keep practicing water conservation and also the relationship of water conservation to other Climate Action Plan goals. The Woodland community has shown a strong commitment to water conservation, and in the April 2015 challenge, Woodland's community commitments led to a ranking of 13th among more than 300 participating cities with populations of 30,000 to 99,999.

Commission/Committee Recommendation

The Challenge was described at the February 9 Sustainability Committee. Attendees were supportive of community participation.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, supporting participation in the 5th National Mayor's Challenge for Water Conservation.

Prepared by: Jordan Power, Conservation Coordinator

Reviewed by: Gregor G. Meyer, Public Works Director



Paul Navazio, City Manager

Attachment: Resolution

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
IN SUPPORT OF PARTICIPATION IN THE
FIFTH NATIONAL MAYOR'S CHALLENGE FOR WATER CONSERVATION**

WHEREAS, California has experienced four years of drought conditions and the severity of 2016 water supply deficits remains uncertain; and

WHEREAS, achievement of sustained water and energy conservation savings is key to the City of Woodland meeting State Water Board requirements and the goals of Woodland's Climate Action Plan, and the City of Woodland continues to explore ways to manage residential consumption of water and power and inspire residents to care for our natural resources; and

WHEREAS, the Wyland Foundation and Toyota, with support from the National League of Cities, EPA Office of Water, U.S. Forest Service, the Toro Company, Bytelaunch, Inc., and Wondergrove Kids, offers a means of providing this inspiration through the annual National Mayor's Challenge for Water Conservation, a non-profit competition between cities; and

WHEREAS, residents may register their participation in their city's challenge online during the month of April, by making simple pledges to decrease water and energy use and reduce pollution for a year; and

WHEREAS, during April 2016, the City of Woodland wishes to inspire its residents and its neighboring communities to participate in the Fifth National Mayor's Challenge for Water Conservation by making online pledges at www.mywaterpledge.com.

NOW, THEREFORE, BE IT RESOLVED THAT: The City Council of the City of Woodland supports participation in the Fifth National Mayor's Challenge for Water Conservation occurring April 1-30, 2016.

PASSED AND ADOPTED this 1st day of March 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

APPROVED AS TO FORM:

Kara Ueda, City Attorney

ATTEST:

Ana B. Gonzalez, City Clerk

Legislation Text

File #: 16-368, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 1, 2016

SUBJECT: Final Acceptance and Notice of Completion for Annual Water and Sewer Repair and Replacement Project, CIP 15-19

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, accepting the Annual Water and Sewer Repair and Replacement Project, CIP 15-19, construction contract as complete and authorize the City Clerk to file a Notice of Completion.

Staff Contact

Ed Wisniewski, Associate Civil Engineer - (530) 661-5975; ed.wisniewski@cityofwoodland.org

Fiscal Impact

The authorized budget for the project was \$2,150,000, provided through Water and Sewer Enterprise Funds (\$1,850,000 and \$300,000 respectively). Of the project budget, \$1,777,393 was for construction, and the remainder was contingency, construction management & inspection, and staff time. The total design costs were \$49,500, which were covered under separate CIP projects. Two-thirds (\$33,000) was provided through Water Enterprise Funds from CIP 09-23 (Water System Leak Detection, Maintenance, & Repairs), and the other third (\$16,500) was Sewer Enterprise Funds from CIP 08-21 (Annual Sewer Repair and Replacement).

There is no impact to the City's General Fund.

Background

This was the first phase of a multi-year project which will replace the old water mains throughout the City. Engineering and Public Works operations staff identified several locations in the City that have the greatest occurrence of water main and lateral breaks and leaks, and prioritized the areas for repair and replacement. The City has over 130,000 lineal feet of street with 2" diameter back of sidewalk water mains. These water mains are generally cast iron pipe installed prior to 1965. The City repairs several water main failures on these pipes annually.

Based on the prioritization, this project was designed to repair and replace water mains and laterals in a localized residential area south of Woodland Avenue and east of Cottonwood Street. The project constructed new eight-inch (8") mains in the street and connected residences directly to the mainline with new polyethylene services. As a result of the project, more than 150 residences now experience more reliable water pressure and better water quality. The project also corrected 51 sewer lateral defects in the same area. The final element of the project was the relocation or protection of three instances where water pipelines were co-located within sewer or storm drain manholes. In order to comply with state drinking water standards, the pipelines were

either encased or relocated outside of the sewer/storm facilities.

Discussion

Four change orders were executed throughout the course of the project in a total amount of \$172,561, which is just under the council approved 10% of contingency (\$177,739). The primary catalyst for the change orders was the discovery of unknown or undocumented utilities in conflict with the design. This is not surprising for a project of this nature where old infrastructure is being replaced. In the end, the project team was able to come together and adapt quickly to the changed site conditions and overcome some significant obstacles.

See below for a breakdown of the project costs:

Construction	\$1,681,100
Change Orders	\$172,561
Total Construction Cost	\$1,859,611
Construction Management/Inspection	\$168,721
Staff Time/Project Expenses	\$33,000
Total Project Costs	\$2,061,332
Total Project Budget	\$2,150,000

Being the first year in the annual program, staff learned some valuable lessons on this project which will benefit future phases of the program. One example of this is the method by which sewer laterals are replaced. Typically, water and sewer service lines are installed side-by-side in common trenches. Upon excavation of the lateral trenches, it was discovered that many of the existing sewer laterals were installed directly under the water service and meter. This unforeseen condition led to a significant amount of added effort and change order work to replace the sewer lateral. As a result, replacement of 43 sewer laterals was removed from the construction contract. Staff has identified alternative trenchless replacement methods which will rehabilitate these laterals at a lower price without having to excavate within the street. That work is currently being designed, and will eventually become an annual program to repair deficient laterals throughout the City.

Conclusion

Staff recommends that the City Council approve Resolution No. _____, accepting the Annual Water and Sewer Repair and Replacement Project, CIP 15-19, construction contract as complete and authorize the City Clerk to file a Notice of Completion.

Prepared by: Ed Wisniewski, Associate Civil Engineer

Reviewed by: Tim Busch, Principal Utilities Civil Engineer
Brent Meyer, City Engineer
Ken Hiatt, Community Development Director



Paul Navazio, City Manager

ATTACHMENTS:

Attachment A - Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ACCEPT THE ANNUAL WATER AND SEWER REPAIR AND REPLACEMENT PROJECT (CIP 15-19) CONSTRUCTION CONTRACT AS COMPLETE AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF COMPLETION.

WHEREAS, The Annual Water and Sewer Repair and Replacement Project (CIP 15-19) is fully funded in the Capital Budget for \$2,150,000.00; and

WHEREAS, the City Council approved the plans and specifications and authorized advertisement for bids on January 6, 2015; and the City of Woodland advertised for bids on February 12, 2015; and

WHEREAS, the City Council on, April 7, 2015; authorized the City Manager to award and execute a construction contract with Civil Engineering Construction, Inc.; and

WHEREAS, the construction of the Project began in June 1, 2015 and was completed on February 1, 2016.

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

Section 1. The City Council hereby accepts the Annual Water and Sewer Repair and Replacement Project (CIP 15-19) as complete.

Section 2. The City Council hereby authorizes the City Clerk to file a Notice of Completion for the Annual Water and Sewer Repair and Replacement Project, CIP 15-19.

PASSED AND ADOPTED this _____ day of _____ 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



Legislation Text

File #: 16-372, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 1, 2016

SUBJECT: 2015/2016 ADA Improvement Project, CIP 16-07; Approve Plans and Specifications, Authorize Bid Advertisement

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the project plans and specifications for the 2015/2016 ADA Improvement Project, CIP 16-07, and authorizing bid advertisement.

Staff Contact

Diana R. Ayon, Associate Civil Engineer - (530) 661-5967, diana.ayon@cityofwoodland.org

Fiscal Impact

The total project budget is \$270,000 with funding provided from Community Development Block Grant (CDBG) and identified in the current Capital Budget as CIP 16-07. The Engineer's estimate of base bid construction cost is \$200,000. The difference between the total project budget and the engineer's estimate is the amount budgeted for design, construction management, inspection and construction contingency.

To ensure the project does not exceed the approved funding, the project will be bid with multiple additive alternates. The Engineer's estimate of the base bid plus all additive alternates is \$300,000.

Background

The City of Woodland applies for CDBG funds annually from the United States Department of Housing and Urban Development (HUD). CDBG funds must be used for activities that assist lower-income persons and to eliminate conditions of blight from the community.

In 2013, the Engineering Division applied for and received \$137,000 in CDBG grant funding for access improvements for persons with disabilities to various locations within the City, and \$25,000 CDBG grant funding for a Series Street Light Safety Improvement project. Favorable bid prices for the 2013/2014 ADA project resulted in approximately \$8,000 remaining in the budget. Due to changes in the census map, the streetlight project was deemed ineligible. The \$25,000 and \$8,000 were incorporated into the \$100,000 CDBG grant funding received in 2014 for the 2014/2015 CDBG program year for a total budget of approximately \$134,000.

To increase the project size and obtain better bid prices, the \$134,000 was combined with an additional

\$136,000 CDBG grant funding received in 2015 for the 2015/2016 CDBG program year to construct a larger more economic project the summer of 2016.

The budgets identified above combine to a total of \$270,000 in CDBG funding. Of this, approximately \$7,000 in CDBG funding has been expended on design efforts for the project.

Discussion

The project conforms to the requirements of the CDBG grant, the Americans with Disabilities Act (ADA), and is fully supported by the City's ADA citizen's advisory committee. Wherever reasonable, construction hours will be limited such that work is completed in a manner that minimizes disruption to local businesses, schools and residents. The project locations were selected from the City's priority route, which gives access to public facilities such as parks and public schools. The priority route locations have been determined through the City's ADA transition program. The 2016 priority project locations are shown on the attached drawing.

Upon Council authorization, project bids will be solicited with an anticipated bid opening in March for a construction start date in April.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, approving the project plans and specifications for the 2015/2016 ADA Improvement Project, CIP 16-07, and authorizing bid advertisement.

Prepared by: Diana R. Ayon, P.E., Associate Civil Engineer

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



Paul Navazio, City Manager

ATTACHMENTS:

Attachment A - Resolution

Attachment B - Project Location Drawing

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING THE PLANS AND SPECIFICATIONS FOR THE 2015/2016 ADA
IMPROVEMENT PROJECT, CIP 16-07; AND AUTHORIZING BID
ADVERTISEMENT**

WHEREAS, the City of Woodland has \$270,000 in Community Development Block Grant (CDBG) funds identified in the Capital Budget to use for access improvements for persons with disabilities at various locations throughout the City, referred to as the 2015/2016 ADA Improvement Project, CIP 16-07 (the “Project”); and

WHEREAS, the City Council desires to expend the funds and to construct the Project; and

WHEREAS, the Project conforms to the requirements of the CDBG grant and satisfies the requirements of the Americans with Disabilities Act (ADA); and

WHEREAS, the Project is fully supported by the City’s ADA citizen’s advisory committee; and

WHEREAS, the Project has been reviewed in accordance with the California Environmental Quality Act (CEQA) and is considered exempt under the Existing Facilities exemption, CEQA Guideline 15301(c).

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

Section 1. The City Council hereby approves the plans and specifications for the 2015/2016 ADA Improvement Project, CIP 16-07, which are available on file with the City Clerk.

Section 2. The City Council authorizes City staff to advertise the 2015/2016 ADA Improvement Project, CIP 16-07 for bids, with bid opening date anticipated to occur in March 2016.

Section 3. The City Council finds that the Project is exempt from CEQA pursuant to CEQA Guideline 15301(c).

PASSED AND ADOPTED this _____ day of _____ 2016, by the following vote:

AYES:

NOES:

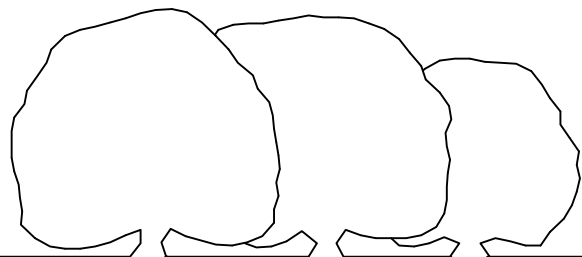
ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



CITY OF WOODLAND

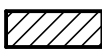
2016 ADA IMPROVEMENT PROJECT, CIP#16-07

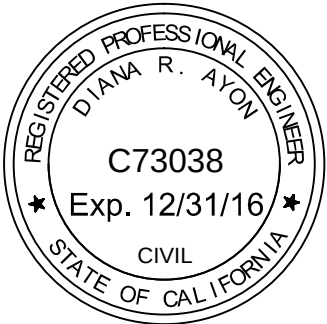
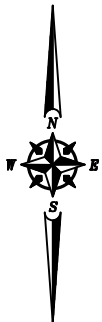


PROJECT MAP

SHEET INDEX

- 1 COVER SHEET
- 2 DETAILS
- 3 DETAILS
- 4 BASE ADA
- 5 BASE ADA
- 6 BASE ADA & ADD ALT
- 7 ADD ALTS ADA

 PROJECT LOCATIONS



DESIGNED BY DRA	REVISIONS					BENCH MARK: ELEVATION: N/A DATUM: N/A	PROJECT ENGINEER'S SIGNATURE	CITY OF WOODLAND APPROVED BY:	 CITY OF WOODLAND PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 300 FIRST ST. WOODLAND, CA 95695 (530) 661-5961	PROJECT #16-07 2016 ADA IMPROVEMENT PROJECT COVER SHEET	SCALE: HORIZ. N/A	SHEET NO. 1 OF 7
DRAWN BY LH	NO.	DESCRIPTION	BY	DATE	APPR. DATE	DESCRIPTION:	BY: Diana R. Ayon	DATE: 02/22/16			VERT. N/A	
REVIEWED BY KAW							DATE: 02/22/16 P.E. C70338	DATE: 02/22/16			DATE: 02/22/2016	
FILE:							REGISTRATION EXP.: 12/31/16	Brent Meyer City Engineer			PROJECT NO.	

Legislation Text

File #: 16-388, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 1, 2016

SUBJECT: Second Reading and Adoption of Ordinance No. 1597 approving Medical Marijuana Cultivation Ordinance Amendments

Recommendation for Action: Staff recommends that the City Council adopt Ordinance No. 1597, approving the proposed amendments to Article 21.5 of Chapter 25 of the Municipal Code to prohibit commercial cultivation and provide additional definitions regarding medical marijuana to the Zoning Code. **(Attachment A).**

Staff Contact

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

Fiscal Impact

There is no direct fiscal impact beyond routine staff and City Attorney resources. Costs for research and drafting the attached ordinance, and publication of hearing notices, are being absorbed in department budgets.

Background

At its February 16, 2016 meeting, the City Council introduced and waived the first reading of Ordinance No. 1597 approving the proposed amendments to Article 21.5 of Chapter 25 of the Municipal Code to clarify that commercial cultivation of medical marijuana is not a permitted use in the City of Woodland. This ordinance amendment would ensure that there is no ambiguity between the City's Zoning Code and the newly enacted State "Medical Marijuana Regulation and Safety Act" (the "Act") and would preserve the City's existing regulations in Article 21.5 of Chapter 25 of the Municipal Code, by continuing to permit limited medical marijuana cultivation (with certain restrictions) by qualified patients and primary caregivers while clarifying that commercial cannabis activity is prohibited. Additionally, the City Council recommended that staff in conjunction with a Council appointed ad-hock task force (S. Denny and A. Barajas), the Planning Commission Zoning Subcommittee, City Attorney and other experts undertake a comprehensive assessment of medical marijuana to include additional public engagement and discussion concerning key policy aspects such as cultivation, manufacture, dispensaries and deliveries.

Conclusion Staff recommends that the City Council take action on the following:

Conduct the second reading of Ordinance No. 1597, approving the proposed amendments to Article 21.5 of Chapter 25 of the Municipal Code to prohibit commercial cultivation and provide additional definitions regarding medical marijuana to the Zoning Code. **(Attachment A).**

Prepared by: Cindy Norris, Principal Planner

Reviewed by: Kara Ueda, City Attorney
Ken Hiatt, Community Development Director



Paul Navazio, City Manager

ATTACHMENTS:

Attachment A - Ordinance No. 1597 Amended Ordinance Concerning Cultivation of Medical Marijuana

ORDINANCE NO.1597

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING ARTICLE 21.5 OF CHAPTER 25 OF THE CITY OF WOODLAND MUNICIPAL CODE RELATED TO MEDICAL MARIJUANA CULTIVATION

WHEREAS, in 1996, the voters of the State of California approved Proposition 215, which was codified as Health and Safety Code Section 11362.5 *et seq.* and entitled the Compassionate Use Act of 1996 (“CUA”), decriminalizing the use of marijuana for medical purposes; and

WHEREAS, in 2003, the California Legislature adopted SB 420, the Medical Marijuana Program (“MMP”), codified as Health and Safety Code Section 11362.7 *et seq.*, which permits qualified patients and their primary caregivers to associate collectively or cooperatively to cultivate marijuana for medical purposes without being subjected to criminal prosecution; and

WHEREAS, neither the CUA nor the MMP require or impose an affirmative duty or mandate upon local governments to allow, authorize, or sanction the establishment of facilities that cultivate or process medical marijuana within their jurisdictions; and

WHEREAS, on October 9, 2015, Governor Jerry Brown signed the “Medical Marijuana Regulation and Safety Act” (“Act”) into law; and

WHEREAS, the Act became effective January 1, 2016, and contains provisions which allow for local governments to regulate and license marijuana cultivation uses and sites; and

WHEREAS, the City Council previously adopted Ordinance No. 1539 in order to authorize and regulate limited cultivation of medical marijuana for qualified patients and primary caregivers for medical purposes pursuant to the CUA and MMP;

WHEREAS, the City’s existing marijuana cultivation regulations do not expressly address commercial cultivation, nor do they contemplate a local or state licensing scheme as established by the Act; and

WHEREAS, some California cities have reported negative impacts of marijuana cultivation, including offensive odors, illegal sales and distribution of marijuana, trespassing, theft, fire hazards, and problems associated with mold, fungus, and pests, which may be exacerbated by wide-scale commercial cultivation; and

WHEREAS, the City Council therefore desires to amend the Municipal Code to clarify the intent of the existing zoning restrictions on the cultivation of marijuana by prohibiting commercial cultivation of marijuana while allowing limited personal cultivation by those qualified patients and primary caregivers exempt under the Act; and

WHEREAS, the City Council further desires to retain and maintain its control and regulation of medical marijuana uses within its boundaries by expressly reserving any future local licensing scheme granted by the Act; and

NOW, THEREFORE, the City Council of the City of Woodland does hereby ordain as follows:

Section 1. Recitals. The above recitals are hereby found to be true and accurate and are incorporated into this Ordinance by this reference.

Section 2. Amendment. Article 21.5 of Chapter 25 of the City of Woodland Municipal Code is hereby amended to read in full as set forth in Exhibit A, attached hereto and incorporated by this reference.

Section 3. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. This City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance be enforced.

PASSED AND ADOPTED this 1st day of March, 2016, by the following vote:

AYES:

NOTES:

ABSENT:

ABSTAIN:

Tom Stallard
Mayor

ATTEST:

Ana B. Gonzalez
City Clerk

APPROVED AS TO FORM:

Kara K. Ueda
City Attorney

EXHIBIT A

Article 21.5. - Medical Marijuana Cultivation.

Sec. 25-21.5-10. - Purpose.

The purpose and intent of this article is to regulate the cultivation of medical marijuana in a manner that protects the health, safety and welfare of the community. This article is not intended to interfere with a patient's right to medical marijuana, as provided for in California Health and Safety Code Section 11362.5, nor does it criminalize medical marijuana possession or cultivation by specifically defined classifications of persons, pursuant to state law. This article is not intended to give any person independent legal authority to grow marijuana; it is intended simply to impose zoning restrictions on the cultivation of marijuana when it is authorized by California state law for medical or other purposes.

Pursuant to Section 11362.777 of the California Health and Safety Code, effective January 1, 2016, this article is intended only to authorize limited cultivation of medical marijuana exempt from local and state licensure requirements under California Business and Professions Code Section 19319, expressly reserving any future local licensing authority granted to the city by that Section.

Sec. 25-21.5-20. - Applicability.

- (a) Applicability. No part of this article shall be deemed to conflict with federal law as contained in the Controlled Substances Act, 21 U.S.C. § 800 et seq., nor to otherwise permit any activity that is prohibited under that Act or any other local, state or federal law, statute, rule or regulation.
- (b) Nothing in this article shall be construed to allow any conduct or activity relating to the cultivation, distribution, dispensing, sale, or consumption of marijuana that is otherwise illegal under local or state law. No provision of this article shall be deemed a defense or immunity to any action brought against any person by the Yolo County District Attorney's Office, the Attorney General of the State of California or the United States of America.

Sec. 25-21.5-30. - Definitions.

For the purposes of this article, the following words and phrases shall have the meanings respectively ascribed to them by this section.

"Cannabis" shall have the same meaning as that set forth in California Business and Professions Code Section 19300.5(f), and shall include "marijuana" as defined in California Health and Safety Code Section 11018.

"Child care center" means any licensed child care center, daycare center, or childcare home, or any preschool.

“Commercial Cultivation” means cultivation of medical marijuana licensed by the State of California in accordance with the Medical Marijuana Regulation and Safety Act, California Business and Professions Code Section 19300 et seq., and contemplated by the definition of “commercial cannabis activity” set forth in California Business and Professions Code Section 19300.5(k), as amended.

"Cultivation" means **any activity involving** the planting, growing, harvesting, drying, **curing, grading, trimming** or processing of **cannabis** ~~marijuana~~ plants or any part thereof.

~~"Marijuana" shall have the same meaning as that set forth in California Health and Safety Code Section 11018.~~

"Medical marijuana" means medical ~~marijuana~~ **cannabis or a medical cannabis product** that: (i) has been grown by a ~~"person with an identification card,"~~ "qualified patient" or "primary caregiver," as those terms are defined in California Health and Safety Code Section 11362.7; and (ii) is intended to be, and is, cultivated and distributed in strict accordance with California Health and Safety Code Sections 11362.5 and 11362.7 through 11362.83, inclusive, commonly referred to as the Compassionate Use Act and the Medical Marijuana Program.

"Primary caregiver" shall have the same definition as set forth in California Health and Safety Code Section 11362.7(d), as it may be amended.

"Qualified patient" shall mean a person identified in California Health and Safety Code Section 11362.7(c) or (f), as they may be amended.

Sec. 25-21.5-40. - Prohibited locations.

- (a) No person shall cultivate ~~marijuana~~ **cannabis that** ~~which~~ is not medical marijuana at any location in the city of Woodland. **Commercial cultivation of medical marijuana is prohibited in the city.**
- (b)** No person, including any qualified patient or primary caregiver, shall cultivate medical marijuana outdoors within:
 - (1) A six hundred-foot radius of any child care center, park, school or residential use; or
 - (2) Any residential zone.
- (c)** The distance specified in this section shall be the horizontal distance measured in a straight line from the property line of the school or residential use to the closest property line of the lot on which the outdoor medical marijuana cultivation is located without regard to intervening structures.
- (d)** No person, ~~including any~~ **except for a** qualified patient or primary caregiver, shall cultivate medical marijuana indoors within any residential zone except within a detached, fully-enclosed and secure secondary structure or primary residential structure that meets the requirements set forth in Section 25-21.5-50 and is registered with the city pursuant with to Section 25-21.5-60.

Sec. 25-21.5-50. - Indoor cultivation.

The indoor cultivation of medical marijuana within a residential zone shall only be conducted within a detached, fully-enclosed and secure secondary structure or within a primary residential structure conforming to the following minimum standards:

- (1) The medical marijuana is cultivated by either: a qualified patient exclusively for his or her own personal medical use but who does not provide, donate, sell, or distribute medical marijuana to any other person; or, a primary caregiver who cultivates, possesses, stores, manufactures, transports, donates, or provides medical marijuana exclusively for the personal medical purposes of no more than five (5) specified qualified patients for whom he or she is the primary caregiver, but who does not receive remuneration for these activities except for compensation in full compliance with California Health and Safety Code Section 11362.765(c).**
- (2)** Indoor grow lights in any structure shall not exceed an aggregate of one thousand two hundred watts and shall comply with all applicable building code regulations. Gas products (including, without limitation, CO₂, butane, propane, and natural gas), or generators shall not be used within any detached structure used for the cultivation of medical marijuana.
- (3)** Any detached, fully-enclosed and secure structure or residential structure used for the cultivation of medical marijuana must have a ventilation and filtration system installed that shall prevent marijuana plant odors from exiting the interior of the structure and that shall comply with all applicable building code regulations, including obtaining all required permits and approvals. The ventilation and filtration system must be approved by the city and installed prior to commencing cultivation within the detached, fully-enclosed and secure structure or residential structure.
- (4)** A detached, fully-enclosed and secure secondary structure used for the cultivation of marijuana shall be located in the rear yard area of a parcel, maintain a minimum ten-foot setback from the rear yard property line and a side yard setback that is equal to the same side yard setback required for the residential lot on which the home sits, and the area surrounding the structure or back yard must be enclosed by a solid fence at least six feet in height.
- (5)** Marijuana cultivation occurring within a residence and detached structure shall be in a cumulative area totaling no larger than fifty square feet, regardless of how many qualified patients or primary caregivers are residing at the premises.
- (6)** Cultivation of marijuana shall not inhibit the occupancy of the residence or take place in the kitchen or bathrooms of any building.
- (7)** Cultivation of marijuana shall not take place on any carpeted surface.
- (8)** Medical marijuana cultivation may occur in a detached structure and/or inside a residence on the same parcel but shall not exceed a cumulative marijuana growing area of fifty square feet total.
- (9)** Medical marijuana cultivation areas, whether in a detached building or inside a residence, shall not be accessible to persons under eighteen years of age. Medical marijuana cultivation shall not be conducted by any person under eighteen years of age.

- (10) No exterior evidence of medical marijuana cultivation occurring at the property shall be visible from the public right of way.
- (11) Either a qualified patient or primary caregiver shall reside full-time on the premises where the marijuana cultivation occurs.

Sec. 25-21.5-60. - Indoor cultivation registration.

- (a) Prior to commencing any medical marijuana cultivation the ~~person~~ **qualified patient(s) or primary caregiver(s)** owning, leasing, occupying, or having charge or possession of any structure where medical marijuana cultivation is proposed to occur must be registered with the community development director or designee for medical marijuana cultivation. Any registration under this article does not legalize or authorize the cultivation of marijuana but merely exempts the holder from the general zoning prohibition on indoor cultivation in Section 25-21.5-40 and permits the city to monitor compliance with the building and safety regulations in Section 25-21.5-50. The following information will be required with the initial registration application and subsequent renewals:
 - (1) The owner of the property acknowledges the cultivation of marijuana at the premises on a form provided by the city.
 - (2) The name of each person, owning, leasing, occupying, or having charge of any legal parcel or premises where medical marijuana will be cultivated.
 - (3) The name of each qualified patient or primary caregiver who participates in the medical marijuana cultivation.
 - (4) A copy of a current valid medical recommendation or county issued medical marijuana card (if available) for each qualified patient identified as required above, and for each qualified patient for whom any person identified as required above is the primary caregiver.
 - (5) The physical site address of where the marijuana will be cultivated and a description of the growing area(s).
 - (6) A signed consent-to-enter form, acceptable to the city, authorizing city staff, including the police/planning department, to conduct an inspection of the detached, fully enclosed and secure secondary structure or area of the residence used for the cultivation of marijuana upon twenty-four hours' notice.
- (b) Any registration under this article is unique to both the holder(s) and location. In the event a property is sold, transferred or leased to a new tenant, the registration for that property shall expire upon such sale, transfer or lease. Moreover, if a qualified patient or primary caregiver moves to a new residence, he or she shall obtain a new registration for that residence. Every person shall renew his or her registration every two years.
- (c) To the extent permitted by law, any personal or medical information submitted for medical marijuana cultivation registration or renewals shall be kept confidential and shall only be used for purposes of administering this article.

- (d) The city council may adopt a fee or fees required to be paid upon filing of registration(s) as provided by this article, which fees shall not exceed the reasonable cost of administering this article. The city council may adopt and amend any fee by resolution.
- (e) In the event of future amendments to this article, the city shall have the authority to implement and impose additional requirements granted by law, including but not limited to permit or licensing requirements regarding medical marijuana cultivation beyond the limited cultivation permitted by this article.**

Sec. 25-21.5-70. - Public nuisance.

Any violation of this article is declared to a public nuisance and may be abated by the city pursuant to Chapter 14A of this code.

Sec. 25-21.5-80. - Penalty.

A violation of this article shall either be a misdemeanor or an infraction at the discretion of the prosecuting attorney. However, notwithstanding anything in this code to the contrary, persons violating this article shall not be subject to criminal liability under this code solely to the extent such conduct or condition is immune from criminal liability pursuant to the Compassionate Use Act of 1996 (Health and Safety Code Section 11362.5) and/or the Medical Marijuana Program (Health and Safety Code Section 11362.7 et seq.) as they may be amended. This section does not prohibit the city from abating violations of this article by any administrative, civil or other non-criminal means. In such cases, a violation of this article may be considered the civil or administrative equivalent of an infraction or misdemeanor as applicable.

Legislation Text

File #: 16-379, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 1, 2016

SUBJECT: 180 West Beamer Street Apartments Project (PLNG13-00079) - Request to Amend the General Plan and Zoning Ordinance to Allow the Construction of an 80-unit Apartment Project on 4.49 acres at 180 West Beamer Street, the site of the Former Yolo General Hospital/Peterson Clinic

Recommendation for Action: Staff recommends that the City Council:

- 1) Conduct a public hearing; and
- 2) Adopt Resolution No. _____, approving the CEQA Mitigated Negative Declaration as the appropriate level of environmental review in accordance with the California Environmental Quality Act (**Attachment 1**); and
- 3) Adopt Resolution No. _____, amending the City General Plan land use diagram for the 180 West Beamer Street Apartments Project (**Attachment 2**); and
- 4) Introduce and Waive First Reading of an Ordinance amending the Zoning Code Zoning Map for the 180 West Beamer Street Apartments Project (**Attachment 3**).

Staff Contact

Jeff Ballantine, Associate Planner, (530) 661-5814; jeff.ballantine@cityofwoodland.org

Report in Brief**Project Proposal**

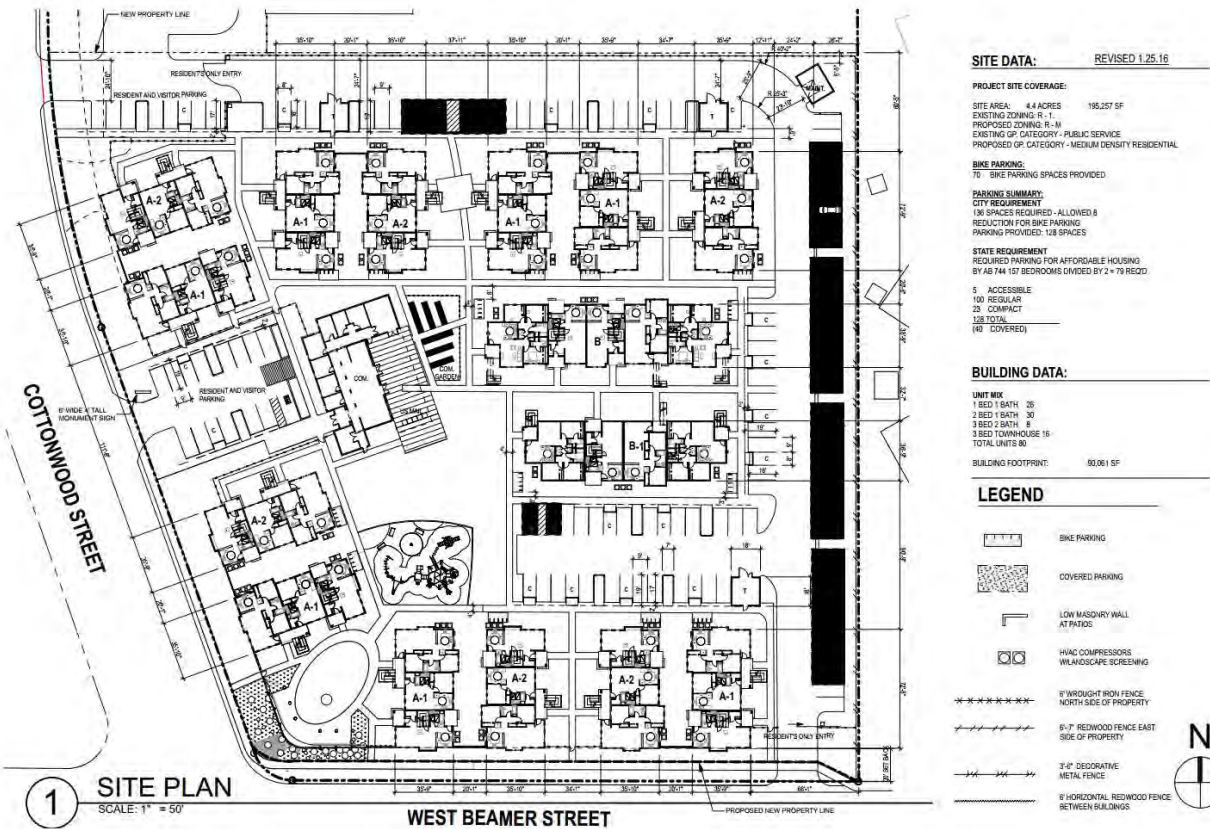
The applicant is requesting approval of a General Plan Amendment from Public Service (PS) to High Density Residential (HDR) and a Zoning Amendment from Single Family (R-1) to Multiple-Family (R-M) Residential to allow for the construction and operation of 80 apartment units and a 3,261 square foot community center to serve low and very low-income households at 180 West Beamer Street on 4.49 acres, the site of the former Yolo General Hospital and subsequently the former Peterson Clinic. The former hospital buildings have been vacant for a number of years and have experienced significant vandalism and resulting safety concerns.

The apartment mix will be 26 one-bedroom, 30 two-bedroom, and 24 three-bedroom apartments and townhomes in buildings with two different architectural elevations (see Attachment 4). The community building will include staff offices, community space (conference room, multipurpose room, and kitchen), laundry facilities, a computer area, and an outdoor terrace. An open lawn play area will be located next to an active play area, located in the center of the site and buffered by buildings from surrounding streets. The entire project will be fenced in for security purposes with a combination of wrought iron and horizontal redwood fencing.

Of the 80 apartment units, 35 units will be for very low-income households (making 30% of the average

median income in Yolo County), 44 units will be for low-income households (making 50% of the average median income in Yolo County), and 1 unit will be for an on-site manager.

On February 4, the Planning Commission considered this project application. The design review and site plan review were incorporated for Planning Commission review and approval, contingent upon City Council approval of the Mitigated Negative Declaration, General Plan and Zoning Amendments. The Planning Commission approved the site plan and design review and recommended approval of the project by the Council on a 6-0 vote (one member absent).



General Plan Amendment

The General Plan amendment includes:

1. Re-designating the 4.49 acre Public Service site to High Density Residential (See Attachment 2, Exhibit 1 - General Plan Amendment Exhibit)

Zoning Amendment

The Zoning amendment includes:

1. Rezoning the 4.49 acre R-1 site to R-M (see Attachment 3, Exhibit 1 - Zoning Amendment Exhibit)

Background

Project Site Description

The 5.04 acre project site includes the vacant former Yolo General Hospital buildings (also known as the Peterson Clinic) and the Adult Day Health Center. The project site currently consists of two parcels, APNs 064-010-021 and 064-051-037, located at the northeast corner of North Cottonwood Street and West Beamer Street. A lot line adjustment is proposed to provide a 0.55 acre lot on the northern portion of the site for the existing Adult Day Health Center at 20 North Cottonwood Street, and a 4.49 acre lot for the proposed apartment project. The Lot Line Adjustment would be processed as ministerial by staff. The project includes demolition of the former Yolo General Hospital buildings. The property is accessed from West Beamer Street and North Cottonwood Street, with frontage on both of these streets. The site is currently served by city services including water, sewer, and electrical.



City County Jurisdiction

Generally projects that occur on property owned by Yolo County are considered to be in County jurisdiction and are not required to receive approvals from the City of Woodland. However, when the County acts in a “proprietary” manner in a situation where the County leases property and raises revenue, then a project can be subject to City zoning and building regulations. The Yolo General Hospital, and subsequently the Peterson Clinic, has historically been on property owned by Yolo County. Recently, Yolo County has transferred

ownership of the land to Yolo County Housing (YCH). In its capacity as a public entity, YCH will retain public ownership of the underlying land. YCH will then enter into a 99-year lease for the land with a limited partnership consisting of Mercy Housing and New Hope Community Development Corporation (a nonprofit subsidiary of YCH). The City Attorney has made the recommendation that, in this case, New Hope Community Development Corporation and Mercy Housing are acting as private developers and, as such, are subject to City approvals and requirements.

Yolo General Hospital

The current Yolo General Hospital Building was constructed in 1945 - 1946 and opened in 1946. The building was designed by architect Wilbur D. Peugh who was a well-known architect in the area at the time. The original building consisted of the southern portion of what exists today and northern additions to the building were constructed in the 1950's and 1960's. Services and uses of the hospital included an emergency room, surgery rooms, a maternity ward with obstetrical facilities, long-term (convalescent) care, elderly care, a pharmacy, and a kitchen and cafeteria.

Starting in the 1960's and on into the 1990's, a number of events occurred that weakened the importance of the Yolo General Hospital and that eventually led to its closure in 1991. These events included the federal government's implementation of Medicare, reduced demand for various medical services such as obstetrics and acute care, large expenses to operate a massive and underutilized building, and major reductions in state fund contributions. The former hospital was then utilized by a number of different medical and social services such as the Peterson Clinic, the Horizon School, Cal Learns, a residential alcohol and drug treatment program, Child Protective Services, and Stepping Stones.

Since 2000 various entities began closing at the site due to loss of funding or relocating because of concerns about the building's seismic stability and energy use. The building was 75 percent vacant by 2010 and 100 percent vacant as of 2014 when the Peterson Clinic moved across the street to a newer County building. With over 20 entrances the building was difficult to secure and began to suffer vandalism.

The Yolo General Hospital Building was determined as not eligible for the California Register of Historical Resources (CRHR) or the National Register of Historic Places (NRHP) by Brunzell Historical, as discussed in the "Environmental Assessment Status" section of this staff report below.

Public Notification

Public notice advertising for the public hearing on this project was prepared by the Community Development Department in accordance with notification procedures set forth in the City of Woodland's Municipal Code and State Planning Law. Two methods of public notice were used:

- Legal notice was published in the Woodland Daily Democrat on or before Saturday February 20, 2016.
- Notices were mailed to all property owners within 300 feet of the project site on Friday February 12, 2016.

Copies of the factual staff report for the proposed project have been on file at City Hall since Friday, February 26, 2016.

Public Outreach

The applicant has taken extensive efforts to reach out to the surrounding neighbors of the project over and above what is required to provide public notice. The applicant held two community meetings. One was on September 30, 2015 at the Woodland High School Library at 6:00 pm, and the other was on November 9, 2015 at 6 pm at the Yolo County Housing Offices at 147 West Main Street. Notices for both of these meetings were sent to neighbors within a 300 foot radius of the project site.

At the September 30th meeting, representatives from Mercy Housing (the applicant) and Yolo County Housing presented the project to meeting attendees. They gave a short presentation using display boards of the project's site plan, elevations, and photographs of similar projects completed by either Mercy Housing or Yolo County Housing. This was followed by a question and answer period. There were five neighbors who attended this meeting. Similarly, at the November 9th meeting, representatives from Mercy Housing and Yolo County Housing explained the project to meeting attendees, utilizing display boards, in a formal presentation and in informal one-on-one conversations. There were 6 neighbors who attended this meeting.

One of the neighbors requested that the fencing along the eastern property edge be increased in height and another neighbor requested that bollards or some other safety measure be placed between parking spaces and the fencing along the eastern property edge to protect from the possibility of a car pulling into a parking space and jumping the curb and driving through landscaping and fencing into the adjacent residences. The applicant has indicated that they are open to the possibility of raising the height of the fencing along the eastern property edge from 6 feet to 7 feet.

Environmental Assessment Status

A Mitigated Negative Declaration (MND) was prepared for the project by the Ervin Consulting Group (see Attachment 1, Exhibit 1). The MND was submitted to the State Clearinghouse and circulated for public review from January 4, 2016 through February 3, 2016 for interested individuals and public agencies to submit written comments on the document. With mitigation measures incorporated in the MND to protect historical or cultural resources if they are found and to avoid potential soil contamination during demolition activities, the project would not have a significant effect on the environment. The MND can be viewed at the following link, <http://www.cityofwoodland.org/civicax/filebank/blobdload.aspx?BlobID=15803>

The Yolo General Hospital Building was determined as not eligible for the California Register of Historical Resources (CRHR) or the National Register of Historic Places (NRHP) by Brunzell Historical. Although the architect Wilbur D. Peugh was a well-known and notable architect, cost-consciousness was an important element of the building's design and it cannot be considered representative of Peugh's finest work. In addition, the building has experienced a significant loss of integrity as the building has suffered from both deferred maintenance and extensive alterations.

Traffic was evaluated and found to be less than significant. Medical facilities typically have a higher traffic generation rate than residential. At 70,000 square feet the medical site likely generated approximately 51 PM peak rates. It is estimated that the proposed 80 units would generate 46 PM peak hour trips. Studies indicate that these rates are generally overestimated for infill development, and especially for low income residents who generally have fewer vehicles. The site has been generating vehicle trips for 70 years. The traffic analysis clearly shows that a significant amount of traffic would be needed to exceed the City's level of service standards. Traffic volumes would need to be doubled for either West Beamer St or North Cottonwood Street to exceed the City's current General Plan level of service standard. It should be noted that the City is planning to further reduce the traffic level of service standard as part of the General Plan Update. This was discussed at the

City Council workshop on December 15, 2015. It is the City's intention to maintain the roadway system at LOS "D" or better.

It should be noted that the City's traffic engineering department typically requires a traffic study when a project generates more than 50 net peak hour trips. A case could be made that there is no traffic study needed as the number of net peak hours trips is near zero. In this case, the City required the applicant to perform some level of traffic analysis to verify that the City's level of service standards are not exceeded.

The city received a comment letter from the Central Valley Regional Water Quality Control Board that included some of their standard requirements and best practices that generally apply to development projects. No further environmental review of the project is required at this time, and the City Council will be asked to consider and approve the MND.

Discussion

Staff supports this project subject to the recommended conditions of approval and provides the following analysis regarding key areas of the General Plan and Zoning Ordinance policies and regulations. Additional information regarding site plan and design review for the project can be found in the Planning Commission staff report for the project (see Attachment 8).

General Plan Consistency

The 2002 General Plan (GP) designation for the site is Public Service (PS). Part of this application includes a request for a General Plan amendment to change the designation to High Density Residential (HDR). The HDR designation provides for triplexes, fourplexes, multi-family residential units, group quarters, mobile home parks, medical and professional offices, public and quasi-public uses, and similar compatible uses. Residential densities in the HDR land use shall range between 16 and 25 units per gross acre. The project proposes constructing 80 apartment units on a 4.49 acre lot for a total of 17.8 units per gross acre, consistent with the allowable density for the HDR land use.

The following goal and policies of the General Plan are relevant to the project:

Goal 1.B:

To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Woodland.

Policy 1.B.5. The City shall require new and infill development to reflect existing neighborhood scale and character.

Policy 1.B.6. The City shall continue to look for infill opportunities, including increased densities, if it will assist in appropriate reuse of properties.

Policy 1.B.7. The City shall encourage multi-family housing to be located throughout the community, but especially near transportation corridors, Downtown, major commercial areas and neighborhood commercial centers.

The project provides multi-family housing infill development adjacent to two transportation corridors and relatively close to major commercial areas in the City, as well as being located directly adjacent to health

services provided by Yolo County. The proposed General Plan amendment associated with the project is consistent with the goals and policies of the General Plan. Upon approval of the General Plan amendment, the project will be consistent with the General Plan.

Housing Element Consistency

The City's 2013-2021 Housing Element of the General Plan contains goals, policies, and implementation measures to address the housing needs of all income groups in the City. The Sacramento Area Council of Governments (SACOG) provides estimates of housing units for each income category that each municipality shall provide in order to attain housing goals for the entire region. These estimates are called the Regional Housing Needs Allocation (RHNA). The City currently has a deficit of appropriately zoned land to allow for the possible development of very low-income and lower-income units. The City's RHNA for very low-income and lower-income units for the study period (2013-2021) is 390 units and 274 units, respectively, and the Housing Element indicates that the City has land capacity for 217 very low-income units and 217 lower-income units. This results in a deficit of 173 very low-income units and 57 lower-income units.

The following goal, policies and program of the Housing Element are relevant to the project:

Goal 2.A

To promote the provision of adequate housing for all persons in the City, including those with special housing needs and to emphasize the basic human need for housing as shelter.

Policy 2.A.3. The City shall ensure that there is sufficient land zoned for a variety of housing types, residential densities, and housing prices with convenient access by various travel modes to services, schools, parks, and other community amenities.

Policy 2.A.5. The City shall encourage private and nonprofit housing builders and developers to participate in federal, state or other programs that assist in providing and maintaining housing affordable to lower income and special needs groups consistent with the General Plan and development regulations.

Policy 2.A.9. The City shall continue to promote infill housing development in appropriate locations.

Program 2.A.2. The City shall rezone at least 15 acres to R-25 (20-25 units/acre) or equivalent zone that has a minimum density of 20 units per acre and meets the requirements of California Government Code Section 65583.2, paragraphs h and i.

This project combined with recent rezone of land in the Spring Lake Specific Plan has significantly reduced the deficit as identified in Program 2.A.2 of the Housing Element. The project applicant, a nonprofit housing builder, anticipates participating in federal and state programs to construct affordable housing and housing for special needs groups as well as accommodating infill development. In addition, the City has made significant progress toward achieving Program 2.A.2. A total of 9.3 acres within the Spring Lake Specific Plan was rezoned in May of 2015 from R-15 and R-20 to R-25 resulting in a possible 232 qualified units. The proposed project will contribute an additional 80 units toward meeting this program which results in the City being much closer to achieving this requirement. The project is consistent with the goals, policies and programs of the Housing Element.

Zoning Consistency

Land Use

The existing zoning designation for the site is Single-Family Residential (R-1). This project application includes a request for a zoning amendment to change the zoning designation of the site to Multi-Family Residential (R-M). The purpose of the R-M district is to provide residential areas that can accommodate a suitable mixture of more intensive land uses, including multiple-family dwellings, community facilities, and office, compatible with the surrounding area and consistent with the General Plan. In accordance with the Residential Use Table 1, apartments are permitted in the RM District if in compliance with zoning requirements and design standards, site plan and design review by Planning Commission is required. The proposed apartment project is consistent with the proposed RM zoning district requirements.

Parking

The applicant proposes to provide 128 parking spaces. Of these spaces, there are 23 compact spaces, 4 accessible spaces (one of which is van accessible), 40 covered spaces and 70 bicycle parking spaces dispersed throughout the site. In addition, the follow were considered by the Planning Commission in their review of the Site Plan and Design Review:

- In the applicant's (Mercy Housing) experience with numerous affordable housing projects, low-income residents typically own fewer vehicles compared to those living in market-rate developments. This is particularly true for very-low income residents, and 35 of the apartment units will be designated for very-low income residents.
- The applicant proposes providing 70 bicycle parking spaces dispersed throughout the project site. The applicant is open to working with the City and with bicycle parking consultant, Park-a-Bike, to provide bicycle parking that serves the needs of the residents in the most effective manner. This will assist residents who prefer to utilize a bicycle as a primary means of transportation as an alternative to the vehicle, to reduce overall vehicle trips.
- In addition to the proposed off-street parking, there are at least 20 on-street parking spaces in front of the property, including 10 spaces that will be newly created when the hospital drop-off is eliminated and a new street curb is built.
- There are two major Yolobus bus routes, Routes 210 and 211, that pass by the project site and that have stops at the intersection of North Cottonwood Street and West Beamer Street. This will provide access to transit for future residents and offer another transportation method alternative to a vehicle.

Setbacks

The proposal meets all of the zoning setback requirements. In addition, the applicant has made an effort to locate buildings at least 70 feet from the single-family residences to the east of the project, to reduce potential visual and noise impacts to these neighbors.

Planning Commission Recommendation

At its meeting on February 4, 2016, the City of Woodland Planning Commission considered this item and passed a motion on a 6-0 vote (one member absent) approving the Site Plan and Design Review and

recommending City Council Certification of the Mitigated Negative Declaration and approval of the proposed General Plan and Zoning Amendment request.

At the meeting, in addition to the project applicant representatives, one adjacent resident, one Yolo County Supervisor, and one member of the general public provided public comment on the item. The resident, located directly adjacent to the project site, requested that the fence along the eastern boundary of the project be taller than 6 feet, that trees be planted along the eastern boundary of the project to provide screening, and that the applicant replace the existing chain link fence and ivy growing on it. The Yolo County Supervisor and the member of the general public both voiced support for the project and the benefits it would provide to the community by providing affordable housing and replacing an abandoned blighted building.

The applicant spoke to emphasize that they would be willing to work with the resident to address his concerns and indicated that the plan is to provide a 7 foot tall fence as well as trees along the eastern boundary of the project (see Attachment 7 Landscape Plans). The applicant also indicated that they are willing to continue to work with the resident as well as other nearby residents to continue to address their concerns.

Conclusion

Staff recommends that the City Council:

- 1) Conduct a public hearing; and
- 2) Adopt Resolution No._____, approving the CEQA Mitigated Negative Declaration as the appropriate level of environmental review in accordance with the California Environmental Quality Act **(Attachment 1)**; and
- 3) Adopt Resolution No. _____, amending the City General Plan land use diagram for the 180 West Beamer Street Apartments Project **(Attachment 2)**; and
- 4) Introduce and Waive First Reading of an Ordinance amending the Zoning Code Zoning Map for the 180 West Beamer Street Apartments Project **(Attachment 3)**.

Prepared by: Jeff Ballantine, Associate Planner

Reviewed by: Cindy Norris, Principal Planner
Ken Hiatt, Community Development Director

Paul Navazio, City Manager

ATTACHMENTS:

Attachment 1 - City Council Resolution Adopting CEQA Mitigated Negative Declaration

- a. Exhibit 1 - CEQA Mitigated Negative Declaration

Attachment 2 - City Council Resolution Amending the General Plan

- b. Exhibit 1 - Lot Line Adjustment
- c. Exhibit 2 - General Plan Land Use Diagram Amendment

Attachment 3 - City Council Ordinance Amending the Zoning Code

- d. Exhibit 1 - Lot Line Adjustment
- e. Exhibit 2 - Zoning Map Amendment

Attachment 4 - Project Application and Justification Statement

Attachment 5 - Site Plan

Attachment 6 - Building Elevations

Attachment 7 - Landscape Plans

Attachment 8 - Planning Commission Staff Report Cover

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND ADOPTING A MITIGATED NEGATIVE DECLARATION
FOR THE 180 WEST BEAMER STREET APARTMENTS PROJECT TO
CONSTRUCT 80 APARTMENT UNITS AND A COMMUNITY
BUILDING ON 4.4 ACRES AT 180 WEST BEAMER STREET**

WHEREAS, an Initial Study (IS) was prepared for the 180 West Beamer Street Apartments Project on December 30, 2015, consistent with the California Environmental Quality Act (CEQA) Guidelines Section 15063 to determine if the proposed 180 West Beamer Street Apartments Project (Project) may have a significant effect upon the environment; and

WHEREAS, based upon the findings contained within the Initial Study and the determination that, with mitigation measures, the Project would not result in any significant impacts, a Mitigated Negative Declaration was prepared; and

WHEREAS, on January 4, 2016, the Initial Study and proposed Mitigated Negative Declaration (MND) were distributed to agencies and interested parties to commence a 30-day public review period for review and comment on the Mitigated Negative Declaration, and a notice of the public review period was published in the general circulation newspaper pursuant to CEQA; and

WHEREAS, on February 4, 2016, the Planning Commission held a noticed public hearing to consider the proposed MND for the purposes of constructing 80 apartment units and a community building at 180 West Beamer Street; and

WHEREAS, on March 1, 2016, the City Council held a noticed public hearing to consider the proposed MND for the purposes of constructing 80 apartment units and a community building at 180 West Beamer Street and provided an opportunity for interested parties to comment on the MND; and

WHEREAS, pursuant to CEQA and CEQA Guidelines, the City Council of the City of Woodland finds on the basis of, and after review of, the whole record before it (including the Initial Study, the Mitigated Negative Declaration, and any and all comments received), that there is no credible, substantial evidence that the Project may have a significant effect on the environment as to any issue raised.

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the City Council of the City of Woodland hereby takes the following actions:

1. Adopts the Mitigated Negative Declaration for the Project, which was presented to the City Council on March 1, 2016, after having been circulated for a 30-day public review period from January 4, 2016 to February 3, 2016, and is on file with the City of Woodland Community Development Department.

PASSED AND ADOPTED by the City Council on March 1, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Dated:_____

Exhibit 1 CEQA Mitigated Negative Declaration

Exhibit 1

The CEQA Mitigated Negative Declaration can be found here:

(<http://www.cityofwoodland.org/civicax/filebank/blobdload.aspx?BlobID=15803>)

And it is available for review at the Community Development Department front counter.

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND AMENDING THE GENERAL PLAN LAND USE
DIAGRAM FOR THE 180 WEST BEAMER STREET APARTMENTS
PROJECT**

WHEREAS, Article 5 of Chapter 3 of Division 1 of Title 7 (commencing with section 65300) of the Government Code requires the City to prepare and adopt a comprehensive, long-term General Plan for the physical development of the City; and

WHEREAS, in February of 1996, the City of Woodland (“City”) adopted its General Plan, which was updated on December 17, 2002, and has since been amended from time to time; and

WHEREAS, the General Plan contains the General Plan Land Use Diagram (Figure 1-4), which designates that certain real property consisting of two parcels located in the City of Woodland, California, comprising approximately 5.88 acres and more commonly known as Yolo County Assessor’s Parcel Numbers 064-010-021 and 064-051-037, and classifying it with General Plan designation Public Service (PS); and

WHEREAS, approval of the General Plan amendment for the 180 West Beamer Street Apartments Project is contingent upon completion of a lot line adjustment for the above-mentioned parcels 064-010-021 and 064-051-037 as shown in Exhibit 1; and

WHEREAS, Mercy Housing and Yolo County Housing, as owners of Parcel 1 in Exhibit 1, have submitted an application to the City requesting that the General Plan Land Use Diagram be amended to redesignate Parcel 1 in Exhibit 1 from Public Service (PS) to High Density Residential (HDR); and

WHEREAS, on February 4, 2016, the Planning Commission of the City of Woodland (“Planning Commission”) held a duly noticed public hearing at which all persons wishing to testify in connection with the General Plan Amendment were heard, and the General Plan Amendment and all other relevant information contained in the record were comprehensively reviewed by the Planning Commission; and

WHEREAS, at the conclusion of the public hearing before the Planning Commission, the Planning Commission voted to recommend to the City Council that the General Plan Amendment be approved; and

WHEREAS, on March 1, 2016, the City Council of the City of Woodland (“City Council”) held a duly noticed public hearing at which all persons wishing to testify in connection with the General Plan Amendment were heard, and the General Plan Amendment and all other relevant information contained in the record were comprehensively reviewed by the City Council; and

WHEREAS, at the conclusion of the public hearing before the City Council, the City Council by resolution adopted the Mitigated Negative Declaration for the Project; and

WHEREAS, this will be the first amendment of the General Plan in the calendar year 2016; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland that:

1. Based on the entire record before the City Council, all written and oral evidence presented to the City Council, and the findings made in this Resolution, the City Council hereby approves the General Plan Amendment, hereby amending the General Plan Land Use Designation of the 180 West Beamer Street Apartments Project as follows: 4.49 acres from Public Service (PS) to High Density Residential (HDR), as depicted in Exhibits 1 and 2, attached hereto and incorporated herein by this reference.

2. Based on the entire record before the City Council and all written and oral evidence presented, the City Council hereby makes the following findings:

A. The General Plan Amendment is integrated and compatible with the Land Use and Community Design Element of the General Plan in that it supports infill development and reuse of underutilized parcels in a manner compatible with the surrounding character.

B. The General Plan Amendment is integrated and compatible with the Housing Element of the General Plan in that it provides for the creation of affordable housing.

C. The General Plan Amendment promotes the goals and objectives of the General Plan and each element thereof and leaves the General Plan a compatible, integrated, and internally consistent statement of policies.

3. The City Council has determined that the General Plan Amendment is in the public interest because the change in general plan designation is in compliance with General Plan Policy 1.1 as the City supports residential development at a manageable pace to achieve its fair share of regional housing needs and Policy 1.C.1 as the City promotes new residential development in a range of residential densities.

4. The General Plan Amendment was reviewed, studied, and found to comply with the California Environmental Quality Act and, based on the foregoing, the City has determined that the environmental impacts of the General Plan Amendment are insignificant and has adopted the Mitigated Negative Declaration for the 180 West Beamer Street Apartments Project.

PASSED AND ADOPTED by the City Council on _____, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Exhibit 1 Lot Line Adjustment

Exhibit 2 General Plan Land Use Diagram Amendment

Exhibit 1

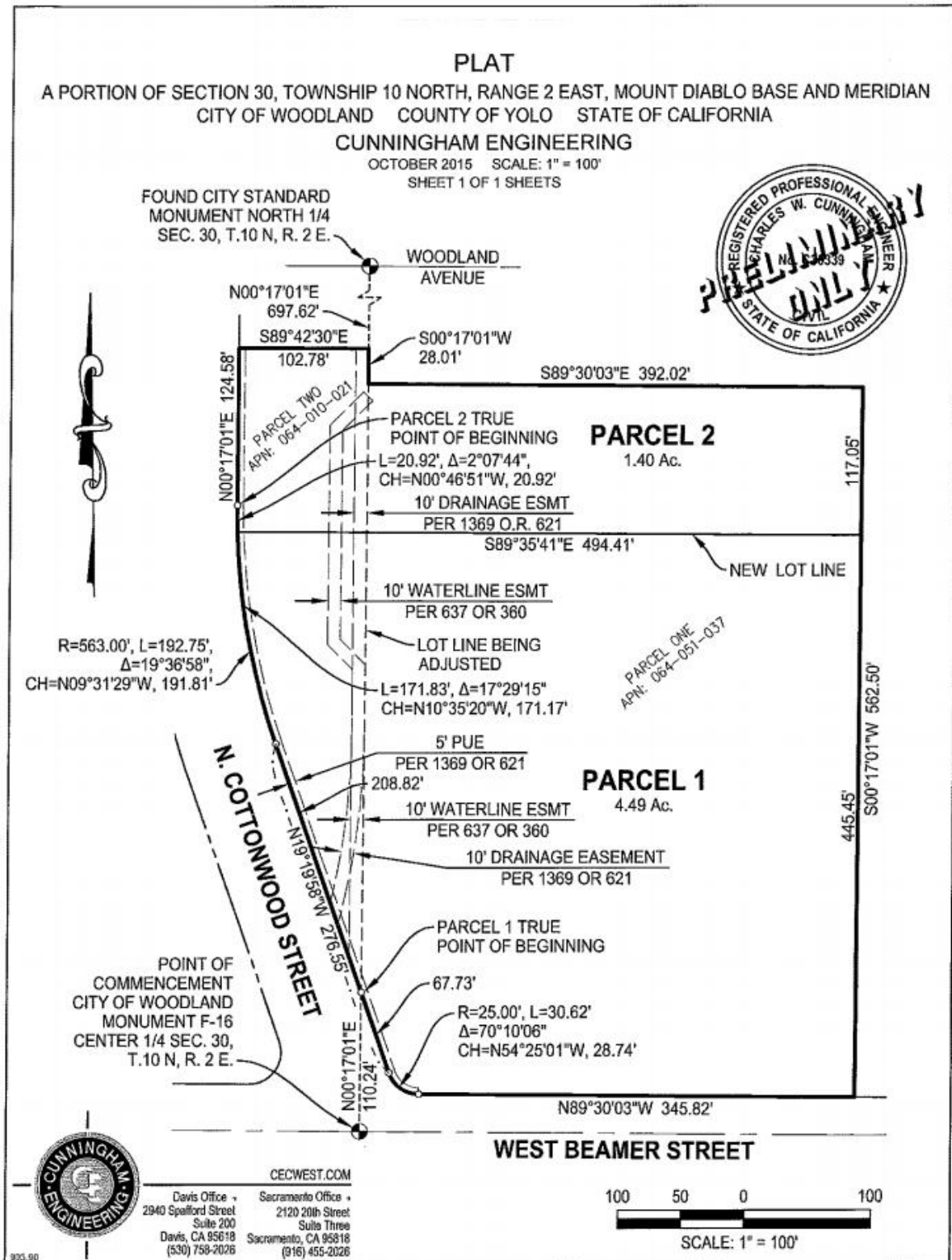


Exhibit 2



ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WOODLAND AMENDING THE ZONING CODE ZONING MAP FOR
THE 180 WEST BEAMER STREET APARTMENTS PROJECT TO
CHANGE THE ZONE FROM SINGLE FAMILY (R-1) TO MULTI-
FAMILY (R-M)**

WHEREAS, the City of Woodland (“City”) desires to amend the Zoning for the property located at 180 West Beamer from Single Family Residential (R-1) to Multi-family Residential (R-M); and

WHEREAS, the Zoning Code contains by reference the Zoning Map, which designates that certain real property consisting of two parcels located in the City of Woodland, California, which comprise approximately 5.88 acres and is more commonly known as Yolo County Assessor’s Parcel Numbers 064-010-021 and 064-051-037, is zoned as Single-Family Residential (R-1); and

WHEREAS, approval of the Zoning Code amendment for the 180 West Beamer Street Apartments Project is contingent upon completion of a lot line adjustment for the above-mentioned parcels 064-010-021 and 064-051-037 as shown in Exhibit 1; and

WHEREAS, Mercy Housing and Yolo County Housing, as owners of Parcel 1 in Exhibit 1, have submitted an application to the City requesting that the Zoning Map be amended to rezone Parcel 1, consisting of 4.49 acres, in Exhibit 1 from Single-Family Residential (R-1) to Multi-Family Residential (R-M); and

WHEREAS, the City of Woodland Planning Commission held a duly noticed public hearing on February 4, 2016, to receive public testimony concerning the Zoning Code Amendment; and

WHEREAS, the City of Woodland City Council held a duly noticed public hearing on March 1, 2016 to receive public testimony concerning the Zoning Code Amendment, consider the Planning Commission’s recommendations, and approve the Amendment; and

WHEREAS, the City of Woodland City Council, based on oral testimony and documentary evidence submitted during the public hearing, now finds it proper to amend the Zoning Map or the Zoning Code and rezone the property, as described in Exhibit 2.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland that:

1. The foregoing recitals are hereby true and correct.
2. The City of Woodland City Council finds that the actions as set forth in this Ordinance are in the public interest and necessary for the public health, safety, and welfare.

3. The City Council hereby finds that the proposed Zoning Code Amendment is consistent with the City of Woodland General Plan.
4. The City Council hereby approves the following the Amendment to the Zoning Map of the City's Zoning Code for the 180 West Beamer Street Apartments Project, as described in Exhibit 2.

PASSED AND ADOPTED by the City Council on March 1, 2016 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Dated: _____

Exhibit 1 Lot Line Adjustment
Exhibit 2 Zoning Map Amendment

Exhibit 1

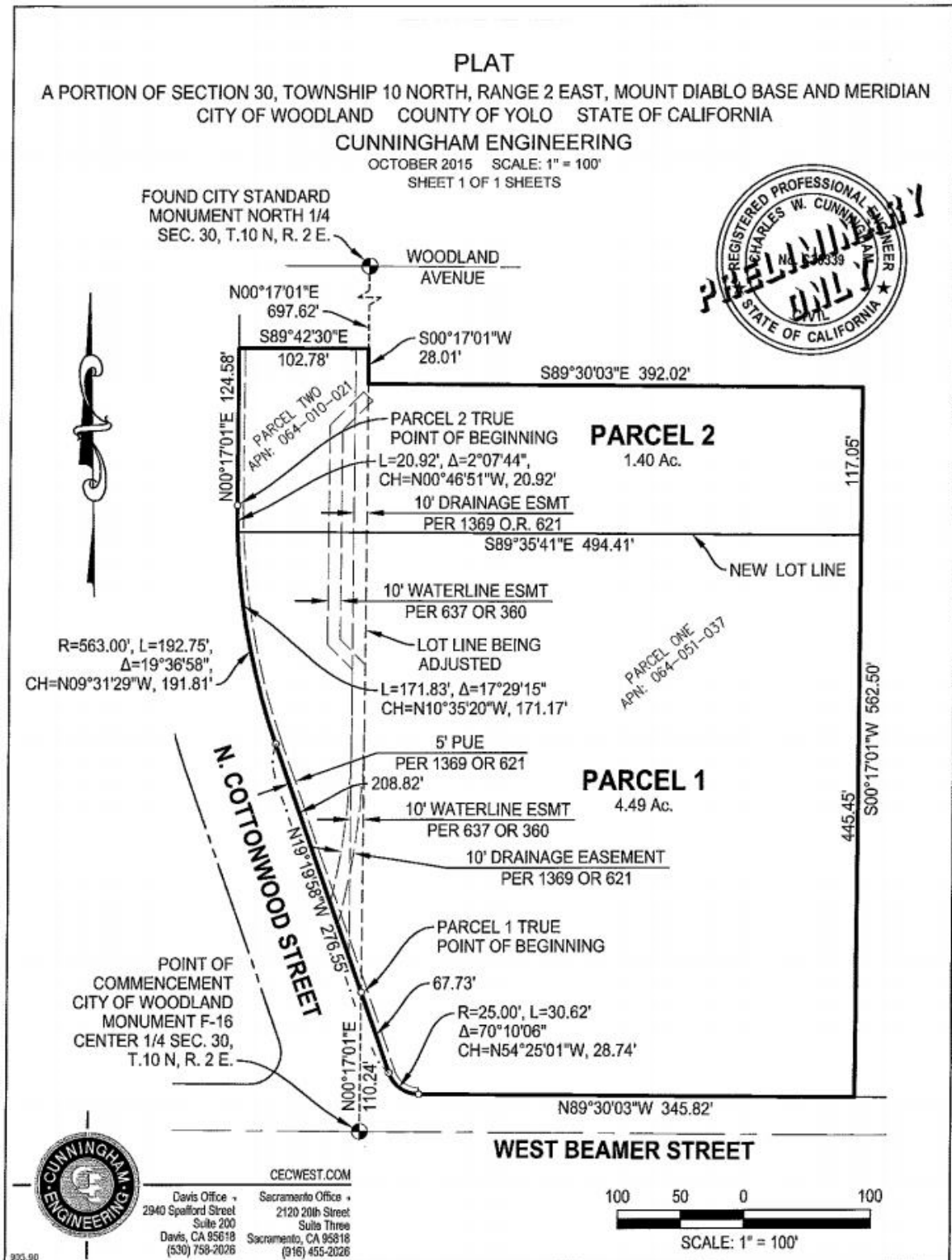
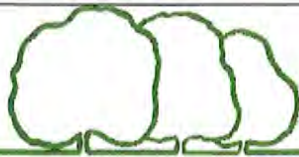


Exhibit 2





City of Woodland

Community Development Department

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

General Application Form

1. Owner/Applicant

PROPERTY OWNER:

County of Yolo Attn: Mindi Nunes

MAILING ADDRESS:

625 Court Street, Rm 202

CITY STATE ZIP CODE:

Woodland, CA 95695

PHONE NUMBER:

530-666-8426

E-MAIL ADDRESS:

mindy.nunes@yolocounty.org

PROJECT APPLICANT

Mercy Housing Attn: Rich Ciraulo

MAILING ADDRESS:

2512 River Plaza Drive, Ste 200

CITY STATE ZIP CODE:

Sacramento, CA 95833

PHONE NUMBER:

(916) 414-4441

E-MAIL ADDRESS:

RCiraulo@mercyhousing.org

2. Application Requested

- | | | |
|--|--|--|
| ☐ General Plan Petition | ☒ Zoning Amendment | ☒ General Plan Amendment |
| ☐ Tentative Subdivision Map | ☐ Tentative Parcel Map | ☐ Lot Line Adjustment |
| ☒ Site Plan Review | ☒ Design Review | ☐ Sign Design Review |
| ☐ Conditional Use Permit (CUP) | ☐ Zoning Administrator Permit | ☐ Variance |
| ☐ Public Convenience or Necessity | ☐ Other _____ | |

Is this request part of another application? ☒ Yes ☐ No If so, what? Lot Line Adjustment

3. Project Description

Project Name:

180 W. Beamer St. Apartments

Total Acres or Square Feet

5.875 Acres

Site address or location:

Northeast corner of Cottonwood and West Beamer Streets

Assessor's Parcel Number:

064-010-021-000 and 064-051-037-000

Is Your Project Located in a Flood Zone?

☐ Yes ☒ No

Does this request include signage?

☐ Yes ☒ No

4. Justification for Request



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

5. General Plan Amendment

Existing General Plan Designation	Gross Acres	Proposed General Plan Designation	Gross Acres
<u>Public Service</u>	<u> </u>	<u>Medium Density Residential</u>	<u> </u>

6. Zoning Amendment

Existing Land Use Zone	Gross Acres	Proposed Land Use Zone	Gross Acres
<u>R-1 (single-family residential)</u>	<u> </u>	<u>R-M (multifamily residential)</u>	<u> </u>

7. Residential Development

No. of residential units are being requested?	<u>N/A</u>	No. of lots will be created by this project?	<u>N/A</u>
Single Family <u> </u>	Half-plex <u> </u>	Do you intend to market the units for <u>sale</u> ?	
Duplex <u> </u>	Apartments <u>80</u>	☐ YES ☒ No	
Condominiums <u> </u>	Other <u> </u>	Do you intend to market the units for <u>rent</u> ?	
Townhomes <u> </u>	Total Units <u>80</u>	☒ YES ☐ No	

8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:

N/A

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

N/A

9. Authority to File Application

Check one:

☐ Property Ownership	☐ Power of Attorney*
☒ Contract to Purchase*	☐ Other

Specify Development & Disposition Agreement

*Attach Evidence of Authority

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

Date Recived Stamp Here

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

<u>[Signature]</u>	<u>10/19/15</u>
Applicant:	Date
<u>[Signature]</u>	<u>10-15-15</u>
Legal Owner:	Date
Legal Owner:	Date

DEPARTMENT USE ONLY

Amount Paid:

Project No:

Amount Due:

Logged by: Date:

GP / Zoning Designation:

Planner: Date:

180 West Beamer Street Apartments

Mercy Housing / New Hope Community Development Corporation

October 19, 2015

Project Description and Justification:

Located at the northeast corner of West Beamer and North Cottonwood Streets in Woodland, California, on the site of the former Peterson Clinic and south of the Yolo Adult Day Health Center, the proposed community will consist of 80 garden-style apartments in 15 two-story buildings on a four and a half acre parcel. The apartment mix will be 26 one bedroom, 30 two bedroom, and 24 three bedroom apartments and townhomes.

Also proposed is a separate, 3,000 sq. ft. community building that will include staff offices, community space (conference room, multipurpose room, and kitchen), laundry facilities, a computer area, and an outdoor terrace.

Auto access to the site occurs in three locations:

1. West access from Cottonwood at the north of the site. This maintains potential access to the land behind the existing adult day healthcare facility.
2. West access from Cottonwood to the community building at the center of the project.
3. South access from Beamer. The drive access would shift the curb cut about 15' to the west away from the existing residences. This creates a bigger setback from the east property line creating a buffer from the existing residences. The two story buildings would vary from approximately 65'-80' setback from the east property line. Along the east drive, carports would shade parking as shown in the darker grey on the site plan, and also create a visual screen. In addition, there is a nine foot planter between the carports and the new redwood fence.

Engagement of the residences to the street is important so that the project integrates into the neighborhood context. Along Cottonwood, the intent is to preserve all but two of the existing shade trees to preserve the valuable canopy. Along Beamer, at the south where there the trees are smaller, a new separated sidewalk would create a planter strip for new shade trees.

On both Cottonwood and Beamer Streets, the new apartments engage the street yet allow for a sense of privacy for the residents. This is accomplished by a series of courtyards that serve the apartments connecting to the public sidewalk. Instead of the "A" buildings opening directly onto the large public streets, or backing up to the public sidewalk, they "side on" so that the front porches are connected to the street and are also connected to the internal green spaces of the new community. At the non-entry side of the A buildings, a redwood fence connects the buildings to create a safe backyard for kids to play. These areas are accessible from the three bedroom townhomes' rear door.

At the corner of Beamer and Cottonwood, we have created an ornamental green space. The corner is marked with a large trellis colonnade that is part landscape and part architecture. The intent is to provide a protected green space with a three foot tall decorative iron fence and gate that prevents kids from running into the street, while offering a sculptural element at the corner.

The residences themselves are a combination of apartment "flats" and townhouses integrated throughout the site. All of the green spaces, drive entries, and public sidewalks are designed to facilitate

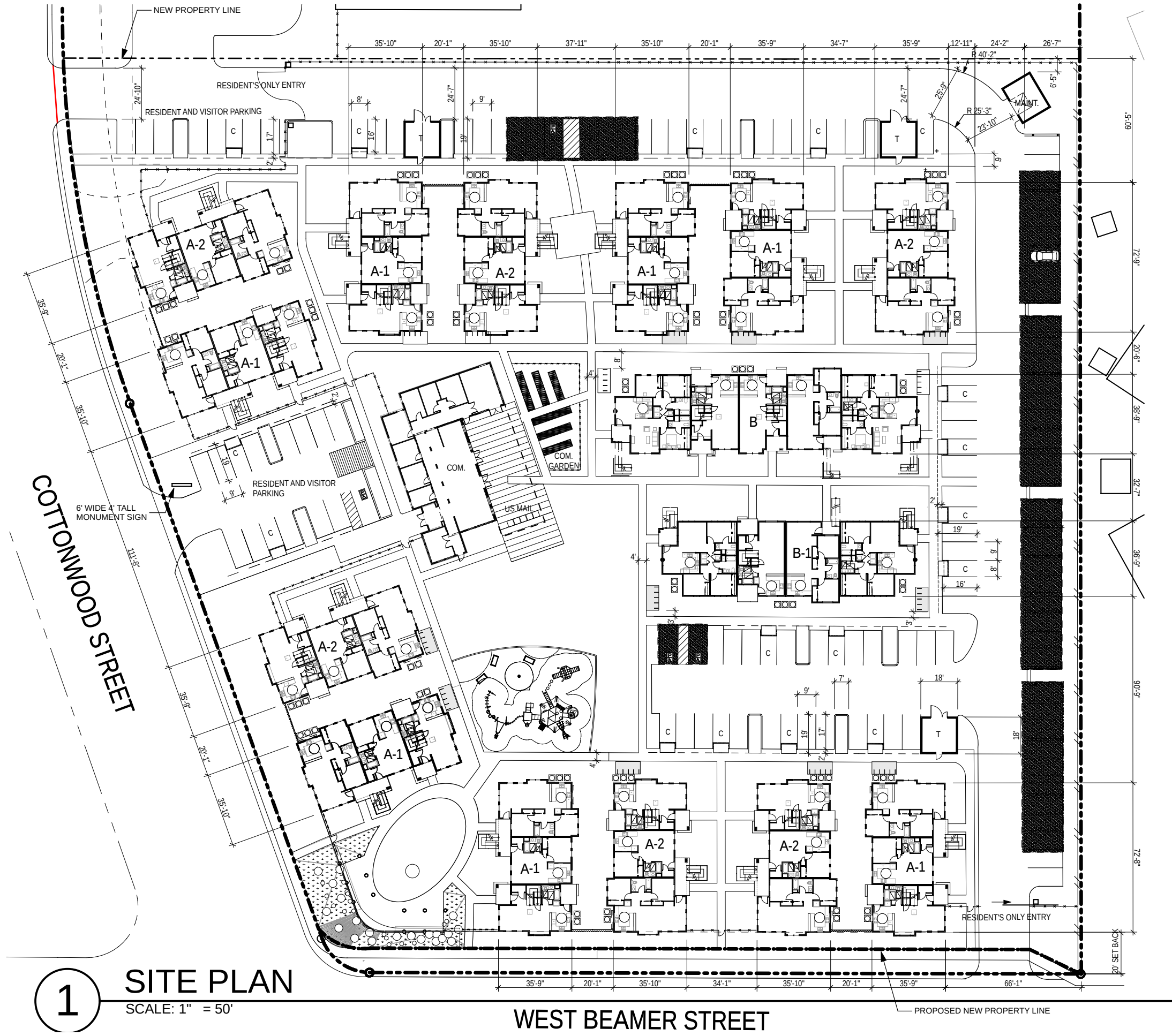
"eyes on the street" for safety and development of community as much as possible. Front porches, patios and in some cases back porches, are used to encourage socialization so that residents get to know each other.

The buildings are designed with a traditional, simple craftsman aesthetic in mind. They are primarily clad in painted horizontal clapboard Hardie siding. The horizontal siding provides texture and gives a stronger sense of human scale. More than one color scheme for the buildings will create a sense of variety.

The community building is intentionally different from the residences since it is the one "public" shared building on the site. The elevations have different amounts of glazing. For example the west elevation has less glazing as it will be "blasted" by the sun in the summer, whereas the shaded south elevation has more glazing for maximum light. The larger common room in center of the building is distinguished with a higher "butterfly" roof with clerestory windows that will daylight the space well from all sides. The community building will include offices, computer facilities, laundry facilities, and a terrace that opens to the larger green space.

The landscape is gently contoured to trap and filter stormwater on site. The site plan shown in olive green describes the locations for stormwater planters or bio-swales to manage the stormwater runoff. The planting materials will meet new, low water standards. Greywater irrigation is being explored as an option.

Our desire is to create an attractive community that fits into the existing neighborhood in style, texture, scale and relation to the street.



SITE DATA: REVISED 1.25.16

PROJECT SITE COVERAGE:

SITE AREA: 4.4 ACRES 195,257 SF
EXISTING ZONING: R - 1.
PROPOSED ZONING: R - M
EXISTING GP. CATEGORY - PUBLIC SERVICE
PROPOSED GP. CATEGORY - MEDIUM DENSITY RESIDENTIAL

BIKE PARKING:
70 BIKE PARKING SPACES PROVIDED

PARKING SUMMARY:
CITY REQUIREMENT
136 SPACES REQUIRED - ALLOWED 8
REDUCTION FOR BIKE PARKING
PARKING PROVIDED: 128 SPACES

STATE REQUIREMENT
REQUIRED PARKING FOR AFFORDABLE HOUSING
BY AB 744 157 BEDROOMS DIVIDED BY 2 = 79 REQ'D

5 ACCESSIBLE
100 REGULAR
23 COMPACT
128 TOTAL
(40 COVERED)

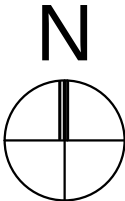
BUILDING DATA:

UNIT MIX
1 BED 1 BATH 26
2 BED 1 BATH 30
3 BED 2 BATH 8
3 BED TOWNHOUSE 16
TOTAL UNITS 80

BUILDING FOOTPRINT: 90,061 SF

LEGEND

- BIKE PARKING
- COVERED PARKING
- LOW MASONRY WALL AT PATIOS
- HVAC COMPRESSORS W/LANDSCAPE SCREENING
- 6' WROUGHT IRON FENCE NORTH SIDE OF PROPERTY
- 6'-7' REDWOOD FENCE EAST SIDE OF PROPERTY
- 3'-6" DECORATIVE METAL FENCE
- 6' HORIZONTAL REDWOOD FENCE BETWEEN BUILDINGS



BEAMER & COTTONWOOD



MOGAVERO
NOTESTINE
ASSOCIATES

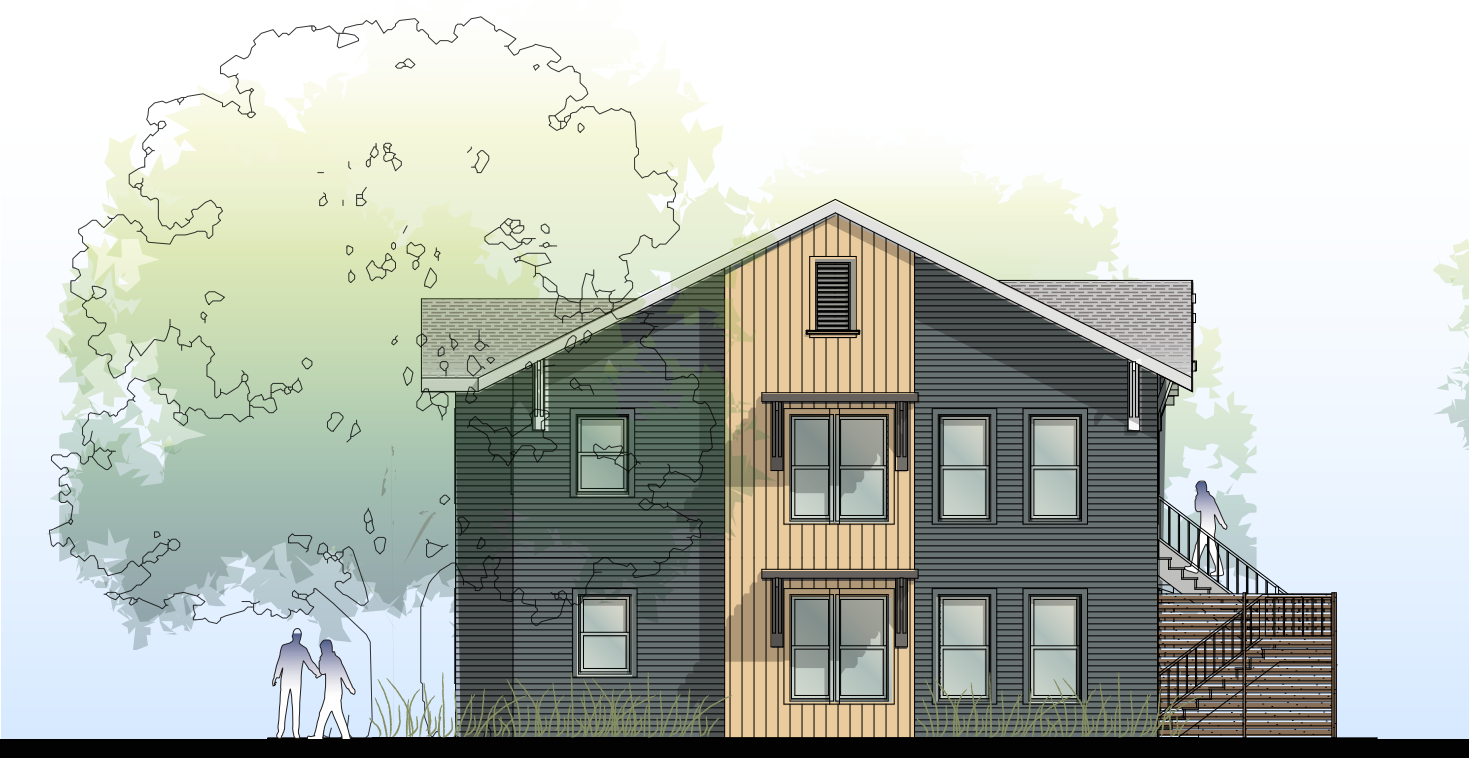
SITE PLAN 1"=50'

1

SITE PLAN

SCALE: 1" = 50'

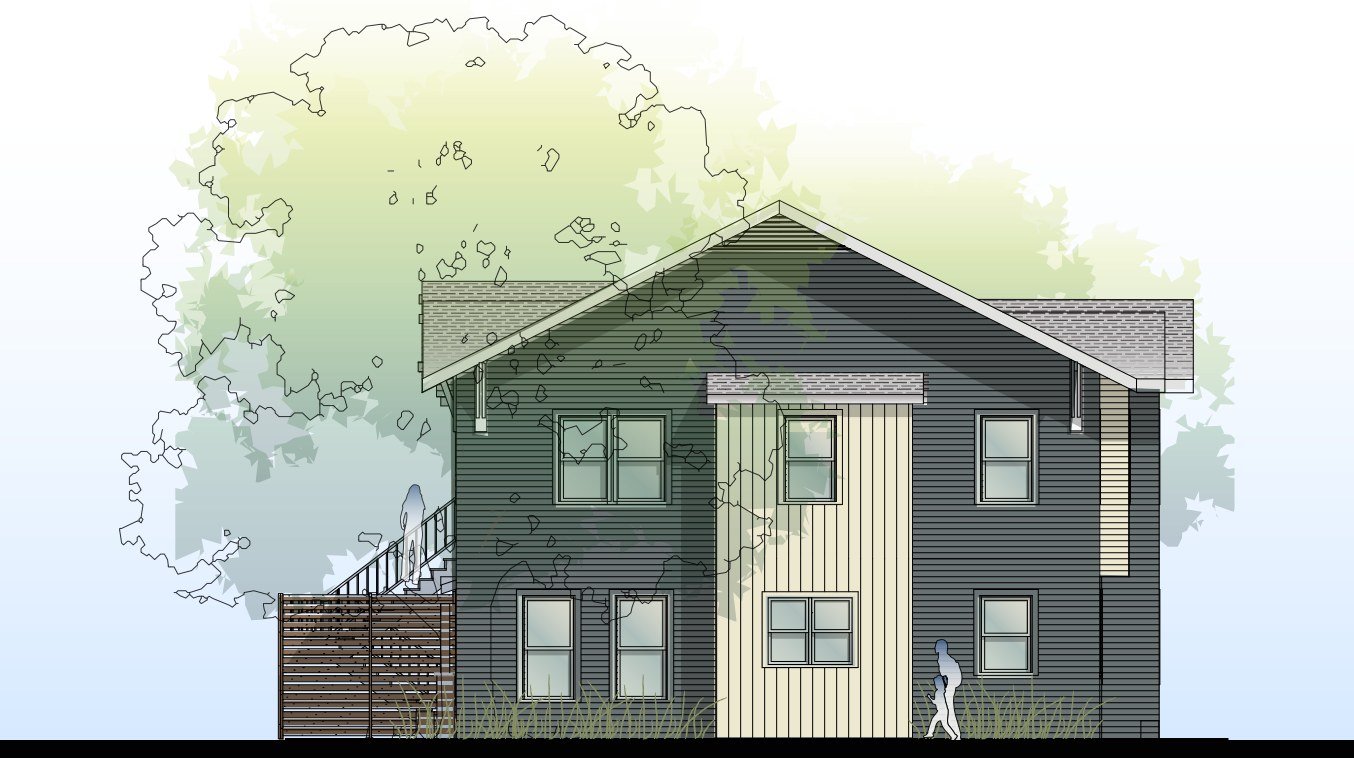
WEST BEAMER STREET



LEFT ELEVATION



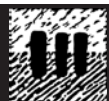
FRONT ELEVATION

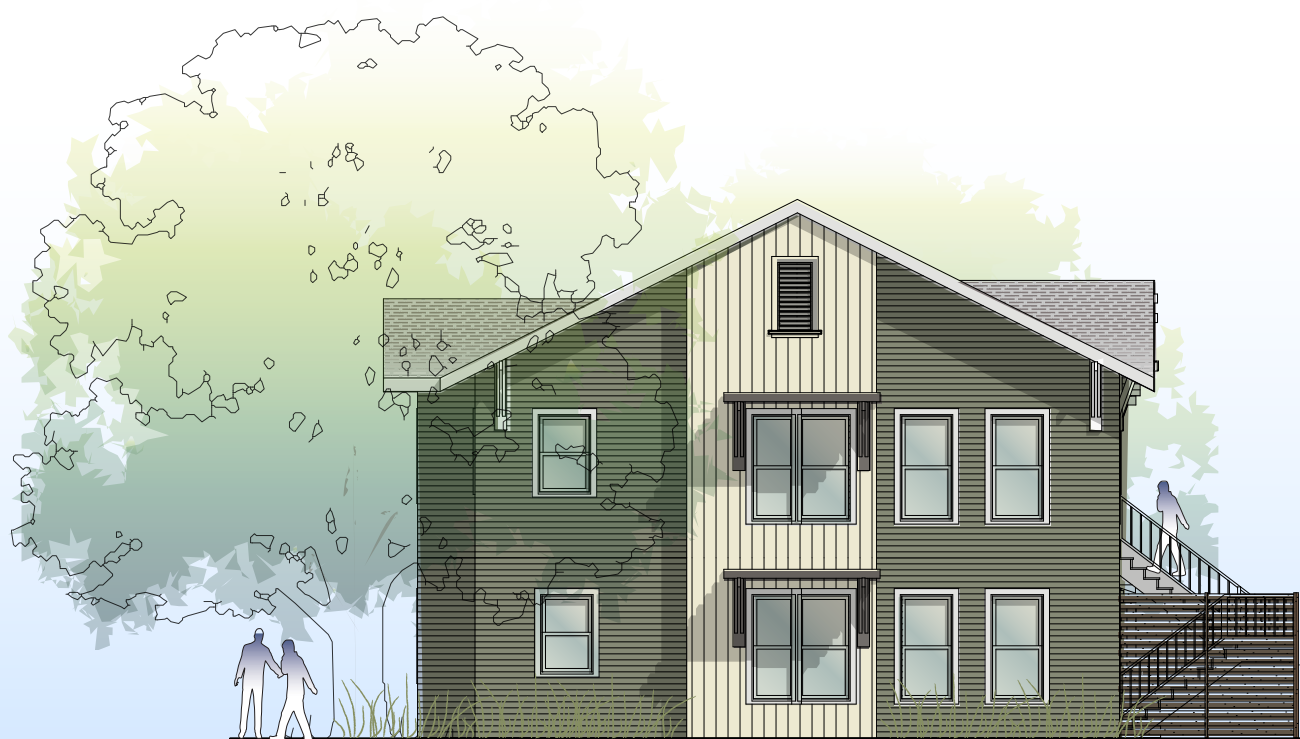


RIGHT ELEVATION

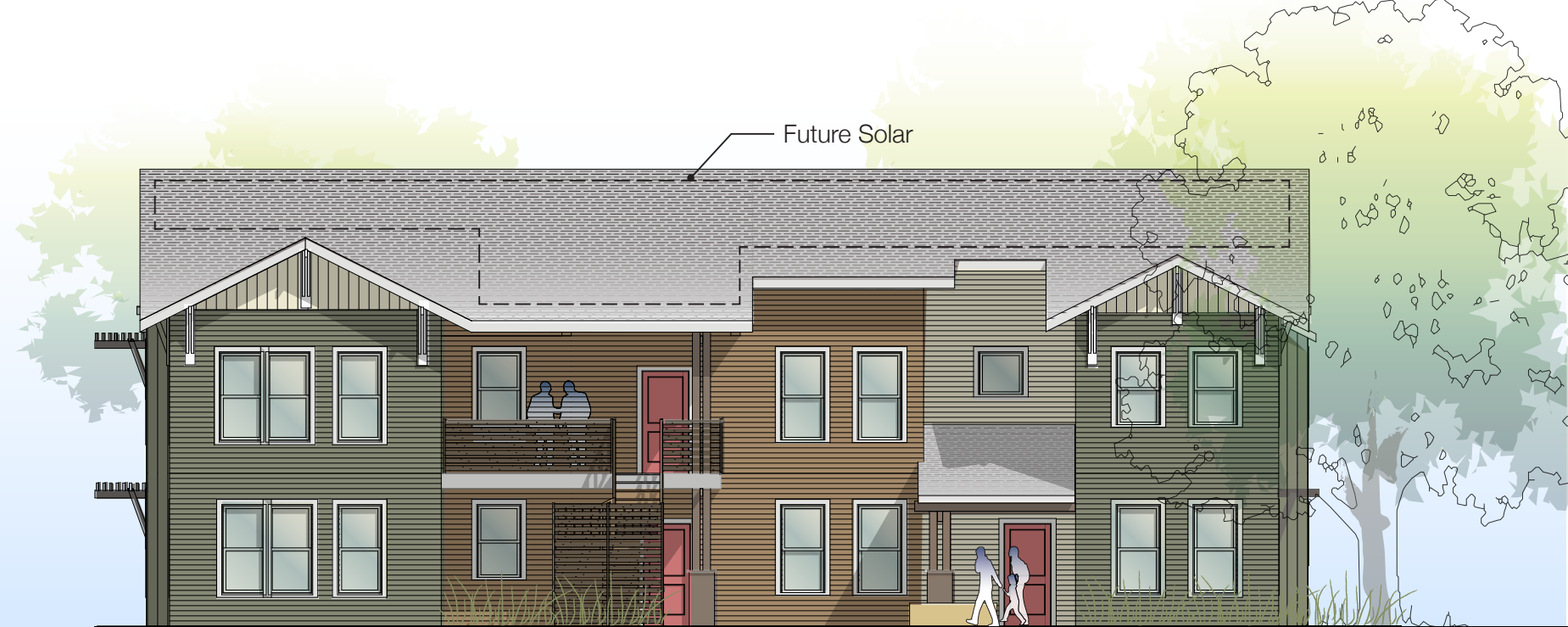


REAR ELEVATION

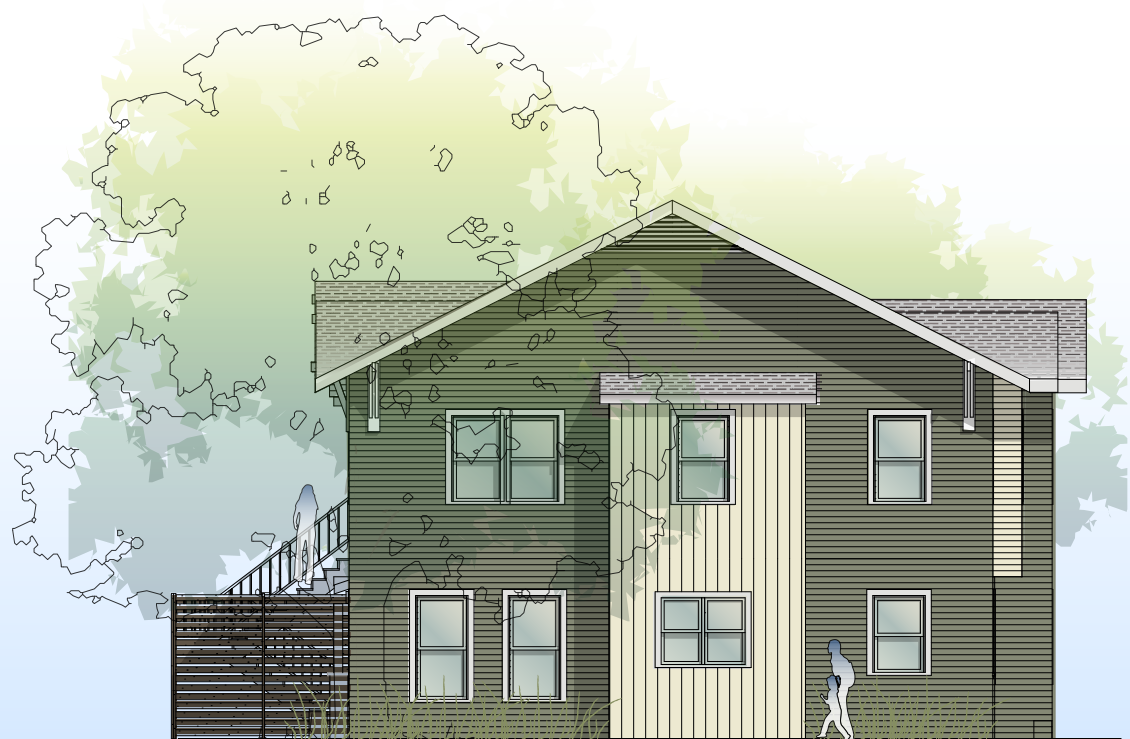




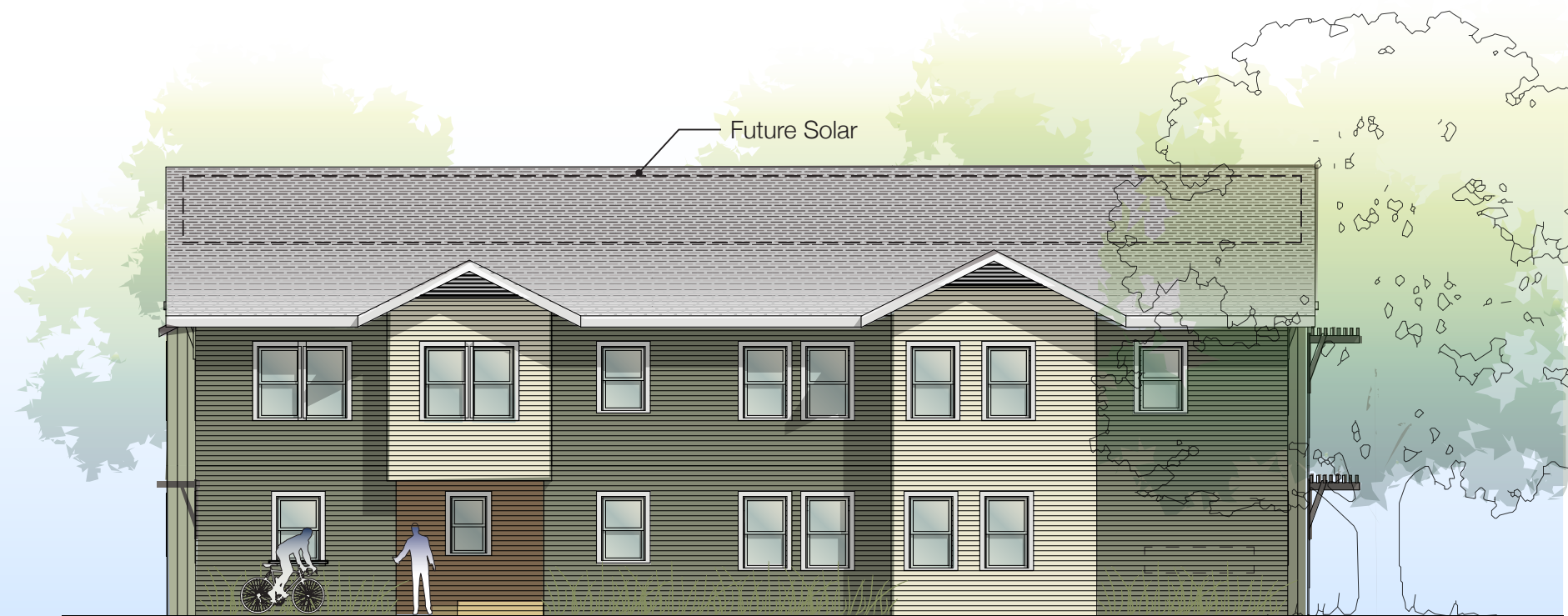
LEFT ELEVATION



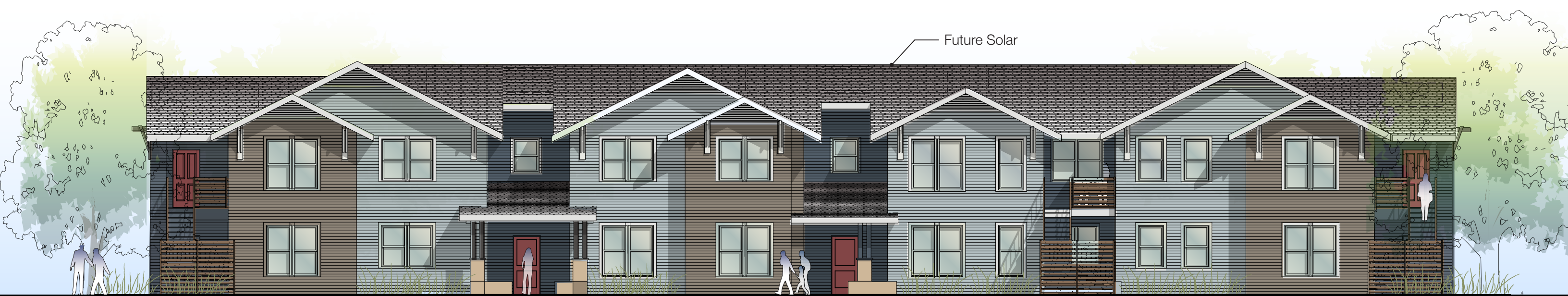
FRONT ELEVATION



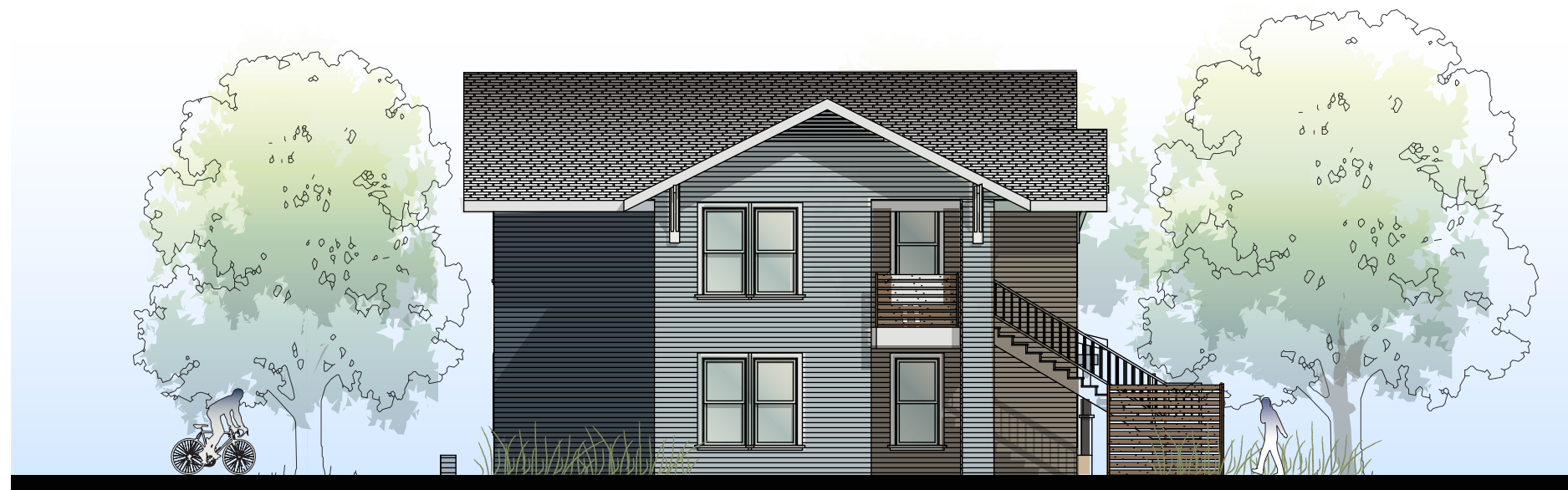
RIGHT ELEVATION



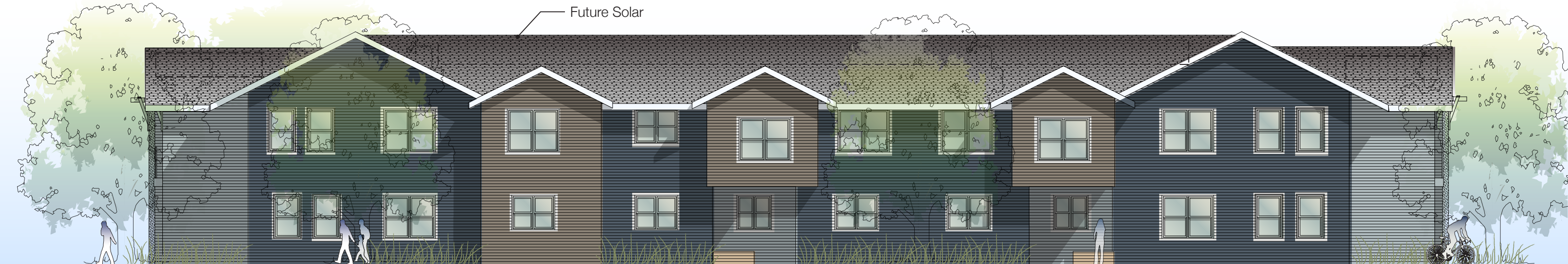
REAR ELEVATION



FRONT ELEVATION



LEFT AND RIGHT ELEVATIONS



REAR ELEVATION



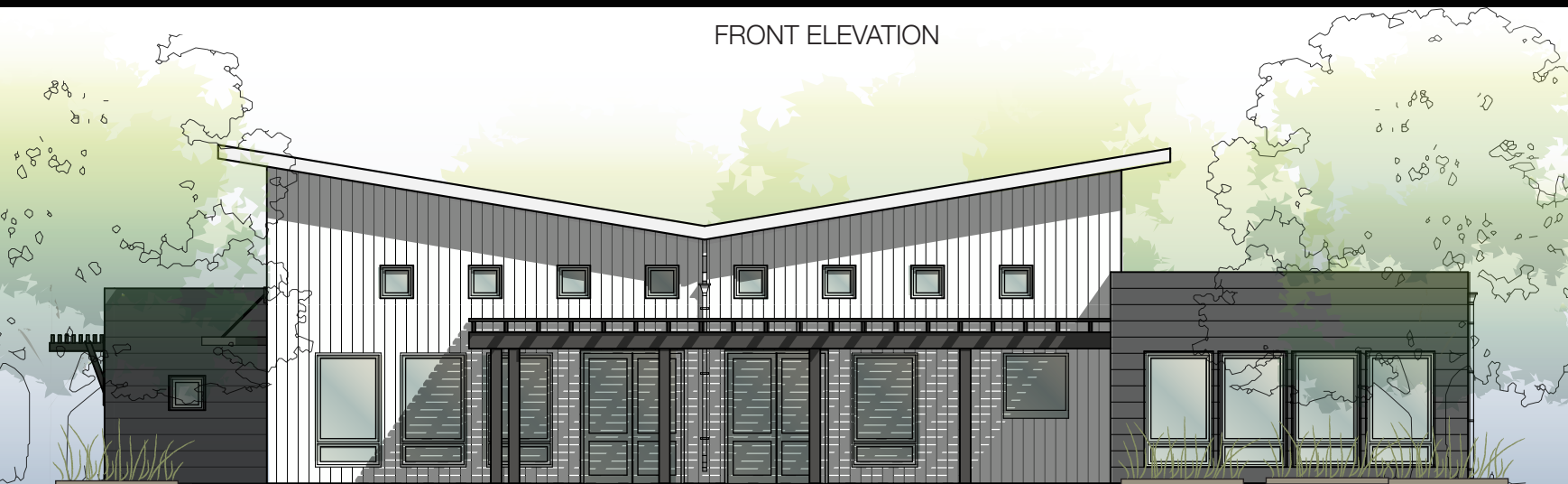
FRONT ELEVATION



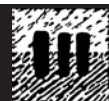
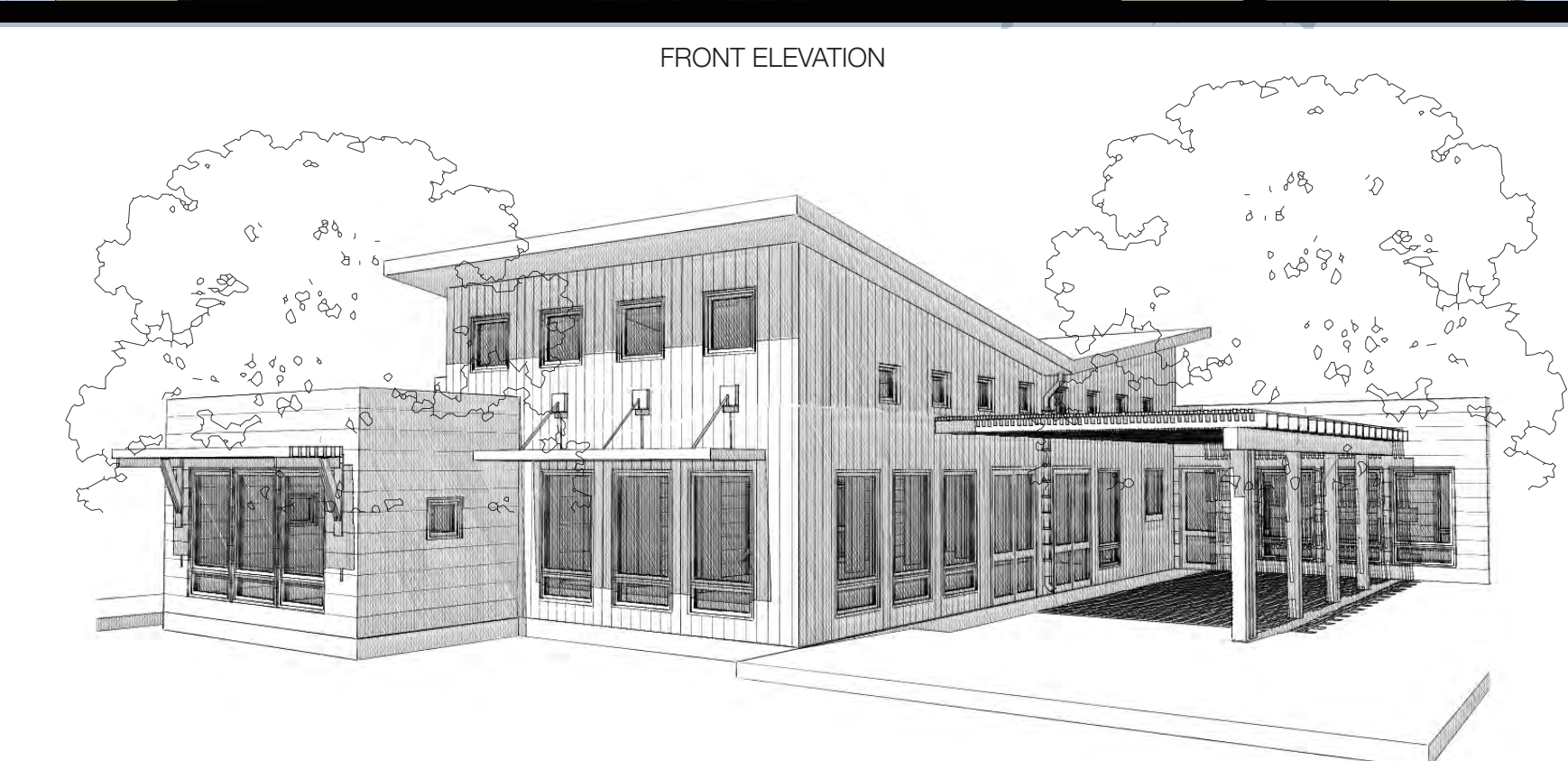
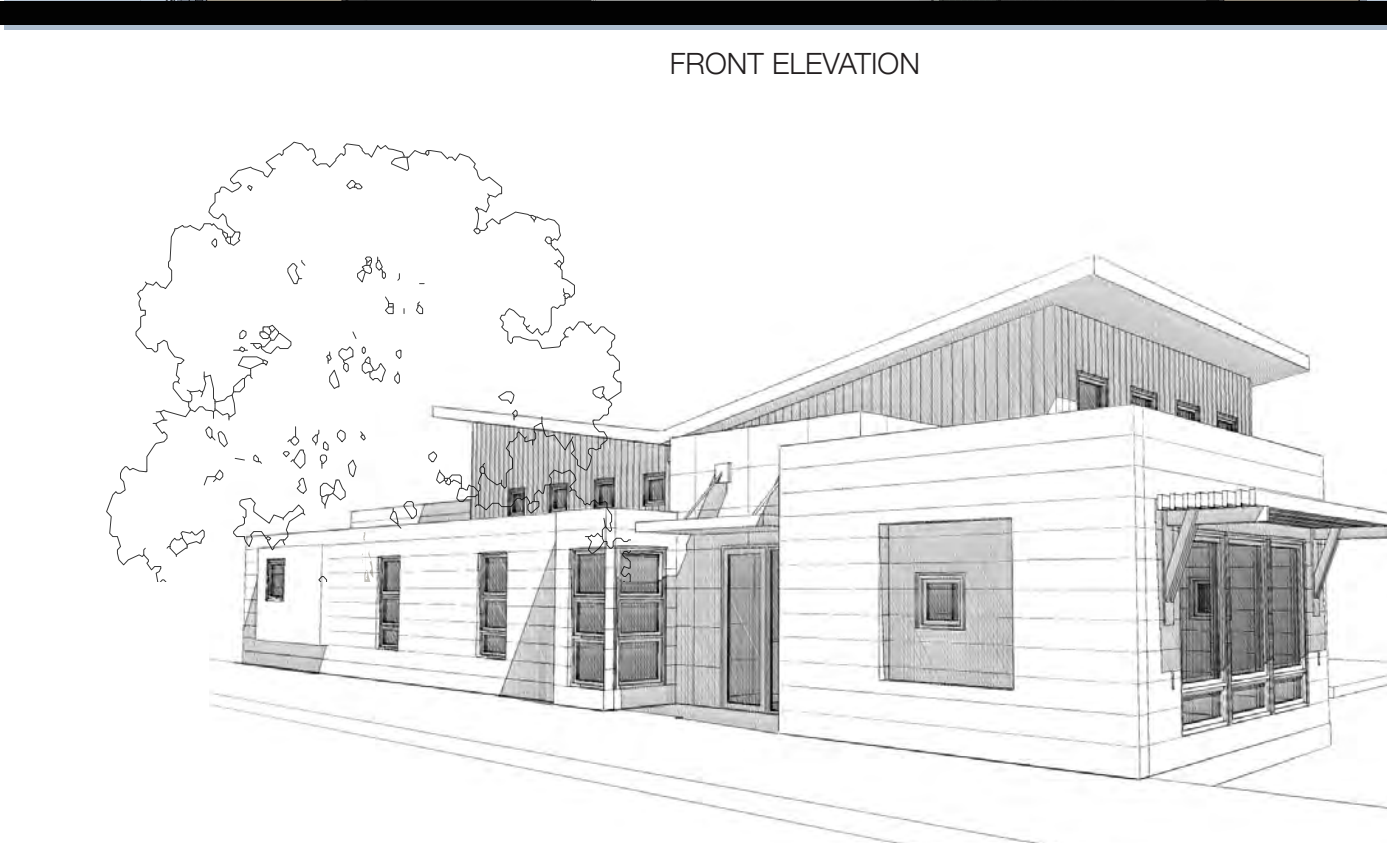
FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



BEAMER & COTTONWOOD

Woodland, California 11 December 2015

Community Building
scale: 3/32" = 1'-0"

MOGAVERO NOTESTINE ASSOCIATES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE CONSTRUCTION DOCUMENTS. THESE CONSTRUCTION DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR DISSEMINATED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, NOR MAY THEY BE USED FOR ANY CONSTRUCTION OTHER THAN INTENDED, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF MOGAVERO NOTESTINE ASSOCIATES.

SITE PROGRAMMING

- 1 Active Use Lawn Area
- 2 Play Area, Ages 5-12
- 3 Site Stormwater Management Planting Area
- 4 Housing Block Stormwater Management Planting, Typical
- 5 Community Garden Gathering Space
Includes raised planters, tables, and hose bib.
Enclosed on 3 sides by a 42" decorative, wood fence.
- 6 Arbor Colonnade and Courtyard Seating Area
- 7 Bicycle Parking, Typical

SHADE CALCULATION

Size	Plant Key	Credit	SQ. FT.	Shade Credit
30'-35'	PIS CHI, PLA ACE, QUE AGR, QUE RUB	THREE-QUARTER HALF	722 481	(4) (722) (30) (481)
20'-25'	ACE BUE, CER CAN, NYS SYL	HALF	246	(4) (246)
Total =			18,302	
Total sq. ft. of paved area in calculation:			35,752	
Total sq. ft. of shade required:			14,301	
Total sq. ft. of shade provided:			18,302	
Percent age of shade provided:			51%	

CANDIDATE PLANT LIST

Botanical Name	Common Name	Size	Max Growth (HxW)	Spacing	QTY
Shade Trees					
Acer buergerianum (M)	Trident Maple	15 Gal.	20'-25' x 20'-25'	Per Plan	--
Acer x freemanii 'Autumn Blaze' (M)	Autumn Blaze Maple	15 Gal.	50' x 40'	Per Plan	--
Liriodendron tulipifera (M)	Tulip Tree	15 Gal.	60'-80' x 30'-40'	Per Plan	--
Nyssa sylvatica (M)	Sour Gum	15 Gal.	30'-50' x 20'-30'	Per Plan	--
Pistacia chinensis 'Keith Davey' (L)	Fruitless Chinese Pistache	15 Gal.	30'-60' x 30'-60'	Per Plan	--
Ulmus parvifolia 'Drake'	Chinese Evergreen Elm	15 Gal.	30'-35' x 40'-45'	Per Plan	--
Quercus agrifolia (VL)	Coast Live Oak	15 Gal.	20'-70' x 25'-80'	Per Plan	--
Quercus rubrum (M)	Red Oak	15 Gal.	50'-75' x 50'-75'	Per Plan	--
Ulmus propinqua 'Emerald Sunshine'	Emerald Sunshine Elm	15 Gal.	35' x 25'	Per Plan	--
Zelkova serrata 'Village Green'	Sawleaf Zelkova	15 Gal.	40'-50' x 30'-40'	Per Plan	--

Riparian Trees					
Betula nigra 'Dura-Heat' (H)	Dura Heat River Birch	15 Gal.	30'-40' x 25'-30'	Per Plan	--
Cercis occidentalis (M)	Western Redbud	15 Gal.	10'-18' x 10'-18'	Per Plan	--
Nyssa sylvatica (M)	Sour Gum	15 Gal.	30'-50' x 20'-30'	Per Plan	--
Quercus palustris (M)	Pin Oak	15 Gal.	50'-80' x 30'-40'	Per Plan	--

Columnar Trees					
Fagus sylvatica 'Dawyk Purple' (H)	Dawyck Beech	15 Gal.	35' x 8'	Per Plan	--
Lagerstroemia 'Carolina Beauty'	Crape Myrtle	15 Gal.	20' x 10'	Per Plan	--
Quercus robur 'Fastigiata' (M)	Columnar English White Oak	15 Gal.	45' x 15'	Per Plan	--

Accent Trees					
Acer palmatum 'Sango-Kaku'	Coral Bark Maple	15 Gal.	25' x 18'-20'	Per Plan	--
Cercis canadensis 'Forest Pansy' (M)	Purple Leaf Eastern Redbud	15 Gal.	20' x 25'	Per Plan	--
Kousa kousa (M)	Kousa Dogwood	15 Gal.	20' x 15'	Per Plan	--
Magnolia stellata 'Royal Star'	White Star Magnolia	15 Gal.	10'-15' x 15'	Per Plan	--

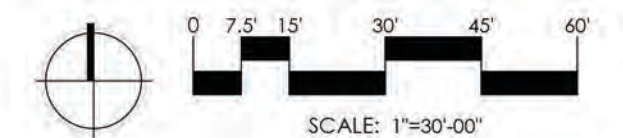
Existing Planting					
EXISTING LARGE TREES TO REMAIN (EX)					
EXISTING LARGE TREES TO BE REMOVED					

Site Planting					
Arctostaphylos 'Emerald Carpet' (M)	Emerald Carpet Manzanita	1 Gal.	8"-14" x 5'	1 Gal.	--
Artemisia 'Powis Castle' (M)	Powis Castle Artemisia	5 Gal.	3' x 6'	6' O.C.	--
Baccharis 'Centennial' (L)	Centennial Coyote Brush	5 Gal.	3' x 4'-5'	54" O.C.	--
Bougainvillea 'Barbara Karst' (L)	Barbara Karst Bougainvillea	1 Gal.	30' High	Per Plan	--
Calamagrostis 'Karl Foerster' (L)	Feather Reed Grass	1 Gal.	2'-3' x 2'-3'	24" O.C.	--
Callistemon c. 'Green John' (L)	Dwarf Bottle Brush	1 Gal.	3' x 3'	36" O.C.	--
Carpenteria 'Elizabeth' (L)	Bush Anemone	5 Gal.	4'-6' x 4'-6'	60" O.C.	--
Ceanothus griseus 'Yankee Point' (L)	Yankee Point Ceanothus	5 Gal.	2'-3' x 8'-10'	10' O.C.	--
Chondropetalum tectorum (M)	Cape Rush	5 Gal.	2'-3' x 2'-3'	36" O.C.	--
Cistus purpureus (L)	Orchid Rockrose	5 Gal.	4' x 4'	48" O.C.	--
Clytostoma callistegioides (M)	Lavender Trumpet Vine	1 Gal.	20' High	Per Plan	--
Echinacea purpurea (M)	Coneflower	1 Gal.	3'-4' x 2'	24" O.C.	--
Euryops pectinatus 'Viridis' (L)	African Shrub Daisy	5 Gal.	3' x 4'	48" O.C.	--
Gaura l. 'Whirling Butterflies' (L)	Whirling Butterflies Gaura	1 Gal.	2'-3' x 2'-3'	36" O.C.	--
Ilex vomitoria 'Stokes' (M)	Dwarf Yaupon Holly	5 Gal.	3'-4' x 3'-4'	42" O.C.	--
Lamandra longifolia 'Breeze' (L)	Dwarf Mat Bush	1 Gal.	3' x 3'	36" O.C.	--
Loropetalum c. 'Emerald Snow' (L)	Emerald Snow Fringe Flower	5 Gal.	2'-5' x 3'-5'	42" O.C.	--
Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 Gal.	2'-3' x 4'	42" O.C.	--
Mahonia repens (L)	Creeping Mahonia	1 Gal.	18"-24" x 3'-4'	36" O.C.	--
Mimulus aurantiacus (L)	Sticky Monkey Flower	1 Gal.	3' x 3'	36" O.C.	--
Muhlenbergia capillaris 'Regal Mist' (L)	Pink Muhly Grass	1 Gal.	4' x 4'	48" O.C.	--
Muhlenbergia rigens (L)	Deer Grass	5 Gal.	4' x 4'	48" O.C.	--
Nandina 'Gulf Stream' (L)	Heavenly Bamboo	5 Gal.	3'-4' x 1'-2'	36" O.C.	--
Nepeta x faassenii (L)	Catmint	1 Gal.	2'-2.5' x 3'	36" O.C.	--
Rosa 'Flower Carpet White' (M)	White Carpet Rose	1 Gal.	2'-2.5' x 3'	36" O.C.	--
Rosmarinus officinalis 'Tuscan Blue' (L)	Upright Rosemary	5 Gal.	5'-7' x 2'-3'	36" O.C.	--
Senecio cineraria (L)	Dusty Miller	1 Gal.	2'-3' x 2'-3'	30" O.C.	--
Spiraea 'Anthony Waterer' (M)	Anthony Waterer Spirea	5 Gal.	3'-5' x 3'-5'	48" O.C.	--
Viburnum f. 'Spring Bouquet' (M)	Laurestinus	5 Gal.	4'-6' x 4'-6'	5' O.C.	--
Westringia 'Blue Gem' (L)	Coast Rosemary	5 Gal.	3'-5' x 3'-4'	42" O.C.	--

Stormwater Planters					
Buteloua gracilis 'Blonde Ambition' (L)	Blonde Ambition Gramma Grass	1 Gal.	1'-2' x 1'-2'	24" O.C.	--
Carex divisa (L)	Berkeley Sedge	1 Gal.	18"-24" x 2'	18" O.C.	--
Chondropetalum tectorum (L)	Cape Rush	1 Gal.	3'-4' x 3'-4'	42" O.C.	--
Deschampsia cespitosa (L)	Tufted Hairgrass	1 Gal.	1'-2' x 2'	24" O.C.	--
Dietes bicolor (L)	African Iris	1 Gal.	2'-3' x 2'-3'	30" O.C.	--
Juncus patens 'Elk Blue' (L)	California Grey Rush	1 Gal.	1'-2' x 1'-2'	24" O.C.	--

Lawn			
Bolero Mix	Delta Blue Grass	Sod	4,174 SF

(VL) Very low water use plant material per W.U.C.O.L.S.
(L) Low water use plant material per W.U.C.O.L.S.
(M) Medium water use plant material per W.U.C.O.L.S.



	Coast Rosemary	5 Gal.	3'-4" x 3'-4"	42" O.C.	--
ld Snow' (L)	Emerald Snow Fringe Flower	5 Gal.	3'-4" x 3'-4"	42" O.C.	--
Compacta'	Compact Oregon Grape	5 Gal.	2'-3" x 4"	42" O.C.	--
uquet' (M)	Laurustinus	5 Gal.	4'-6" x 4'-6"	5' O.C.	--
Light' (L)	Coast Rosemary	5 Gal.	3'-4" x 3'-4"	42" O.C.	--

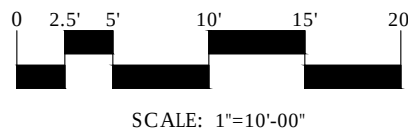
nters

de Ambition' (L)	Blonde Ambition Gramma Grass	1 Gal.	1'-2' x 1'-2'	24" O.C.	--
	Berkeley Sedge	1 Gal.	18"-24" x 2'	18" O.C.	--
rum (L)	Cape Rush	1 Gal.	3'-4" x 3'-4"	42" O.C.	--
a (L)	Tufted Hairgrass	1 Gal.	1'-2' x 2'	24" O.C.	--
	African Iris	1 Gal.	2'-3' x 2'-3'	30" O.C.	--
' (L)	California Grey Rush	1 Gal.	1'-2' x 1'-2'	24" O.C.	--

plant material per W.U.C.O.L.S.
material per W.U.C.O.L.S.
plant material per W.U.C.O.L.S.



N



SHEET DESCRIPTION

Concpetual
Landscape
Plan

PROJECT PHASE
Design Development

DATE: January 25, 2016

REVISIONS

SHEET NUMBER

L2

BEAMER & COTTONWOOD
NO.214014

PRINTED: 12:01 PM 10/13/15



Planning Commission

180 West Beamer Street Apartments General Plan, Zoning Amendment, Design Review, and Site Plan Review: Request for a General Plan and Zoning Amendment, design review, and site plan to allow the construction of an 80-unit apartment project on 4.4 acres at 180 West Beamer Street. The project proposes a General Plan amendment from Public Service to High Density Residential and a Zoning Amendment from R-1(single-family residential) to R-M (multi-family residential).

Location: Proposed address is 180 West Beamer Street after parcel reconfiguration. Current parcel addresses include 170-178 West Beamer Street and 20 North Cottonwood Street.

Applicant/Owner: Mercy Housing/Yolo County Housing

Environmental Report: Initial Study/Mitigated Negative Declaration

APN 064-010-021, 064-051-037

Project Planner: Jeff Ballantine, Associate Planner

Staff Recommendation: Recommend City Council approval

Current General Plan Designation: Public Service

Proposed General Plan Designation: High Density Residential, 16 to 25 units per acre

Current Zoning: R-1 (Single-Family Residential)

Proposed Zoning: R-M (Multi-Family Residential)

Specific Plan Designation: Not applicable

Existing Land Uses: Majority of site is occupied by the vacant Yolo General Hospital buildings. The Adult Day Health Center is also on the northern portion of the site.

Flood Zone: Zone "X" - Not an area subject to inundation by 1% annual chance flood event. FIRM Map Number - 061130445H, Revised June 18, 2010

Street Access: West Beamer Street and North Cottonwood Street

Adjacent Land Uses & Zoning:

<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>
North	Single Family Residences	R-1, R-M/PD
South	Single Family Residences	R-1
East	Single Family Residences	R-1
West	Yolo County offices	R-1

Pending/Potential Action

Staff recommends that the Planning Commission take action on the following:

1. receive the staff report
2. conduct the public hearing
3. adopt PC Resolution # 16- _____ - recommending City Council approval of the Mitigated Negative Declaration, and amendments to the General Plan and Zoning Code for approximately 4.49 acres for the 180 West Beamer Street Apartments Project, and Planning Commission approval of the Site Plan and Design Review subject to the Findings and Conditions of Approval (Attachment 1)

Project Site Description

The 5.04 acre project site includes the vacant former Yolo General Hospital buildings (also known as the Peterson Clinic) and the Adult Day Health Center. The project site currently consists of two parcels, APNs 064-010-021 and 064-051-037, located at the northeast corner of North Cottonwood Street and West Beamer Street. A lot line adjustment is proposed to provide a 0.55 acre lot on the northern portion of the site for the existing Adult Day Health Center at 20 North Cottonwood Street, and a 4.49 acre lot for the proposed apartment project. The Lot Line Adjustment would be processed as ministerial by staff. The project includes demolition of the former Yolo General Hospital buildings. The property is accessed from West Beamer Street and North Cottonwood Street, with frontage on both of these streets. The site is currently served by city services including water, sewer, and electrical.

Background**City County Jurisdiction**

Generally projects that occur on property owned by Yolo County are considered to be in County jurisdiction and are not required to receive approvals from the City of Woodland. However, when the County acts in a “proprietary” manner in a situation where the County leases property and raises revenue, then a project can be subject to City zoning and building regulations. The Yolo General Hospital, and subsequently the Peterson Clinic, has historically been on property owned by Yolo County. Recently, Yolo County has transferred ownership of the land to Yolo County Housing (YCH). In its capacity as a public entity, YCH will retain public ownership of the underlying land. YCH will then enter into a 99-year lease for the land with a limited partnership consisting of Mercy Housing and New Hope Community Development Corporation (a nonprofit subsidiary of YCH). The City Attorney has made the recommendation that, in this

case, New Hope Community Development Corporation and Mercy Housing are acting as private developers and, as such, are subject to City approvals and requirements.

Yolo General Hospital

The current Yolo General Hospital Building was constructed in 1945 - 1946 and opened in 1946. The building was designed by architect Wilbur D. Peugh who was a well-known architect in the area at the time. The original building consisted of the southern portion of what exists today and northern additions to the building were constructed in the 1950's and 1960's. Services and uses of the hospital included an emergency room, surgery rooms, a maternity ward with obstetrical facilities, long-term (convalescent) care, elderly care, a pharmacy, and a kitchen and cafeteria.

Starting in the 1960's and on into the 1990's, a number of events occurred that weakened the importance of the Yolo General Hospital and that eventually led to its closure in 1991. These events included the federal government's implementation of Medicare, reduced demand for various medical services such as obstetrics and acute care, large expenses to operate a massive and underutilized building, and major reductions in state fund contributions. The former hospital was then utilized by a number of different medical and social services such as the Peterson Clinic, the Horizon School, Cal Learns, a residential alcohol and drug treatment program, Child Protective Services, and Stepping Stones.

The Yolo General Hospital Building was determined as not eligible for the California Register of Historical Resources (CRHR) or the National Register of Historic Places (NRHP) by Brunzell Historical, as discussed in the "Environmental Assessment Status" section of this staff report below.

Project Proposal

The applicant is requesting approval of a General Plan Amendment from Public Service (PS) to High Density Residential (HDR), a Zoning Amendment from Single Family (R-1) to Multiple-Family (R-M) Residential, and site plan and design review to allow for the construction and operation of 80 apartment units and a 3,261 square foot community center to serve low and very low-income households at 180 West Beamer Street. The apartment mix will be 26 one-bedroom, 30 two-bedroom, and 24 three-bedroom apartments and townhomes in buildings with two different architectural elevations (see Attachment 4). The community building will include staff offices, community space (conference room, multipurpose room, and kitchen), laundry facilities, a computer area, and an outdoor terrace. An open lawn play area will be located next to an active play area, located in the center of the site and buffered by buildings from surrounding streets. The entire project will be fenced in for security purposes with a combination of wrought iron and horizontal redwood fencing.

Of the 80 apartment units, 35 units will be for very low-income households (making 30% of the average median income in Yolo County), 44 units will be for low-income households (making 50% of the average median income in Yolo County), and 1 unit will be for an on-site manager.

Public Notification

Public notice advertising for the public hearing on this project was prepared by the Community Development Department in accordance with notification procedures set forth in the City of Woodland's Municipal Code and State Planning Law. Two methods of public notice were used:

- Legal notice was published in the Woodland Daily Democrat on or before Friday, January 8, 2016.
- Notices were mailed to all property owners within 300 feet of the project site on Thursday, January 7, 2016.

Copies of the factual staff report for the proposed project have been on file at City Hall since Friday, January 29, 2016.

Public Outreach

The applicant has taken extensive efforts to reach out to the surrounding neighbors of the project over and above what is required to provide public notice. The applicant held two community meetings. One was on September 30, 2015 at the Woodland High School Library at 6:00 pm, and the other was on November 9, 2015 at 6 pm at the Yolo County Housing Offices at 147 West Main Street. Notices for both of these meetings were sent to neighbors within a 300 foot radius of the project site.

At the September 30th meeting, representatives from Mercy Housing (the applicant) and Yolo County Housing presented the project to meeting attendees. They gave a short presentation using display boards of the project's site plan, elevations, and photographs of similar projects completed by either Mercy Housing or Yolo County Housing. This was followed by a question and answer period. There were five neighbors who attended this meeting. Similarly, at the November 9th meeting, representatives from Mercy Housing and Yolo County Housing explained the project to meeting attendees, utilizing display boards, in a formal presentation and in informal one-on-one conversations. There were 6 neighbors who attended this meeting.

One of the neighbors requested that the fencing along the eastern property edge be increased in height and another neighbor requested that bollards or some other safety measure be placed between parking spaces and the fencing along the eastern property edge to protect from the possibility of a car pulling into a parking space and jumping the curb and driving through landscaping and fencing into the adjacent residences. The applicant has indicated that they are open to the possibility of raising the height of the fencing along the eastern property edge from 6 feet to 7 feet.

Applicable Laws, Codes & Ordinances

The project is subject to several laws, codes, ordinances, and standards, as follows:

- The California Environmental Quality Act (CEQA)
- The City of Woodland General Plan

- The City of Woodland Zoning Ordinance
- The City of Woodland Community Design Standards

Environmental Assessment Status

A Mitigated Negative Declaration (MND) was prepared for the project by the Ervin Consulting Group (see Attachment 8). The MND was submitted to the State Clearinghouse and circulated for public review from January 4, 2016 through February 3, 2016 for interested individuals and public agencies to submit written comments on the document. With mitigation measures incorporated in the MND to protect historical or cultural resources if they are found and to avoid potential soil contamination during demolition activities, the project would not have a significant effect on the environment. The MND can be found here (<http://www.cityofwoodland.org/civicax/filebank/blobdload.aspx?BlobID=15803>).

The Yolo General Hospital Building was determined as not eligible for the California Register of Historical Resources (CRHR) or the National Register of Historic Places (NRHP) by Brunzell Historical. Although the architect Wilbur D. Peugh was a well-known and notable architect, cost-consciousness was an important element of the building's design and it cannot be considered representative of Peugh's finest work. In addition, the building has experienced a significant loss of integrity as the building has suffered from both deferred maintenance and extensive alterations.

The city did not receive any comment letters during the public review period from interested individuals or public agencies. No further environmental review of the project is required at this time, and the City Council will be asked to consider and approve the MND.

Reviewing Agency Comments

The project has been circulated to various City and County divisions and departments, the Yolo-Solano Air Quality Management District, PG & E, and Waste Management for review. All review agency comments have been integrated into the conditions of approval.

Staff Analysis

An analysis is provided below for the proposed General Plan and zoning ordinance amendments and for the proposed apartment project as well. The design review, site plan, and lot line adjustment components are incorporated for Planning Commission review and approval, contingent upon City Council approval of the Mitigated Negative Declaration, General Plan and Zoning Amendments. Conditions have been proposed which bear a reasonable relationship to the nature and intensity of this project and the potential impacts the project may generate. The Conditions of Approval are included as **Attachment 1, Exhibit D**.

Additionally, the project has been reviewed for General Plan and Zoning Code Consistency, as well as consistency with the City's Community Design Standards.

GENERAL PLAN CONSISTENCY

The 2002 General Plan (GP) designation for the site is Public Service (PS). Part of this application includes a request for a General Plan amendment to change the designation to High Density Residential (HDR). The HDR designation provides for triplexes, fourplexes, multi-family residential units, group quarters, mobilehome parks, medical and professional offices, public and quasi-public uses, and similar compatible uses. Residential densities in the HDR land use shall range between 16 and 25 units per gross acre. The project proposes constructing 80 apartment units on a 4.49 acre lot for a total of 17.8 units per gross acre, consistent with the allowable density for the HDR land use.

The following goal and policies of the General Plan are relevant to the project:

Goal 1.B

To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Woodland.

Policy 1.B.5. The City shall require new and infill development to reflect existing neighborhood scale and character.

Policy 1.B.6. The City shall continue to look for infill opportunities, including increased densities, if it will assist in appropriate reuse of properties.

Policy 1.B.7. The City shall encourage multi-family housing to be located throughout the community, but especially near transportation corridors, Downtown, major commercial areas and neighborhood commercial centers.

Policy 1.B.8. The City shall encourage multi-family developments that include the following features:

- a. Sufficient outdoor privacy for each unit (i.e., patios and decks)
- b. Covered off-street parking
- c. Parking sited off the primary access street and screened with landscaping
- d. Good site and building management and maintenance
- e. Building mass broken into smaller units, possibly including some one-story elements
- f. Pitched and varied rooflines
- g. Functional and accessible interior site open space
- h. Recreational areas for children
- i. Attractive landscaping, including larger trees
- j. Easily identified and sheltered entrances to units
- k. Manageable number of units
- l. Energy efficient design, including landscaping

Multi-family development with the following features shall be discouraged:

- m. Flat roofs and/or small roof overhangs
- n. Large blank walls

- o. Long blocks of undifferentiated and identical units
- p. Large, single buildings
- q. Poorly-maintained sites and/or buildings
- r. Little or poor open space
- s. Monotonous color schemes or large developments without variation in building color
- t. Absence of architectural distinctiveness
- u. Highly visible, uncovered off-street parking or inadequate off-street parking.

The project provides multi-family housing infill development adjacent to two transportation corridors and relatively close to major commercial areas in the City, as well as being located directly adjacent to health services provided by Yolo County. As described in the “Community Design Standards” section of this staff report below, the project is consistent with the provisions listed in Policy 1.B.8. The proposed General Plan amendment associated with the project is consistent with the goals and policies of the General Plan. Upon approval of the General Plan amendment, the project will be consistent with the General Plan.

HOUSING ELEMENT

The City’s 2013-2021 Housing Element contains goals, policies, and implementation measures to address the housing needs of all income groups in the City. The Sacramento Area Council of Governments (SACOG) provides estimates of housing units for each income category that each municipality shall provide in order to attain housing goals for the entire region. These estimates are called the Regional Housing Needs Allocation (RHNA). The City currently has a deficit of appropriately zoned land for very low-income and lower-income units. The City’s RHNA for very low-income and lower-income units for the study period (2013-2021) is 390 units and 274 units, respectively, and the Housing Element indicates that the City has land capacity for 217 very low-income units and 217 lower-income units. This results in a deficit of 173 very low-income units and 57 lower-income units.

The following goal, policies and program of the Housing Element are relevant to the project:

Goal 2.A

To promote the provision of adequate housing for all persons in the City, including those with special housing needs and to emphasize the basic human need for housing as shelter.

Policy 2.A.3. The City shall ensure that there is sufficient land zoned for a variety of housing types, residential densities, and housing prices with convenient access by various travel modes to services, schools, parks, and other community amenities.

Policy 2.A.5. The City shall encourage private and nonprofit housing builders and developers to participate in federal, state or other programs that assist in providing and maintaining housing affordable to lower income and special needs groups consistent with the General Plan and development regulations.

Policy 2.A.9. The City shall continue to promote infill housing development in appropriate locations.

Program 2.A.2. The City shall rezone at least 15 acres to R-25 (20-25 units/acre) or equivalent zone that has a minimum density of 20 units per acre and meets the requirements of California Government Code Section 65583.2, paragraphs h and i.

This project combined with recent rezone of land in the Spring Lake Specific Plan has significantly reduced the deficit as identified in Program 2.A.2 of the Housing Element. The project applicant, a nonprofit housing builder, anticipates participating in federal and state programs to construct affordable housing and housing for special needs groups as well as accommodating infill development. In addition, the City has made significant progress toward achieving Program 2.A.2. A total of 9.3 acres within the Spring Lake Specific Plan was re-zoned in May of 2015 from R-15 and R-20 to R-25 resulting in a possible 232 qualified units. The proposed project will contribute an additional 80 units toward meeting this program which results in the City being much closer to achieving this requirement. The project is consistent with the goals, policies and programs of the Housing Element.

ZONING CONSISTENCY

Land Use

The existing zoning designation for the site is Single-Family Residential (R-1). This project application includes a request for a zoning amendment to change the zoning designation of the site to Multi-Family Residential (R-M). The purpose of the R-M district is to provide residential areas that can accommodate a suitable mixture of more intensive land uses, including multiple-family dwellings, community facilities, and office, compatible with the surrounding area and consistent with the General Plan. In accordance with the Residential Use Table 1, apartments are permitted in the RM District if in compliance with zoning requirements and design standards, site plan and design review by Planning Commission is required. The proposed apartment project is consistent with the proposed RM zoning district requirements.

Parking

The code generally requires apartments to provide one and one-half parking spaces for each dwelling unit plus one guest parking space for each five units. For an 80 unit apartment project, this results in a total required parking supply of 136 spaces. The applicant proposes to provide 128 parking spaces. Of these spaces, there are 23 compacts spaces, 4 accessible spaces (one of which is van accessible), and 40 covered spaces.

Under Section 25-23-30(i) of the City's Zoning Code, the Community Development Director may grant modifications to the parking requirements under unique circumstances. Applicants are required to submit requests for parking modifications that explain the unusual circumstances of the project that justify the modification and a description of the mitigation measures that will be taken to reduce overall vehicle trips. The Community Development Director may only grant a modification if the applicant provides permanent mechanisms that will result in an overall air quality benefit.

The applicant has provided the following reasons for why a reduction in 8 parking spaces from the overall number of required parking spaces is justified for this project:

- In the applicant's (Mercy Housing) experience with numerous affordable housing projects, low-income residents typically own fewer vehicles compared to those living in market-rate developments. This is particularly true for very-low income residents, and 35 of the apartment units will be designated for very-low income residents. As an example, the Colonia San Martin affordable housing project in south Sacramento has 73 parking spaces for 60 apartments, and this development typically has 5 to 10 vacant parking spaces throughout the day.
- The applicant proposes providing 70 bicycle parking spaces dispersed throughout the project site. The applicant is open to working with the City and with bicycle parking consultant, Park-a-Bike, to provide bicycle parking that serves the needs of the residents in the most effective manner. This will assist residents who prefer to utilize a bicycle as a primary means of transportation as an alternative to the vehicle, to reduce overall vehicle trips.
- In addition to the proposed off-street parking, there are at least 20 on-street parking spaces in front of the property, including 10 spaces that will be newly created when the hospital drop-off is eliminated and a new street curb is built.
- There are two major Yolo bus routes, Routes 210 and 211, that pass by the project site and that have stops at the intersection of North Cottonwood Street and West Beamer Street. This will provide access to transit for future residents and offer another transportation method alternative to a vehicle.

Staff supports the requested parking reduction in overall number of required parking spaces based on the above reasons.

The City's Community Design Standards indicate that multi-family developments shall incorporate covered off-street parking into the project. Previous multi-family developments, such as the Mutual Housing and Rochdale Grange developments in Springlake, were required to provide one covered parking space per each housing unit. The applicant of the proposed project is proposing to provide 40 covered parking spaces, which is 40 covered spaces less than what is usually required in the City.

Setbacks

The site plan for proposed apartment project shows the following proposed setbacks:

Minimum Setback Requirements		Proposed Setbacks
Front Yard (south property line)	20'	20'
Rear Yard (north property line)	20'	65'

Interior Side Yard - over 1 story tall (east property line)	7.5'	70'
Street Side Yard (west property line)	10'	20'

The proposal meets all of the zoning setback requirements. In addition, the applicant has made an effort to locate buildings at least 70 feet from the single-family residences to the east of the project, to reduce potential visual and noise impacts to these neighbors.

Lot Coverage

Maximum lot coverage is fifty percent. This project will have a forty-six percent lot coverage and complies with this requirement.

Landscaping

Article 22 of the Zoning Regulations addresses landscaping. The project includes proposed landscaping throughout the project site including trees, plants, grasses, ground cover, hedges and stormwater planters (see Attachment 7). The stormwater planters will provide drainage areas where stormwater can be directed to, in order to percolate into the soil. A variety of hedges and plantings will be utilized as passive barriers to provide a street friendly buffer between the buildings and the street. The applicant will need to ensure that the landscaping provides 40% shade coverage for the parking lot. The proposed street trees are on the City's Street Tree List. The proposed landscaping complies with the requirement that a tree be planted at least every thirty-five feet along a public right-of-way.

The applicant proposes removing 26 existing trees on the site, including one heritage Valley Oak tree, that are in poor to fair condition. According to the City's tree replacement provisions in the Chapter 20A of the Municipal Code and general practice, the applicant is required to plant 29 new trees as replacement for the trees removed. The applicant proposes planting more than 100 new trees at the project site. Staff finds that this is consistent with City's tree replacement requirements.

Signage

Article 24 of the Zoning Regulations addresses signs. As conditioned, the project will require a separate sign application because details regarding area, materials, and colors of signage have not yet been provided.

COMMUNITY DESIGN STANDARDS

The proposed project includes 15 two-story apartment buildings and a 3,261 square foot community building. All of the townhouse apartment buildings have a similar design with a pitched gable roof a variation in depth of building face as some parts of the building extend out further than others. The building materials consist of HardiePlank lap siding, slatted wood covering for the stairs and balconies, and dimensional asphalt shingle roofing. There are two different elevations for the apartment buildings. The "A" elevation applies to 13 of the buildings and will be the most visible from both West Beamer Street and North Cottonwood Street (see

Attachment 4). The “B” elevation applies to the other 2 buildings that are located on the interior of the site. The community building has a distinct elevation from the apartment buildings.

There are two different color schemes for the “A” elevation, “A1” and “A2”. The “A1” color scheme predominantly includes horizontal siding painted “Stormy Sky”, along with some sections of horizontal and vertical siding painted “Beverly Hills” and “Sail Cloth.” The “A2” color scheme predominantly includes siding painted “Cedar Path”, along with some sections of horizontal and vertical siding painted “Ginger Snaps” and “Sail Cloth.” The “B” elevation color scheme includes horizontal siding painted “Blue Gaspe,” “Manor Blue,” and “Stampede.”

The community building has a modern design that is completely different from the design of the apartment buildings to emphasize that the purpose of a community building is to be utilized as a shared space for the entire development. The building will consist of HardiePlank lap siding painted “Stormy Sky,” “Manor Blue,” and “White Winged Dove” and one small stucco accent area painted “Flower Power.” The butterfly-pitched roof will also have dimensional asphalt shingle roofing.

Staff worked with the Planning Commission Design Liaison during the initial design review of the project. The Design Liaison requested that the applicant consider changing the materials and color palette to propose “a more inspired and exciting look”. The applicant responded by changing the colors of the door to red and the applicant indicated that they feel the siding lines make the drawings and colors appear darker than they would be on the actual building. The applicant has worked with Staff by adding white trim around the windows and replacing wrought iron fencing with horizontal redwood fencing for certain fencing between buildings along both street frontages. The applicant also indicated that they are open to discussing the colors and materials further with Staff and with the Planning Commission. The applicant has provided photo examples of similar projects and colors in (see Attachment 5).

Staff finds that the proposed building design largely meets the spirit and intent of the Community Design Standards by providing a visually interesting project through a number of methods. The apartment buildings include pitched roofs with cross gables, balconies, porches, and variation in wall planes that provide depth and variety in the design and avoid a box-like appearance. The proposed buildings are oriented in different directions on the site and the building plans are reversed to provide variety along the street frontage. The parking areas are primarily located along the northern and eastern edges of the property away from view of the street. However, Staff agrees with the Planning Commission Design Liaison that more vibrant colors and some added variation in materials could improve the project.

The project includes a variety of common area open space and private open space to accommodate the future residents of the project. Common open space areas include a recreational play area with jungle-gym equipment, an active use lawn area, and an arbor colonnade and courtyard seating area. A majority of the common open space areas are located on the interior of the site and sheltered from the noise and traffic of the adjacent streets. A community garden will also be provided adjacent to the community building. In addition, a large majority of the housing units will each have their own private open space, in the form of front and/or rear patios.

A minimum of 5% of the total units will be designed to be fully ADA compliant. All of the remaining ground floor units will be designed to be ADA adaptable. Adaptable design allows some features of a dwelling to be changed to meet the needs of a person with a disability. Essential design elements such as wider doorways and halls and barrier-free entrances are included as integral features, while provisions are made to allow other features to be added as needed.

This design approval does not include analysis and review of proposed signs. The applicant will be required to submit a proposed sign plan for review prior to installation of any future signage. Conditions have been added to address these review requirements.

General Plan and Zoning Amendments

Article 29 of the Zoning Code, commencing with Section 25-29-01, addresses zoning changes.

The Planning Commission shall hold a public hearing on any such proposed rezoning. Notice of the time and place of said hearing including a general explanation of the matter to be considered and including a general description of the area affected shall be given at least ten (10) calendar days prior to the hearing. After the public hearing, the Planning Commission shall render its decision in the form of a written recommendation to the City Council. If, from the facts presented at the public hearing, the Commission is satisfied that the proposed change conforms to the General Plan, the Commission may recommend such change to the City Council. These procedures also apply to amending the General Plan.

Recommendation

Staff recommends that the Planning Commission take action on the following:

1. receive the staff report
2. conduct the public hearing
3. adopt PC Resolution # 16- _____ - recommending City Council approval of the Mitigated Negative Declaration, and amendments to the General Plan and Zoning Code for approximately 4.49 acres for the 180 West Beamer Street Apartments Project, and Planning Commission approval of the Site Plan and Design Review subject to the Findings and Conditions of Approval (Attachment 1)

ATTACHMENTS:

Attachment 1 - Planning Commission Resolution

Exhibit A - City Council Mitigated Negative Declaration Resolution

Exhibit B - City Council General Plan Amendment Resolution

Exhibit C - City Council Zoning Ordinance Amendment

Exhibit D - Conditions of Approval

Attachment 2 - General Application

Attachment 3 - Site Plans

Attachment 4 - Building Elevations

Attachment 5 - Similar Building Color Examples

Attachment 6 - Floor Plans

Attachment 7 - Landscape Plans

Attachment 8 - Initial Study/Mitigated Negative Declaration



Legislation Text

File #: 16-391, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 1, 2016

SUBJECT: Park Spring Lake Infrastructure Fee Update and Urgency Resolution Extension

Recommendation for Action: Staff recommends that the City Council (1) hold a public hearing; and (2) adopt Resolution No. _____, to increase the Parks and Administrative components of the Spring Lake Infrastructure Fees; and (3) adopt Resolution No. _____, to extend the interim Spring Lake Infrastructure Fee increase for an additional thirty days.

Staff Contact

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

Fiscal Impact

Approval of the revised Spring Lake Infrastructure Fees will increase the total Spring Lake Infrastructure Fees by \$555 for a single family home, \$366 for multifamily homes, and \$0.43 per square foot for commercial development. This represents a 7.5% increase in the Park and Administration components of the fee.

Background

In 2004, the City adopted the Spring Lake Infrastructure Fee Program Nexus Study prepared by Economic and Planning Systems, Inc. (EPS), which implemented the fee program specifically for the Spring Lake Specific Plan (SLSP). This Spring Lake Infrastructure Fee (SLIF) is designed to fund backbone and other public infrastructure required in the SLSP.

The SLIF has six components (roadways, water, sewer, drainage, parks and administration), and developers who advance funded infrastructure and receive credits with the City can use these credits to offset all fees except the parks and administrative components. Since its adoption in 2004, the SLIF has been adjusted three times to account for changes in land cost, inflation and changes in backbone infrastructure costs. The majority of fee modifications are handled retroactively through adjustments to the developers' deposit accounts with the City, but because park fees are paid with cash, no retroactive adjustments are possible. That component of the fee needs to be regularly reviewed and updated. The last update to the Park component of the SLIF was in January 2010.

On February 2, 2016 the City Council approved an urgency resolution to adopt the proposed Park and

Administrative SLIF as interim fees, effective immediately. The urgency resolution is required to be extended after 30 days.

Discussion

There are three remaining parks planned to be built in the SLSP. The City has entered into purchase agreements for two of these parks and has updated the estimated construction costs associated with future park development. Based on the changes in land costs and park facilities, an update to the park component of the SLIF is necessary.

EPS has prepared a Nexus Study specifically for the parks and administrative component of the SLIF. The results of this study show that a 7.5% increase in the park and admin fees is needed. If the fee adjustment is approved, total SLIF will be as follows:

	<u>Current</u>	<u>Proposed</u>	<u>Change</u>
Single Family	\$ 42,362	\$ 42,917	\$ 555
Multi Family	\$ 27,958	\$ 28,324	\$ 366
Commercial (sq ft)	\$ 32.23	\$ 32.63	\$ 0.40

Pursuant to Government Code Section 66001, before the City Council may adopt or impose fees as a condition of development, it must make certain findings describing the purpose and use of the fee, the public facilities to be financed by the fee, the type of development project on which the fee is imposed, the reasonable relationship between the fee's use and the type of development project on which the fee is imposed, the reasonable relationship between the need for the public facility and the type of project on which the fee is imposed and the amount of the fee and cost of the public facilities attributable to development. The attached resolution sets forth these findings, which are based on the Spring Lake Infrastructure Fee Nexus Study and Reconciliation Update and establishes the amount of the parks and administration components of the fees (Table 2 in the Nexus Study).

Under Government Code section 66017, the City Council may adopt an urgency measure by a four-fifths vote as an interim authorization for a fee or charge, or increase in fee or charge, to protect the public health, welfare and safety. To minimize future impact on development and allow for collection of fees, the City has elected to pursue this urgency measure. Upon adoption, the proposed urgency resolution will take effect immediately and remain in effect for thirty (30) days. After notice and public hearing, the City Council may extend the interim urgency resolution for an additional thirty (30) days. Any extension requires a four-fifths vote of the City Council. An urgency resolution was approved by the City Council on February 2, 2106 and staff is recommending a 30 day extension of the resolution.

Conclusion

Staff recommends that the City Council (1) hold a public hearing; and (2) adopt Resolution No. _____, to increase the Parks and Administrative components of the Spring Lake Infrastructure Fees; and (3) adopt Resolution No. _____, to extend the interim Spring Lake Infrastructure Fee increase for an additional thirty days.

Prepared by: Kim McKinney, Finance Officer



Paul Navazio, City Manager

Attachments: Resolution Adopting SLIF Increase
Resolution Extending Interim SLIF
2016 SLIF Nexus Study Update - Parks Component

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
MAKING FINDINGS AND ADOPTING A
SPRING LAKE INFRASTRUCTURE FEE INCREASE

WHEREAS, in 1996 the City of Woodland ("City") adopted the City of Woodland General Plan, which included a 1,748-acre area known as the Master Plan Area, for future growth beyond the boundaries recognized in the 1988 City General Plan; and

WHEREAS, in December 2001, the City approved the Spring Lake Specific Plan, which governs development in a 1,097 -acre area within the Master Plan Area; and

WHEREAS, the City of Woodland desired to establish a mechanism to fund necessary public facilities to serve the Master Plan area, including the Spring Lake Specific Plan, and to establish appropriate facilities fees to pay for the cost of these facilities, consistent with the goals and policies of the General Plan and the Spring Lake Specific Plan; and

WHEREAS, the City previously directed the preparation of a document by Economic and Planning Systems, Inc. ("EPS") entitled the "Spring Lake Infrastructure Fee Nexus Study" ("SLIF-NS") dated June 29, 2004, which established the basis of the facilities fees and which was adopted, along with the Spring Lake Infrastructure Fee itself, by the City Council on July 6, 2004 and is expressly incorporated herein; and

WHEREAS, in September 2004, the City amended the Spring Lake Specific Plan Capital Improvements Plan, made findings and amended the SLIF-NS, and increased the Spring Lake Infrastructure Fee, based on increased Spring Lake Specific Plan land acquisition costs, as detailed in a memorandum prepared by EPS, dated August 3, 2004; and

WHEREAS, the SLIF-NS states that "the Fee Program will be regularly updated to adjust the SLIF for inflation and any other known changes in land, backbone infrastructure, and other public facilities costs and cost estimates, as well as changes in the land uses" and thus expressly contemplates amendments thereto; and

WHEREAS, in 2006, 2007 and again in 2010, the City increased the Spring Lake Infrastructure fees based upon memoranda prepared by EPS, which demonstrated that it was necessary and appropriate to update the amount of the Spring Lake Infrastructure Fee, and recommended a corresponding adjustment to the Spring Lake Infrastructure Fee; and

WHEREAS, EPS has prepared a new "2016 SLIF Nexus Study Update- Parks Component", dated January 2016, updating the SLIF-NS and setting forth the current cost estimates of park facilities within the Spring Lake Specific Plan Area, and demonstrating and recommending that it is necessary and appropriate to again update the amount of the Spring Lake Infrastructure fees; and

WHEREAS, in order to protect the health, safety, and welfare of the community and to ensure that adequate public facilities are provided for the residents of the Master Plan Area, adoption of the amendments to the Spring Lake Infrastructure Fee schedule is necessary; and

WHEREAS, the City Council finds that the fee schedule contained in the SLIF-NS, as amended, is consistent with the City General Plan and the Spring Lake Specific Plan; and

WHEREAS, the City Council makes the following additional findings:

1. The purpose of the Spring Lake Infrastructure Fee, as increased by this Resolution, is to fund the backbone infrastructure and other public facilities required for the development of the Spring Lake Specific Plan, the need for which is created by the Spring Lake development in the City of Woodland;
2. The Spring Lake Infrastructure Fees collected pursuant to previous Resolutions and this Resolution shall be used to finance only public facilities for the Spring Lake Specific Plan, described in more detail in the SLIF-NS, as amended;
3. The General Plan and the SLIF-NS, as amended, show that the Spring Lake Development will create additional demand for public facilities and that expansion and/or new facilities will need to be provided as described in the SLIF-NS, as amended;
4. Studies used as a basis for the SLIF-NS, as amended, and analysis presented in the SLIF-NS, as amended, establish that there is a reasonable relationship between the need for public facilities and the Spring Lake Specific Plan upon which this fee is being imposed. The SLIF-NS, as amended, also establishes that there is a reasonable relationship between the fee's use, i.e., construction of public facilities, including but not limited to parks, and the Spring Lake Specific Plan on which the fee is imposed. The Spring Lake Specific Plan requires that necessary backbone infrastructure and other public facilities keep pace with development within the Master Plan Area and that the level of service meets thresholds specified in the City Updated General Plan and other relevant City documents;
5. The cost estimates set forth in the Spring Lake Infrastructure Fee Nexus Study and Reconciliation Update are reasonable cost estimates for constructing park facilities. The fees expected to be collected pursuant to this resolution will be subject to an automatic annual adjustment to account for the inflation of public facility design, construction, installation, and acquisition costs. The backbone infrastructure and other public facilities costs have been allocated to each type of land use development in the plan area based on the proportionate share of the total facility use that each land use represents.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Woodland that:

1. After considering the information and determinations contained in the original SLIF-NS and the amendments thereto, the findings, determinations, and conclusions

contained in the Resolutions of July 6, 2004, September 7, 2004, November 7, 2006, March 6, 2007, December 16, 2008, and January 19, 2010 are hereby reaffirmed and expressly incorporated herein and the findings in this Resolution are hereby approved and adopted.

2. The increased Spring Lake Infrastructure Fee Parks and Administration components for the Spring Lake Specific Plan in the City of Woodland is hereby approved as follows: (A) \$7,624 (Parks) and \$305 (Admin) per unit for single- family units; (B) \$5,032 (Parks) and \$201 (Admin) per unit for multi-family units; and (C) \$5.87 per square foot (Parks) and \$0.23 per square foot (Admin) for commercial development.

3. This resolution shall take effect immediately upon its adoption.

Passed and adopted this 1st day of March, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN

Tom Stallard, Mayor

ATTEST:

Ana B. Gozalez, City Clerk

APPROVED AS TO FORM:

Kara K. Ueda, City Attorney

RESOLUTION NO. _____

AN URGENCY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
EXTENDING FOR AN ADDITIONAL THIRTY DAYS RESOLUTION 6588 INCREASING
SPRING LAKE INFRASTRUCTURE FEES

WHEREAS, on February 2, 2016 the City Council of the City of Woodland ("City") adopted Resolution No. 6588 to increase the Parks and Administrative components of the Spring Lake Infrastructure Fee (SLIF) for a period of thirty (30) days, effective immediately; and

WHEREAS, in adopting Resolution No. 6588, the City Council made certain findings, which are incorporated herein by reference and restated as if stated herein in full; and

WHEREAS, because a permanent increase to the SLIF is not yet in effect, there exists an ongoing need to extend Resolution No. 6588 for an additional thirty (30) days in order to preserve the public health, safety, and welfare.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland that:

1. The City Council hereby extends the effective period for Resolution No. 6588 for an additional thirty days.
2. This resolution is hereby declared to be an urgency measure and, based on the authority granted by Government Code Section 66017, shall take effect immediately upon its adoption by at least four-fifths vote of the City Council.

Passed and adopted this 1st day of March, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara Ueda, City Attorney

The Economics of Land Use



Draft Report

2016 SLIF Nexus Study Update— Parks Component

Prepared for:

City of Woodland

Prepared by:

Economic & Planning Systems, Inc.

January 13, 2016

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1. EXECUTIVE SUMMARY

Purpose

The Spring Lake Infrastructure Fee (SLIF) program was established in July 2004 to fund backbone infrastructure and other public facilities required to serve development in the Spring Lake Specific Plan (SLSP) area in the City of Woodland (City). The purpose of this 2016 SLIF Nexus Study Update—Parks Component (Parks SLIF Nexus Study) is to update the Parks and Administration components of the SLIF. All other components of the SLIF will remain unchanged from their current levels.

The Parks component of the SLIF (Parks SLIF) will be updated to account for changes in land acquisition costs, facilities requirements and costs, and bond financing costs. The Administration component of the SLIF is calculated as four percent of all other SLIF components and will be updated to adjust for the change in the Parks SLIF.

Background

The SLIF program was established based on findings in the 2004 Spring Lake Infrastructure Fee Nexus Study (2004 Nexus Study) prepared by Economic & Planning Systems, Inc. (EPS). The SLIF Program allocates the cost of necessary backbone infrastructure and other public facilities to benefiting land uses in the SLSP area. The 2004 Nexus Study established the required nexus between the projected development in the SLSP and the necessary public facilities to be funded by the SLIF program. Initial fee levels were set based on the findings in that 2004 report.

The SLIF development impact fees are collected at building permit issuance from developers of SLSP residential and commercial property. The City administers the SLIF program and collects the SLIF. The SLIF is divided into the following components and subcomponents.

- Infrastructure
 - Roadways
 - Water Facilities
 - Sewer Facilities
 - Drainage Facilities
- Parks
- Administration

Developers who construct backbone infrastructure may use fee credits to partially satisfy payment of the infrastructure component of the SLIF. Developers must pay both the Parks and Administration components of the SLIF at issuance of a building permit, however, and may not use fee credits to satisfy payment of these components. The City is responsible for acquiring all park land, constructing all park facilities, and administering the SLIF program. The developers satisfy their obligation toward these facilities through payment of the SLIF.

SLIF Program Boundaries

The area defined as the SLSP is located in the southeast portion of the City of Woodland approximately 3 miles from the downtown. The 1,097-acre SLSP area is a part of the 1,748-acre Master Plan area that the City identified in its 1996 General Plan as the area where future growth would occur. The SLSP encompasses approximately 63 percent of the acreage in the entire Master Plan area. The other 37 percent is referred to as the Master Plan Remainder Area (MPRA). The SLIF applies only to the SLSP. When the MPRA is ready to develop, a separate financing plan and fee program will be adopted, which will identify public improvements necessary to serve the MPRA and recommend appropriate financing mechanisms.

As shown on **Map 1**, the SLSP is bounded on the north by East Gibson Road, on the west by County Road 101, on the south by County Road 25A, and on the east by County Road 102. The SLSP also includes a 64-acre portion immediately north of the eastern extension of County Road 24C that extends west of State Route 113.

Parks SLIF Update

Table 1 shows the proposed Parks SLIF per dwelling unit, including ongoing administration costs, for each residential land use category in the SLSP. **Table 2** compares the current and proposed Parks SLIF and associated administration costs. The proposed Parks SLIF reflects changes in land acquisition costs, facilities requirements and costs, and bond financing costs.

Structure of the Report

This report is divided into 6 chapters, including this introductory chapter, as described below:

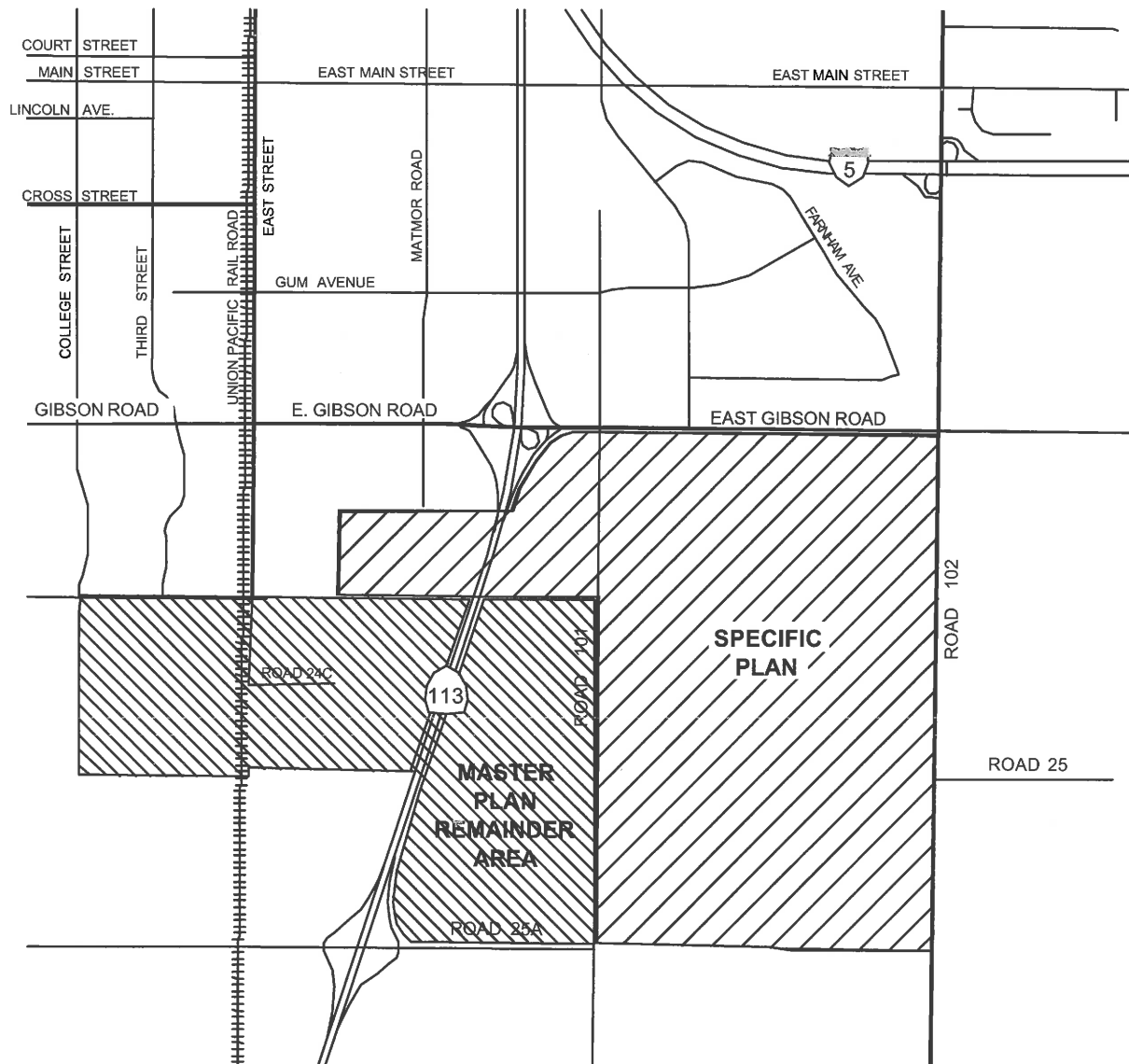
Chapter 2 details the current land use and development assumptions used in the Parks SLIF calculation.

Chapter 3 details the parks land acquisition, facility, and bond financing costs.

Chapter 4 summarizes the cost allocation methodology and calculation of the proposed SLIF.

Chapter 5 provides the legal nexus findings required to implement and collect the Parks SLIF.

Chapter 6 discusses the implementation and administration of the Parks SLIF.



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SPRING LAKE INFRASTRUCTURE FEE NEXUS STUDY

MAP 1: SPRING LAKE SPECIFIC PLAN BOUNDARY

CEC PROJECT NO. 477.06

Table 1
2016 SLIF Nexus Study Update - Parks Component
Proposed 2016 Parks SLIF by Land Use

Land Use Category	Base Fee	Administration	Total
Percentage		4%	
Residential		<u>per dwelling unit</u>	
Single-Family (R-3 to R-8 density)	\$ 7,624	\$305	\$ 7,929
Multifamily (R-15 to R-25 density)	\$ 5,032	\$201	\$ 5,233
		<u>per 1,000 bldg. sq. ft.</u>	
Commercial	\$ 5.87	\$0.23	\$6.11

slif parks

Table 2
2016 SLIF Nexus Study Update - Parks Component
Comparison of Current and Proposed Parks SLIF

Land Use Category	Percentage	Current Fee (eff. 1/1/16)	Proposed Fee	Difference	Percentage Difference
Single-Family (per Dwelling Unit)					
Parks		\$ 7,091	\$ 7,624	\$ 533	7.5%
Administration [1]	4%	\$284	\$305	\$21	7.5%
Total		\$7,375	\$7,929	\$555	7.5%
Multifamily (per Dwelling Unit)					
Parks		\$ 4,680	\$ 5,032	\$ 352	7.5%
Administration [1]	4%	\$187	\$201	\$14	7.5%
Total		\$ 4,867	\$ 5,233	\$ 366	7.5%
Commercial (per 1,000 bldg. sq. ft.)					
Parks		\$ 5.46	\$ 5.87	\$ 0.41	7.5%
Administration [1]	4%	\$ 0.22	\$0.23	\$ 0.02	7.5%
Total		\$ 5.68	\$ 6.11	\$ 0.43	7.5%

fee comp

[1] The administration fee shown here is for parks administration only and is calculated as 4% of the parks fee. The City will continue to collect one administration fee for all SLIF components, which is calculated as 4% of all Infrastructure and Parks fees combined.

2. LAND USES

This chapter summarizes the total and remaining development projected for the SLSP. **Table 3** shows the projected dwelling units and commercial building square feet at buildout of the SLSP. Currently, a maximum of 4,158 dwelling units are planned for construction in the SLSP at buildout. This number of units has increased from the original estimate of 4,051 units because of City-approved zoning amendments.

In addition, it is projected that there will be a maximum of 75,914 nonresidential building square feet in the SLSP at buildout. This number of building square feet has decreased from the original estimate of 239,580 building square feet because of City-approved zoning amendments and a change in the assumed floor to area ratio (FAR). The original assumed FAR was 0.50. For this update, the City changed the estimated FAR to 0.25 to provide a more realistic commercial development projection.

Because it is anticipated that the maximum amount of development in the SLSP will not occur, a 96 percent density adjustment factor is applied to the remaining development, resulting in a projected 3,992 dwelling units and 72,877 nonresidential building square feet at buildout. Currently, 1,638 dwelling units have been constructed, leaving an estimated 2,354 dwelling units to develop. No commercial development has yet occurred. The actual number of dwelling units and building square feet that will be constructed may be higher or lower depending on various market and development factors.

Table 3
2016 SLIF Nexus Study Update - Parks Component
Estimated SLSP Total and Remaining Development

Item	Dwelling Units/Building Square Feet			
	Total	Adjusted Total	Less Permits Issued [1]	Remaining
Density Factor		96%		
Residential Dwelling Units				
Single-Family	3,146	3,020	(1,347)	1,673
Multifamily [2]	1,012	972	(291)	681
Total Dwelling Units	4,158	3,992	(1,638)	2,354
Building Square Feet [3]	75,914	72,877	0	72,877

dev

Source: City of Woodland

[1] Building permits issued through December 15, 2015.

[2] Includes affordable cluster units.

[3] 6.971 remaining commercial acres with an FAR of 0.25

3. PARK COSTS

Summary

This chapter details the planned SLSP park costs. These costs include land acquisition costs, park development costs, and financing costs.

New residential development in the SLSP will generate the need for additional park and recreation services and the associated need for park facilities. The SLSP has an established park standard of 5.0 park acres per thousand population. There are five parks, comprising 70 acres, planned to serve the SLSP area. These parks include three neighborhood parks, a central park, and a Sports Park, as listed below:

- Sports Park: 40 acres¹
- Neighborhood Park 1: 8 acres
- Jack Slaven Park (Neighborhood Park 2): 8 acres
- Neighborhood Park 3: 10 acres
- Spring Lake Central Park: 4 acres

The Sports Park is designed to serve the entire SLSP as well as the remainder of the City. The three neighborhood parks will serve as focal points for each of the individual neighborhoods in the SLSP. The Spring Lake Central Park is proposed to serve as a focal point for the entire SLSP. All parks will be linked by an off-street pedestrian/bicycle loop pathway system constructed in greenbelts or in the right-of-way of identified streets. Further linkages will be provided at the subdivision level with additional trail connections.

The SLIF will fund the cost of all required parks to serve the SLSP. **Table 4** details the SLIF-funded park costs. It shows the total estimated costs, the costs already incurred, and the remaining costs for each park. As shown on **Table 4**, the SLSP has an obligation to fully fund land acquisition and park development for all neighborhood parks and the Spring Lake Central Park but only 28.39 acres of the Sports Park based on the City standard of 5.0 park acres per thousand population.

¹ Only a portion of this land is paid for by the SLIF and is considered a part of the 5.0 acres per thousand population calculation for the SLSP.

Table 4
2016 SLIF Nexus Study Update - Parks Component
Estimated Parks Costs (2015 \$)

Park Description	Land Acquisition Cost		Park Development Cost		Total Cost
	Acres	Cost per Acre	Acres	Cost per Acre	
Total Cost					
Neighborhood Park 1	8.00	\$ 293,750	8.00	\$ 481,250	\$ 6,200,000
Jack Slaven (Neighborhood Park 2)	8.00	\$ 88,607	8.00	\$ 370,407	\$ 3,672,114
Neighborhood Park 3	10.00	\$ 255,000	10.00	\$ 366,000	\$ 6,210,000
Spring Lake Central Park [1]	4.00	\$ 93,012	5.00	\$ 350,000	\$ 2,122,047
Sports Park [2] [3]	28.39	\$ 125,000	NA	NA	\$ 9,786,727
Total Cost (Rounded)	58.39	\$ 9,530,000		\$ 18,461,236	\$ 27,991,000
Less Incurred Cost					
Neighborhood Park 1	0.00	\$ 293,750	0.00	\$ 0	\$ 0
Jack Slaven (Neighborhood Park 2)	8.00	\$ 88,607	6.67	\$ 373,802	(\$ 3,202,114)
Neighborhood Park 3	0.00	\$ 255,000	0.00	\$ 0	\$ 0
Spring Lake Central Park	0.00	\$ 93,012	0.00	\$ 0	\$ 0
Sports Park [3]	28.39	\$ 125,000	NA	NA	(\$ 6,023,454)
Total Incurred Cost	36.39	(\$ 4,257,605)		(\$ 4,967,963)	(\$ 9,225,568)
Remaining Cost					
Neighborhood Park 1	8.00	\$ 293,750	0.00	\$ 0	\$ 6,200,000
Jack Slaven (Neighborhood Park 2)	0.00	-	1.33	\$ 350,000	\$ 470,000
Neighborhood Park 3	10.00	\$ 255,000	0.00	\$ 0	\$ 6,210,000
Spring Lake Central Park	4.00	\$ 93,012	0.00	\$ 0	\$ 2,122,047
Sports Park [3]	0.00	-	0.00	\$ 0	\$ 3,763,274
Subtotal	22.00	\$ 5,272,047		\$ 13,493,274	\$ 18,765,320
Less Parks SLIF Fund Balance					(\$ 2,153,943)
Total Remaining Cost					\$ 16,611,377
Total Remaining Cost (Rounded)					\$ 16,610,000

cost

Source: City of Woodland

[1] Land acquisition cost = \$500,000 payable in 2025 discounted to 2015 dollars. \$500,000 is \$125,000 per acre for 4 acres.

The fifth acre of park development costs is the former fire station site that has been dedicated to the City.

[2] The SLIF funds 28.39 acres of the Sports Park land acquisition costs.

Total Sports Park acreage = 40 acres. 28.39 acres = 83.5% of 34 acres, the Sports Park acreage net of the neighborhood sports fields.

[3] See Table 5 for detail on Sports Park facility costs.

The SLIF-funded cost of park land acquisition and improvements required to serve the development in the SLSP totals an estimated \$28.0 million. This total park cost estimate has increased by approximately 29 percent since the SLIF was established in 2004. The total incurred and remaining SLIF-funded costs are summarized below. The remaining costs include an offset by the current Park SLIF fund balance:

Total Cost	\$ 27.99 Million
Total Incurred Cost	\$ 9.23 Million
Total Remaining Land Acquisition and Development Cost	\$ 18.77 Million
Less Existing Fund Balance	(\$ 2.15) Million
Total Remaining Cost	\$ 16.61 Million

Park Land Acquisition

As shown in **Table 4**, the City has already acquired the land for the Sports Park and the Jack Slaven neighborhood park. It still must acquire the land for the other two neighborhood parks and Spring Lake Central Park. The total future land acquisition cost estimates for these parks were obtained from the City and are expressed in 2015 dollars. The negotiated cost of Spring Lake Central Park is \$500,000 payable in 2025 with no escalation. Consequently, this cost has been discounted to 2015 dollars using a 3 percent annual discount factor. The incurred and remaining land acquisition costs are summarized below:

Incurred Land Acquisition Cost	\$ 4.26 Million
Remaining Land Acquisition Cost	\$ 5.27 Million
Total Land Acquisition Cost	\$ 9.53 Million

Park Development

Summary

Currently, the City has constructed facilities and improvements at the Sports Park and Jack Slaven Park, although both of these parks have remaining development phases. In addition, all of the other SLSP parks remain to be acquired and developed. The City provided all incurred remaining park development cost estimates, as summarized below:

Incurred Park Development Cost	\$ 4.97 Million
Remaining Park Development Cost	\$ 13.49 Million
Total Park Development Cost	\$ 18.46 Million

Sports Park

Summary

The SLIF program is one of several funding sources for the Sports Park land acquisition and development. Other major funding sources include the Major Projects Financing Plan (MPFP) Citywide fee program and the voter-approved Citywide Measure E sales tax revenue. In addition, in 2007, the City issued bonds, referred to hereafter as the 2007 Sports Park Bonds, to help fund the Sports Park and Dance Aerobics Studio development costs. The Sports Park Bond payments and proceeds were split between the MPFP fee program, the SLIF program, and Measure E revenues, using percentages that were established in the 2006 MPFP Nexus Study Update based on the SLSP area's relative demand for Sports Park facilities, as measured by population estimates at the time of the study. Thus, the Sports Park costs include a bond financing component. EPS developed tables to detail the Sports Park costs and to estimate the bond financing costs attributable to the SLIF program. All incurred and remaining SLIF-funded Sports Park costs are detailed in **Table 5** and summarized below.

Incurred Sports Park Costs	\$ 6.02 Million
Remaining Sports Park Costs	\$ 3.76 Million
Total Sports Park Cost	\$ 9.79 Million

Sports Park Land

As detailed in **Table 4** and summarized in **Table 5**, the SLIF program funded 28.39 acres of the 40-acre Sports Park land acquisition at a cost of \$125,000 per acre for a total cost of approximately \$3.5 million. All Sports Park land has been acquired.

Sports Park Development

Phase 1

As shown in **Table 5**, the SLIF-funded Sports Park Phase 1 development costs include both a development cost component and a bond financing component. The SLIF program portion of the 2007 Sports Park bond proceeds were used to fund the Phase 1 costs. Consequently, the Phase 1 costs of approximately \$2.5 million shown in **Table 5** are equal to the SLIF program's portion of the 2007 Sports Park bond proceeds. **Table 6** provides the backup for the allocation of the bond proceeds to the SLIF program, the MPFP fee program, and the Measure E program.

There is an additional estimated bond financing cost of \$0.6 million to bring the total Sports Park Phase 1 development costs to \$3.1 million. Although this amount has already been spent on park development, only the amount paid in debt service to date has been incurred. This incurred amount totals approximately \$2.5 million.

Tables 7 through **9** detail the debt service and bond financing cost estimates. **Table 7** shows the allocation of the 2007 Sports Park Bond debt service between the MPFP fee program, the SLIF program, and the Measure E program. This allocation uses the percentages established in **Table 6**.

Table 5
2016 SLIF Nexus Study Update - Parks Component
Estimated Sports Park Cost (2015 \$)

Description	Cost	Source/Notes
Total SLIF-Funded Portion of Sports Park		
Land Acquisition	\$ 3,548,750	MPFP Nexus Study Update (2008). Acres and cost per acre shown on Table 4.
Phase 1 Park Development		
Park Development Cost	\$2,508,000	2007 Sports Park bond proceeds - Table 6
Bond Financing Cost	\$609,977	Table 9
Subtotal Phase 1 Facilities	\$3,117,977	Table 9 - Total debt service (w/ remaining payments discounted to 2015 \$)
Phase 2 Park Development	\$ 3,120,000	City - December 2015 cost estimate (41% of total Phase 2 facilities cost).
Total	\$ 9,786,727	
Less Amount Incurred		
Land Acquisition	(\$ 3,548,750)	MPFP Nexus Study Update (2008). Acres and cost per acre on Table 4.
Phase 1 Facilities - Debt Service	(\$2,474,704)	Table 9 - Debt service to date
Phase 2 Facilities	\$ 0	
Total	(\$6,023,454)	
Remaining Amount		
Land Acquisition	\$ 0	
Phase 1 Facilities	\$ 643,274	
Phase 2 Facilities	\$ 3,120,000	Table 9 - Remaining debt service (discounted to 2015 \$)
Total	\$ 3,763,274	

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Table 6
2016 SLIF Nexus Study Update - Parks Component
2007 Sports Park and Dance Aerobics Bond Allocation

Item	MPFP- Other Future Development	SLIF	Measure E	Total
Sports Park				
Percentage	25.00%	38.00%	37.00%	100.00%
Amount	\$ 1,650,000	\$ 2,508,000	\$ 2,442,000	\$ 6,600,000
Dance Aerobics and Site Improvements				
Percentage	74.27%	0.00%	25.73%	100.00%
Construction Amount	\$ 1,782,480	\$ 0	\$ 617,520	\$ 2,400,000
Total				
Percentage	38.14%	27.87%	33.99%	100.00%
Amount	\$ 3,432,480	\$ 2,508,000	\$ 3,059,520	\$ 9,000,000
2007 Series Bond Principal and Interest				
Percentage	38.14%	27.87%	33.99%	100.00%
Principal	\$ 3,947,352	\$ 2,884,200	\$ 3,518,448	\$ 10,350,000
Interest	\$ 953,958	\$ 697,025	\$ 850,304	\$ 2,501,287
Total	\$ 4,901,310	\$ 3,581,225	\$ 4,368,752	\$ 12,851,287

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Source: City of Woodland

Table 7
2016 SLIF Nexus Study Update - Parks Component
Sports Park and Dance Aerobics Bond Debt Service Allocation (2007 Bonds)

Description	Total Future Development			MPFP -- Other Future Development			SLIF			Measure E		
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
Percentage [1]												
Total Bond Proceeds			\$ 9,000,000			\$ 3,432,480			\$ 2,508,000			\$ 3,059,520
Total Payments	\$ 10,350,000	\$ 2,501,287	\$ 12,851,287	\$ 3,947,352	\$ 953,958	\$ 4,901,310	\$ 2,884,200	\$ 697,025	\$ 3,581,225	\$ 3,518,448	\$ 850,304	\$ 4,368,752
				38.1%			27.9%			34.0%		
Annual Bond Debt Service												
FY Ending	Percentage * total amount			Percentage * total amount			Percentage * total amount			Percentage * total amount		
2008	\$ 895,000	\$ 247,131	\$ 1,142,131	\$ 341,341	\$ 94,252	\$ 435,594	\$ 249,407	\$ 68,867	\$ 318,274	\$ 304,252	\$ 84,011	\$ 388,264
2009	\$ 765,000	\$ 376,085	\$ 1,141,085	\$ 291,761	\$ 143,434	\$ 435,195	\$ 213,180	\$ 104,802	\$ 317,982	\$ 260,059	\$ 127,849	\$ 387,908
2010	\$ 795,000	\$ 345,485	\$ 1,140,485	\$ 303,202	\$ 131,763	\$ 434,966	\$ 221,540	\$ 96,275	\$ 317,815	\$ 270,258	\$ 117,446	\$ 387,704
2011	\$ 830,000	\$ 313,685	\$ 1,143,685	\$ 316,551	\$ 119,635	\$ 436,186	\$ 231,293	\$ 87,414	\$ 318,707	\$ 282,156	\$ 106,636	\$ 388,792
2012	\$ 865,000	\$ 280,485	\$ 1,145,485	\$ 329,899	\$ 106,973	\$ 436,873	\$ 241,047	\$ 78,162	\$ 319,208	\$ 294,054	\$ 95,350	\$ 389,404
2013	\$ 895,000	\$ 245,885	\$ 1,140,885	\$ 341,341	\$ 93,777	\$ 435,118	\$ 249,407	\$ 68,520	\$ 317,927	\$ 304,252	\$ 83,588	\$ 387,840
2014	\$ 930,000	\$ 211,875	\$ 1,141,875	\$ 354,690	\$ 80,806	\$ 435,496	\$ 259,160	\$ 59,043	\$ 318,203	\$ 316,150	\$ 72,026	\$ 388,177
2015	\$ 965,000	\$ 175,838	\$ 1,140,838	\$ 368,038	\$ 67,062	\$ 435,100	\$ 268,913	\$ 49,000	\$ 317,913	\$ 328,049	\$ 59,775	\$ 387,824
2016	\$ 1,005,000	\$ 138,444	\$ 1,143,444	\$ 383,294	\$ 52,801	\$ 436,094	\$ 280,060	\$ 38,580	\$ 318,640	\$ 341,646	\$ 47,063	\$ 388,710
2017	\$ 1,045,000	\$ 98,244	\$ 1,143,244	\$ 398,549	\$ 37,469	\$ 436,018	\$ 291,207	\$ 27,377	\$ 318,584	\$ 355,244	\$ 33,398	\$ 388,642
2018	\$ 1,085,000	\$ 56,444	\$ 1,141,444	\$ 413,805	\$ 21,527	\$ 435,331	\$ 302,353	\$ 15,729	\$ 318,082	\$ 368,842	\$ 19,188	\$ 388,030
2019	\$ 275,000	\$ 11,688	\$ 286,688	\$ 104,881	\$ 4,457	\$ 109,339	\$ 76,633	\$ 3,257	\$ 79,890	\$ 93,485	\$ 3,973	\$ 97,458
TOTAL	\$ 10,350,000	\$ 2,501,287	\$ 12,851,287	\$ 3,947,352	\$ 953,958	\$ 4,901,310	\$ 2,884,200	\$ 697,025	\$ 3,581,225	\$ 3,518,448	\$ 850,304	\$ 4,368,752

Source: City of Woodland

[1] See Table 6.

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Table 8
2016 SLIF Nexus Study Update - Parks Component
Sports Park and Dance Aerobics Bond Debt Service Allocation (2012 Refunding Bonds)

Description	Total Future Development			MPFP -- Other			SLIF			Measure E		
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
Percentage [1]												
Total Bond Construction Proceeds			\$ 0			\$ 0			\$ 0			\$ 0
Total Payments	\$ 5,296,700	\$ 297,215	\$ 5,593,915	\$ 2,020,091	\$ 113,354	\$ 2,133,445	\$ 1,476,014	\$ 82,824	\$ 1,558,838	\$ 1,800,596	\$ 101,037	\$ 1,901,633
					38.1%			27.9%			34.0%	
Annual Bond Debt Service												
FY Ending												
2013	\$ 977,400	\$ 78,188	\$ 1,055,588	\$ 372,767	\$ 29,820	\$ 402,587	\$ 272,369	\$ 21,788	\$ 294,157	\$ 332,264	\$ 26,580	\$ 358,844
2014	\$ 977,700	\$ 78,812	\$ 1,056,512	\$ 372,882	\$ 30,058	\$ 402,940	\$ 272,452	\$ 21,962	\$ 294,415	\$ 332,366	\$ 26,792	\$ 359,158
2015	\$ 991,500	\$ 64,045	\$ 1,055,545	\$ 378,145	\$ 24,426	\$ 402,571	\$ 276,298	\$ 17,847	\$ 294,145	\$ 337,057	\$ 21,772	\$ 358,829
2016	\$ 1,011,700	\$ 46,453	\$ 1,058,153	\$ 385,849	\$ 17,716	\$ 403,565	\$ 281,927	\$ 12,945	\$ 294,872	\$ 343,924	\$ 15,791	\$ 359,715
2017	\$ 1,032,200	\$ 25,706	\$ 1,057,906	\$ 393,667	\$ 9,804	\$ 403,471	\$ 287,640	\$ 7,163	\$ 294,803	\$ 350,893	\$ 8,739	\$ 359,632
2018	\$ 306,200	\$ 4,011	\$ 310,211	\$ 116,781	\$ 1,530	\$ 118,310	\$ 85,328	\$ 1,118	\$ 86,446	\$ 104,092	\$ 1,364	\$ 105,455
TOTAL	\$ 5,296,700	\$ 297,215	\$ 5,593,915	\$ 2,020,091	\$ 113,354	\$ 2,133,445	\$ 1,476,014	\$ 82,824	\$ 1,558,838	\$ 1,800,596	\$ 101,037	\$ 1,901,633

Source: City of Woodland

[1] See Table 6.

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Table 9
2016 SLIF Nexus Study Update - Parks Component
Sports Park Bonds Debt Service - SLIF Portion

Item	Debt Service				
	2007 Bond [1]	2012 Refunding Bond [2]	Total	Discounted Total 2015\$	Prior Payments Remaining Payments [3]
Discount Factor				3%	
Debt Service Payments					
<u>FY Ending</u>					
2008	\$ 318,274		\$ 318,274	\$ 318,274	\$ 0
2009	\$ 317,982		\$ 317,982	\$ 317,982	\$ 0
2010	\$ 317,815		\$ 317,815	\$ 317,815	\$ 0
2011	\$ 318,707		\$ 318,707	\$ 318,707	\$ 0
2012	\$ 319,208		\$ 319,208	\$ 319,208	\$ 0
2013		\$ 294,157	\$ 294,157	\$ 294,157	\$ 0
2014		\$ 294,415	\$ 294,415	\$ 294,415	\$ 0
2015		\$ 294,145	\$ 294,145	\$ 294,145	\$ 0
2016		\$ 294,872	\$ 294,872	\$ 286,283	\$ 286,283
2017		\$ 294,803	\$ 294,803	\$ 277,880	\$ 277,880
2018		\$ 86,446	\$ 86,446	\$ 79,110	\$ 79,110
TOTAL	\$ 1,591,987	\$ 1,558,838	\$ 3,150,824	\$ 3,117,977	\$ 2,474,704
Less Sports Park Construction Proceeds - SLIF Portion [1]				(\$ 2,508,000)	\$ 643,274
Financing Cost				\$ 609,977	

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Source: City of Woodland and EPS

[1] See Table 7.

[2] See Table 8.

[3] Remaining payments include debt service due on 9/1/15 since the Parks fund balance does not reflect that payment.

In 2012, the City issued refunding bonds, referred to hereafter as the 2012 Refunding Bonds, to pay off the 2007 Sports Park Bonds. **Table 8** shows the allocation of the 2012 Refunding Bond debt service between the MPFP fee program, the SLIF program, and the Measure E program (again using the percentage allocation from **Table 6**).

Table 9 details the SLIF portion of the debt service payments for both the 2007 Sports Park Bonds and the 2012 Refunding Bonds and estimates the associated financing costs. The 2007 Sports Park Bond debt service spans the years from 2008 through 2012 when the bonds were refunded. The 2012 Refunding Bond debt service spans the years from 2013 through 2018 when the bonds will be paid off. Debt service for future years is discounted to 2016 dollars using a discount rate of three percent. The debt service is divided into prior and remaining payments. The sum of the prior payments equals the estimated Sports Park Phase 1 incurred development costs shown in **Table 5**. Likewise, the sum of the remaining payments equals the estimated Sports Park Phase 1 remaining development costs shown in **Table 5**. The financing costs associated with the bond payments is estimated as the total discounted debt service less the SLIF portion of the Sports Park Bond construction proceeds of approximately \$2.5 million (see **Table 6**).

Phase 2

Phase 2 of the Sports Park development is planned but has not yet occurred. The City estimates that the SLIF program will be allocated 41 percent, or \$3.12 million, of the Phase 2 costs. The 41 percent allocation was established in the 2008 MPFP Nexus Study Update and is based on the SLSP area's relative demand for Sports Park facilities, as measured by population estimates at the time of the study.

4. COST ALLOCATION

Introduction

This chapter describes the methodology used to allocate the park land acquisition and development costs (detailed in the previous chapter) to the various land uses based on each land use's relative demand for park facilities. In addition, the City charges an administration fee to administer the fee program. The proposed fees were summarized in **Table 1** in the first chapter.

Cost Allocation and SLIF Update Methodology

The cost allocation methodology used to allocate costs and determine the SLIF by land use was established in the 2004 Nexus Study. This methodology calculates the fees for all SLIF components based on a weighted average cost allocation across facility types. The specific steps in this methodology are outlined below:

1. Determine the costs of all SLIF-funded infrastructure and other public facilities required to serve development in the SLSP.
2. For each facility type, determine the appropriate use factors to use in allocating the costs to each benefitting land use. These use factors, also called dwelling unit equivalent (DUE) factors, represent the level of facility usage generated by each land use as compared to the usage from a single-family unit. There are three fee land uses in the SLIF program: single-family, multifamily, and commercial. For the residential uses, the DUE factors represent the level of facility usage generated by a dwelling unit as compared to a single-family dwelling unit. For the commercial use, the DUE factors represent the level of facility usage generated by 1,000 building square feet as compared to a single-family dwelling unit.
3. For each facility type and land use, multiply the DUE factors from the previous step by the number of dwelling units or 1,000 building square feet to determine the total number of DUEs by land use.
4. For each facility type, determine the percentage of total DUEs attributable to each land use. Multiply this percentage by the total facility cost to determine the facility cost by land use.
5. For each facility type, divide the cost allocated to each land use by the number of dwelling units or nonresidential building square feet to determine a cost per dwelling unit or building square foot by land use.
6. For each land use, sum the costs per dwelling unit or building square foot across facility types.

7. For each land use, determine a weighted average DUE factor as the total cost per dwelling unit or 1,000 building square feet divided by the single-family cost per dwelling unit. The current weighted average DUE factors were established in the 2010 SLIF Nexus Study Update and are shown below:

Land Use	DUE Factor	
Single Family	1.00	per dwelling unit
Multifamily	0.66	per dwelling unit
Commercial	0.77	per 1,000 building square feet

8. Each time the fees are updated, the weighted average DUE factors are used to determine the SLIF by land use. The following steps are taken to calculate the SLIF rates for each facility type and for the administration costs:
- The DUEs by land use are calculated as the number of units or 1,000 building square feet multiplied by the weighted average DUE factor. The DUEs are summed across land uses to determine the total DUEs.
 - The SLIF per DUE is calculated as the facility cost estimate divided by the total DUEs.
 - For each residential land use, the SLIF per dwelling unit is calculated as the SLIF per DUE multiplied by the appropriate weighted average DUE factor.
 - For the commercial land use, the SLIF per building square foot is calculated as the SLIF per DUE multiplied by the commercial weighted average DUE factor and divided by 1,000 (because the DUE factor applies to 1,000 building square feet).

Even though the individual parks cost allocation (described in steps 2 and 3 above) was based on persons per household factors and did not assign any DUEs to commercial development, under the weighted average approach, commercial development is still charged a fee for parks. Using this approach results in multifamily fees that are 0.66 of the single-family fees and commercial fees that are 0.77 of the single-family fees for all facility types, regardless of the different facility cost allocation factors used in developing the weighted average DUE factors. Consequently, even though commercial development is not allocated any parks costs, it is required to pay the Parks SLIF.

Table 10 shows the cost allocation of parks costs to single-family and multifamily uses. The proposed Parks SLIF rates, including the administration component, were summarized in **Table 1** in **Chapter 1**.

Table 10
2016 SLIF Nexus Study Update - Parks Component
Parks Cost Allocation

Land Use	DUE Factor per Unit/1,000 Bldg. Sq. Ft. [1]	Remaining Units/ Bldg. Sq. Ft. [2]	Remaining DUEs	Percentage of DUEs	Remaining Cost [3]	Parks Cost per Unit/ Bldg. Sq. Ft.
<i>Formula</i>	<i>b</i>	<i>c</i>	<i>b*c (resid.) b*c/1,000 (com.)</i>	<i>d</i>	<i>e=d*tot rem cost</i>	<i>e/c</i>
Residential	<i>per unit</i>	<i>units</i>				<i>per unit</i>
Single-Family	1.00	1,673	1,673	77%	\$ 12,755,366	\$7,624
Multifamily	0.66	681	449	21%	\$ 3,426,794	\$5,032
Subtotal		2,354	2,122	97%	\$ 16,182,161	
Commercial	<i>per 1,000 bldg. sq. ft.</i>	<i>bldg. sq. ft.</i>				<i>per bldg. sq. ft.</i>
	0.77	72,877	56	3%	\$ 427,839	\$5.87
Total			2,179	100%	\$ 16,610,000	
Source: City of Woodland and EPS						cost alloc2

[1] Persons per household/single-family persons per household.

[2] See Table 3.

[3] See Table 4.

5. NEXUS FINDINGS

Authority

This report has been prepared to update the Parks SLIF charged to new development in the SLSP in accordance with the procedural guidelines established in AB 1600, which are codified in California Government Code Section 66000 et. seq. These code sections set forth the procedural requirements for establishing and collecting development impact fees. These procedures require that “a reasonable relationship or nexus must exist between a governmental exaction and the purpose of the condition.”² The nexus for the SLIF, including the parks component, was established at the time the SLIF program was developed. This Parks Nexus Study updates the information used to calculate the Parks SLIF. This chapter presents the following findings in accordance with the AB 1600 requirements:

- Purpose of the fee.
- Use of the fee.
- Relationship between the use of the fee and the type of development on which the fee is imposed.
- Relationship between the need for the public facility and the type of development on which the fee is imposed.
- Relationship between the amount of the fee and the cost of public facilities attributed to the development on which the fee is imposed.

Purpose of Fees

New development in the SLSP area will increase the demand for parks. The Parks SLIF will fund the acquisition and development of 5.0 acres of park land per thousand residents in the SLSP. The park improvements are described in more detail in **Chapter 3**.

Use of Fees

For each thousand additional residents, the Parks SLIF will be used to acquire and improve 5.0 acres of park land to include turf, landscape, and recreational amenities.

² *Public Needs & Private Dollars*; William Abbott, Marian E. Moe, and Marilee Hanson, page 109.

Relationship between Use of Fees and Type of Development

New development in the SLSP area will generate an additional need for park and recreation services and the associated park and recreation facilities. The Parks SLIF will be used to acquire and develop park land to serve new residents.

Relationship between Need for Facility and Type of Project

Each new development project will generate additional demand for park and recreation services and the associated need for park and recreation facilities. To maintain the City's park standard of 5.0 park acres per thousand residents, the SLSP area must develop the required park acres to serve the population generated by new development.

Relationship between Amount of Fees and Cost of Facility Attributed to Development on which Fee is Imposed

The costs of SLSP park land acquisition and improvements are allocated to new development in the SLSP. Although residents are the primary beneficiaries of parks facilities, employees also benefit from park facilities. Therefore, parks costs are allocated to both residential and nonresidential land uses. The weighted average DUE factors, developed for all SLIF-funded facilities (detailed in Chapter 4) are used to allocate costs to all benefitting land uses. The Parks SLIF rates are calculated based on the cost allocation.

6. IMPLEMENTATION

Parks SLIF Adoption and Updates

Fee Program Adoption and Updates

Unless adopted as an emergency ordinance, the updated 2016 Parks SLIF for the SLSP will become effective 60 days following the City's adoption of this Parks SLIF Nexus Study and adoption of the ordinance authorizing collection of the Parks SLIF. *The Parks SLIF applies only to the SLSP. Projects located in the MPRA will have a separate fee program formed before they can start development.*

The SLIF program (including the Parks component) includes the following three types of updates:

- Annual Automatic Inflation Update.
- Periodic Update for significant adjustments.
- Reconciliation Update before each release of Building Unit Allocations.

The Parks component of the SLIF is not included in the Reconciliation Update, so this update is not discussed in this chapter. The other two updates are discussed in the following sections.

Annual Automatic Inflation Update

The SLIF includes automatic annual adjustments to account for the inflation of public facilities design, construction, installation, and acquisition costs unless there is a Periodic Update that year. In January of each calendar year, the SLIF will be increased by the average of the San Francisco and 20-city CCI as reported in the ENR for the 12-month period ending October of the previous year. This Nexus Study Update contains cost estimates in the year 2016 dollars.

Periodic Update for Significant Adjustments

In addition to the automatic annual inflation adjustments, the City may or will likely need to update the SLIF periodically because of the following factors:

- Changes in land use in the SLSP.
- Changes in public facility requirements.
- Adjustment to development forecasts.
- New cost information based on actual construction costs or updated engineering estimates.
- Additional revenues from public entities for their fair share of costs.
- New funding source data.
- Changes to the methodologies for computing the SLIF.

This Parks SLIF update is the sixth periodic update of the SLIF Program. The previous periodic updates are summarized below:

Date	Reason
September 2004	Park land cost increases
November 2006	Facilities cost increases
March 2007	Park land and facilities cost increases
December 2008	Land use, DUE, and infrastructure cost changes
January 2010	Facilities changes, facilities cost changes, and inflation changes

Beyond those revisions, the City will continually monitor the SLIF program revenue collections and expenditures to ensure that the SLIF is updated as necessary.

For the periodic updates, public facility costs will be based on the actual construction costs for completed projects and estimates of future construction costs adjusted for inflation annually. The following conditions will apply to the cost updates:

- For publicly bid projects, the City will use actual construction costs paid by the City.
- For privately constructed facilities, the City's Public Works Director or designee will evaluate all submittals for reimbursement prepared by developers or developer's engineers. The City Public Work Director, in his or her sole discretion, may accept the developer's statement of eligible construction costs or may make adjustments to the construction cost statement.
- For future projects, the City will update all future infrastructure cost estimates using the best available engineering information at the time of the update.

Fee Components and Collection

The SLIF is collected at building permit issuance from developers of residential and nonresidential property located in the SLSP who do not have fee credits available to use. The City administers the SLIF program and collects the SLIF. The SLIF is collected as one fee and divided by the City into the following three components:

- Infrastructure (Roadways, Water Facilities, Sewer Facilities, Drainage Facilities)
- Parks
- Administration

Average DUE Factors For Future SLIF Updates

To provide a reasonable level of simplicity for the Fee Program administration, the 2004 Nexus Study calculated an average DUE factor across facility types for each land use category in the SLSP. As detailed in **Chapter 4**, average DUE factors are used to establish fees by land use for

all facility types. The average DUE factors were modified for the January 2010 update to be consistent with the DUE factors by facility used for the Citywide MPFP fee program. Average DUE factors to establish fees have been used in all Periodic and Reconciliation SLIF Updates to date.

Eligibility for Fee Credits and Reimbursements

Infrastructure Component

Fee credits and reimbursements are available for developers who construct infrastructure. These fee credits and reimbursements are not detailed in this report because this report proposes an update of the Parks SLIF only.

Parks Component

The Parks component of the SLIF is treated differently than the Infrastructure component. The Parks SLIF is divided into two parts: the sports park portion and the neighborhood parks portion. Both portions are due at the time of the building permit application submittal.

Currently, the City intends to design and build all park facilities in the SLSP. Therefore, the development in the SLSP is required to pay the entire SLIF Parks Component in cash, and no fee credits are available for this component. Should this arrangement change in the future, the City, in its sole discretion, may enter into an agreement with a developer for that developer to construct neighborhood park improvements. Then fee credits would be available for the neighborhood park improvements constructed in accordance with such agreement. These fee credits would only apply to the neighborhood park portion of the SLIF Parks Component. No fee credits will be available for the sports park portion of the Parks Component, which has to be paid in cash.

Available fee credits for the SLIF infrastructure component may not be applied to the Parks Component. This will help to ensure that the park facilities are developed concurrently with the construction of new single and multifamily units in the SLSP.

Administration Component

The Administration component of the SLIF constitutes an additional fraction of the total cost estimates (currently estimated at 4 percent) that is charged by the City to cover the costs related to the ongoing administration of the SLIF. No fee credits may be used for the Administration component of the SLIF. Each parcel is required to pay the Administration component in full at the time of the building permit application submittal regardless of whether or not it is owed any reimbursements.

Legislation Text

File #: 16-395, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 1, 2016

SUBJECT: Update on the Surface Water Project and Preparations for Transitioning the City's Water Supply

Recommendation for Action: Staff recommends that the City Council receive a staff presentation on the Surface Water Project and preparations for transitioning our community water supply from groundwater to surface water.

Staff Contact

Gregor G. Meyer, Public Works Director, 530-661-5953, greg.meyer@cityofwoodland.org
Tim Busch, Principal Utility Engineer, 530-661-5963, tim.busch@cityofwoodland.org

Fiscal Impact

This is an informational report and as such does not result in any direct fiscal impact. However, the Surface Water Project and related local facilities being constructed to transition the City from groundwater to surface water represent a significant investment in capital and ongoing operating costs required to enhance and improve the city's water supply quality and reliability as well as meet increasingly strict Federal and State drinking water standards.

Capital project costs for the City of Woodland total \$140.5 million, including \$109 million for our share of regional Surface Water Project costs being constructed through the Woodland-Davis Clean Water Agency as well as \$31.5 million in local facility capital costs. Both elements of the project are being financed via loans obtained through the State Revolving Loan Fund, to be repaid by water utility rate revenues over a 20-year period at an interest rate of 1.7%.

Background

Over the past several years, the City of Woodland, the City of Davis, and the University of California, Davis, have participated in a joint Design, Bid, Operate, (DBO) construction of a regional water treatment facility that supplies Sacramento River water to replace aging, and in some cases, non-regulatory compliant, sub-surface groundwater supplies. The project consists of the following elements:

- *Regional Facilities -*
 - o *Sacramento River Intake Facility* - construction of a joint intake facility with Reclamation District 2035;
 - o *Raw Water Pipeline* - to convey Sacramento River water from the intake facility to a Water

Treatment facility (WTF)

- o *Regional Water Treatment Facility* - constructed to treat surface water for distribution to Woodland and Davis
 - o *Treated Water Pipeline* - to convey treated surface water from the WTF to connection points to both the City of Woodland and City of Davis municipal water systems.
- *Local Facilities* - in addition to the infrastructure being developed by the JPA in support of the regional water project, both Woodland and Davis have also constructed new and upgraded “local” infrastructure in order to effectively integrate the new treated surface water into their respective municipal water utilities.
 - *Water Rights* - A key component of the regional surface water project is the acquisition of permanent water rights needed to meet the current and future water demands of the project partners. This includes securing rights to 45,000 acre-feet of Sacramento River water through the State Water Resources Control Board and securing permanent senior rights to an additional 10,000 acre-feet of “summer” water through an agreement with the Conway Preservation Group (CPG).

Discussion

Regional Project Facilities

The Surface Water Project is proceeding on-schedule and within budget. Initial water deliveries to the City are expected to begin in May. Dennis Diemer, General Manager of the Woodland Davis Clean Water Agency, will present the Council with an update of the Regional Water Treatment Facility and Pipeline Construction activities to date. This will help familiarize both the Council and the public as to the current status of the project and the expected milestones ahead.

Local Project Facilities

Another major portion of the overall project that is essential for the distribution and storage of our new water supply throughout the City is the new local facilities that are being, or have been, built within our community. These facilities consist of transmission pipelines, a ground based storage tank, and 3 Aquifer Storage and Recovery (ASR) wells. Tim Busch, Principal Utilities Engineer, will provide an update on these activities.

Preparations for Conversion to Surface Water

There are a number of activities underway to prepare our water utility for the conversion from a 100% groundwater-supplied system to a new surface water supply. There are many facets that go into this transition and preparations for the change have been underway for over 4 years. Greg Meyer, Public Works Director, will address some of the differences we can expect, the changes in water quality, and the impacts on both our distribution system and water utility customers.

Public Outreach

Finally, the City, along with the Woodland-Davis Clean Water Agency and the City of Davis are coordinating an extensive public outreach effort to prepare our communities for the pending conversion of our water supply. Planned activities include development of Frequently Asked Questions (FAQ), updates of the City website specifically for this project, utility bill inserts (March/April/May), a planned public meeting (April 28th), a series of press releases.

Conclusion

Staff recommends that the City Council receive a staff presentation on the Surface Water Project and preparations for transitioning our community water supply from groundwater to surface water.

Prepared by: Gregor G. Meyer, Public Works Director

Reviewed by: Tim Busch, Principal Utilities Engineer



Paul Navazio, City Manager

Legislation Text

File #: 16-358, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 1, 2016

SUBJECT: Approve Contract Amendment with BSK Associates for Supplemental Water Quality Testing Services for Testing Services for Conversion to Treated Surface Water

Recommendation for Action: Staff requests that the City Council: (1) authorize the City Manager to execute Amendment #2 to the agreement with BSK Associates for the Surface Water Project, CIP #08-07, for an additional amount of \$85,500.

Staff Contact

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

Fiscal Impact

The supplemental water quality testing cost is \$85,500 and is included in the approved budget for the Surface Water Project (CIP #08-07).

The Surface Water Project, Surface Water Local, CIP #08-07 was approved in the Capital Budget adopted by Council June 16, 2015. It is also included in the financing plan for the local facilities component of the Surface Water Project which is funded through State Revolving Funds to be repaid through the City's Water Enterprise Fund. The underlying fund source for this project is the Water Enterprise Fund.

Background

The conversion to treated surface water will change certain water quality parameters and introduce much higher quality water to the City of Woodland. Whenever the drinking water source is changed, there is the potential for water quality concerns in the distribution system. The Woodland-Davis Clean Water Agency (WDCWA) and the City have taken steps for a smooth transition to treated surface water. One of the steps is increased water quality testing at 10 locations throughout the City. The purpose of the testing is to document changes to water quality and identify any issues of concern before, during, and after the introduction of treated surface water to the distribution system. The supplemental water quality testing will test for 13 different constituents. The supplemental testing is scheduled to begin 2 months before starting surface water delivery and continue for a year after starting surface water delivery. The testing will be performed weekly at each of the 10 locations.

Staff and the WDCWA have been working closely with the Division of Drinking Water (DDW) on the startup of the Regional Water Treatment Plant to minimize any water quality concerns. DDW has required that the testing plan be implemented.

In September 2013, staff released a request for proposal for labs to perform water quality sampling and testing services for various wells and sample stations in the City as required by the State. Three labs responded and staff reviewed, scored and ranked the proposals received. The review team determined the top rated and low bid lab was BSK.

BSK has collected samples and testing of water quality for the City of Woodland since 2005 and already has a strong presence within the city and area. Therefore, their knowledge and experience makes them a logical choice to provide lab services for required water quality monitoring. It is to the City's benefit for BSK to provide continued lab services for the city's water infrastructure.

Discussion

The supplemental water quality testing is an important component of successful conversion of the City's water supply to treated surface water and is also required by the DDW. The testing prior to startup of the Regional Water Treatment Plant will allow staff to establish a water quality baseline condition and the weekly testing after startup will allow staff to quickly identify and resolve any potential water quality concerns.

Conclusion

Staff requests that the City Council: (1) authorize the City Manager to execute Amendment #2 to the agreement with BSK Associates for the Surface Water Project, CIP #08-07, for an additional amount of \$85,500.

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 for BSK Contract Amendment

Attachment B - BSK Proposal

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING AN AGREEMENT WITH BSK ASSOCIATES FOR WATER QUALITY
TESTING SERVICES**

WHEREAS, the City of Woodland wishes to enter into a water quality testing services agreement with BSK Associates (BSK) for Testing Services (“Agreement”); and

WHEREAS, BSK has been performing water quality testing services for the City of Woodland since 2005; and

WHEREAS, supplemental water quality testing is a necessary component of converting the drinking water supply from groundwater to treated surface water; and

WHEREAS, BSK will continue to conduct the regular water quality testing services for the City in addition to the supplemental testing; and

WHEREAS, the contract amendment with BSK authorizes an additional contract amount of \$85,500 to cover the scope of work for the supplemental water quality testing for the conversion to treated surface water; and

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 is made a part of this Resolution.

PASSED AND ADOPTED this 1st day of March 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

City of Woodland
2016 Water Quality Conversion Monitoring

Frequency	Constituents	Sites (10)	Sample Schedule (dates tentative)
Bi-Weekly	Additional Required Constituents	SS 2, 3, 5, 6, 7, 8, 9, 12, 13, 16	Mondays - except Holidays then Tuesday
Weekly	Additional Required Constituents	SS 2, 3, 5, 6, 7, 8, 9, 12, 13, 16	Mondays - except Holidays then Tuesday
2nd Qtr	Lead (Pb) and Copper (Cu)	Distribution - Residential Houses (38 bottles)	April
Dates	Count	Additional Required Constituents	Notes
Bi-Weekly from 3/14/16-5/9/16	5 Mondays	Heterotrophic bacteria plate count (HCP)	Samples would be taken at the same visit for weekly bac-T samples
Weekly from 5/16/16 - 6/16/17	52 Mondays	Free Chlorine (field test)	
BSK Total Contract Cost	\$ 85,500.00	Zinc Orthophosphate	
		Color	
		Iron (Fe)	
		Manganese (Mn)	
		Turbidity	
		pH (field test)	
		Hardness (as CaCO3) - Calcium and Magnesium	
		Aluminum (Al)	
		Chromium (Total Cr)	
		Lead (Pb)	
		Alkalinity (field test)	

Additional Distribution Water Quality Monitoring
For March 16 2016 - March 16 2017