City of Woodland

Meeting Agenda

City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

October 6, 2020
6:00 PM

CITY COUNCIL

PLEASE NOTE: The October 6, 2020 Woodland City Council will be conducted pursuant to the Governor's Executive Order N-29-20.

The meeting will be held via teleconference and Council members and the public will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public. The public is encouraged to listen to the City Council meeting live on Woodland TV Channel 20 and also by going to the City of Woodland web site at www.cityofwoodland.org/meetings.

If you wish to make a comment during general Public Comment or on a specific agenda item, there are three (3) ways to do that. 1) Join the Zoom City Council meeting remotely by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and enter the Meeting ID or by calling a listed number and enter the Meeting ID; 2) Leave a voice mail message at (530) 661-5900, press Option 1. All voice mail messages received by 6:00 p.m. will be played during the City Council meeting and read into the record at the appropriate time; 3) If you are watching the live stream and wish to make a comment on an item as it is being heard, you may submit an email to the City Clerk at CouncilMeetings@cityofwoodland.org prior to Public Comment on that item. Email comments submitted to be read into the record shall be no more than three (3) minutes when read aloud. Please include the agenda item in the subject line.

Please click on link below to join the public comment portion of the meeting:
https://zoom.us/j/99759026181

Or Phone: US: +16699006833,,99759026181# or +13462487799,,99759026181#

Or Telephone: Dial: US : +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099

Meeting ID: 997 5902 6181

CLOSED SESSION
5:30 PM

A. CALL TO ORDER

B. CLOSED SESSION

1. CONFERENCE WITH LABOR NEGOTIATORS,
Pursuant to Government Code Section 54957.6
Agency Designated Representatives: City Manager, Human Resources Manager and City Attorney
Employee Organization(s): Woodland Professional Firefighters' Association and Fire Mid-Management Employees

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING
6:00 PM

C. CALL TO ORDER

D. ROLL CALL

E. PLEDGE OF ALLEGIANCE

F. 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.

G. 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.

2. SUBJECT: Long Range Calendar

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

H. PRESENTATION

3. SUBJECT: November 3, 2020 Election Update

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive an informational update from Jesse Salinas Yolo County Clerk-Recorder/Assessor regarding the upcoming November 3, 2020 Election.

I. CONSENT CALENDAR

4. SUBJECT: City Council Meeting Minutes of September 1, 2020 and September 15, 2020

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of September 1, 2020 and September 15, 2020.

5. SUBJECT: Parks & Recreation Commission Meeting Minutes for July 27, 2020

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the July 27, 2020 Parks & Recreation Commission Meeting Minutes.

6. SUBJECT: Planning Commission Meeting Minutes of Planning Commission Meeting Minutes of August 20, 2020

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the minutes of the Planning Commission Meeting Minutes of August 20, 2020.

7. SUBJECT: Proclaim October 6-10, 2020 as Fire Prevention Week

   RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt a proclamation and join the National Fire Protection Association in proclaiming October 6-10, 2020 as Fire Prevention Week.

8. SUBJECT: Quarterly Salary Schedule

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve the Quarterly Salary Schedule.

9. SUBJECT: Gracie Hiddleson Park Expansion Project Grant Application and CEQA Exemption

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve the filing of an application for the Statewide Park Development and Community Revitalization Program Grant Funds and adopt Resolution No. _____, approving a notice of exemption for filing of an application for the Statewide Park Development and Community Revitalization Program for the Gracie Hiddleson Park Expansion Project, and Resolution No. _____, approving the application for the Statewide Park Development and Community Revitalization Program Grant Funds.

10. SUBJECT: Contract with JWC Environmental for parts to repair influent screenings system at the Water Pollution Control Facility

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, authorizing a contract with JWC Environmental for washer/compactor/screen and other associated parts for the repair of the influent screens and washer from JWC Environmental with an amount not-to-exceed $115,000.

11. SUBJECT: Storm Drainage Outfall Channel Outlet Structure Project, CIP 20-06; Approve Contract Amendment #1 with Mead & Hunt for Professional Design, Environmental and Permitting Services.

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, (1) authorizing the City Manager to execute an interfund loan agreement for $200,000 between the Sewer Enterprise Fund (Fund 220) and Storm Drain Enterprise Fund (Fund 221); and (2) approving an appropriation of $200,000 to CIP Project #20-06 as an interfund loan from the Sewer Enterprise Fund (Fund 220) to the Storm Drain Enterprise Fund; and (3) authorizing the City Manager to execute Amendment #1 to the professional services agreement with Mead & Hunt for the Storm Drainage Outfall Channel Culvert Structure Project for an additional amount up to $193,682 and up to 5% contract contingency of $20,371 of the total contract amount.

12. SUBJECT: Amendment to the consultant agreement for construction inspection with UNICO Engineering for the 2020 Sewer & Water Repair & Replacement Project, CIP #20-07

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, to approve amendment no. 1 to the consultant agreement for construction inspection services with UNICO Engineering in an amount of $100,000 and authorize the City Manager to execute the agreement.

13. SUBJECT: Tree Pruning and Service Maintenance Contract with West Coast Arborist, Inc.

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute the FY21 tree pruning and maintenance service contract to West Coast Arborists, Inc. (WCA) in the amount not-to-exceed $260,000.

14. SUBJECT: Lower Cache Creek Flood Feasibility Study, CIP #09-15; Approve Contract Amendment #7 with MBK Engineers for Consulting Services.

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute Amendment #7 to the consultant services agreement with MBK Engineers (MBK) for the Lower Cache Creek Feasibility Study for an additional amount up to $50,000 for the Lower Cache Creek Feasibility Study, CIP #09-15.

15. SUBJECT: Lower Cache Creek Flood Feasibility Study, CIP 09-15; Approve Contract Amendment #1 with ICF for Consulting Services.

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute Amendment #1 to the consultant services agreement with ICF for the Lower Cache Creek Feasibility Study for an additional amount up to $53,900.

16. SUBJECT: Housing Element and Comprehensive Zoning Code Project Contracts

RECOMMENDATION FOR ACTION: Staff recommends that the City Council:
1. adopt Resolution No. _____, to:
a) re-allocate $83,000 of funding from the Local Early Action Planning (LEAP) Grant Project (CIP# 21-08) to the Zoning Ordinance and CEQA Project (CIP#07- 07) - Fund 325; and
b) authorize the City Manager to execute an Agreement with the State Department of Housing and Community Development for the LEAP Planning Grant Program funds; and
c) authorize the City Manager to execute contract amendment No.2 with Lisa Wise Consulting, Inc. (LWC) for Planning Services for the Comprehensive Zoning Code Update, for $36,160; and
2) adopt Resolution No. _____, to:
a) appropriate $20,000 of grant funding from the Sacramento Area Council of Governments (SACOG) Regional Early Action Planning grant program to the Local Early Action Planning (LEAP) Grant Project (CIP# 21-08)-Fund 325; and
c) authorize the City Manager to execute a contract with Lisa Wise Consulting, Inc. (LWC) in the amount of $107,205 to prepare the 6th Cycle Housing Element.

17. SUBJECT: Appropriation of CARES Act Community Development Block Grant Funds for Emergency Shelter Project (CIP 20-12)

RECOMMENDATION FOR ACTION: Staff recommends that the City Council:
1) Determine by a four-fifths vote that there is a need to continue the emergency action to construct a temporary homeless shelter at County Road 102 and East Beamer Street in accordance with Public Contract Code Section 22050; and
2) Adopt Resolution No. _____, approving an appropriation of $302,041 to the Homeless Housing Fund (331) and a project budget increase of the same amount to the Emergency Shelter Project (CIP 20-12) for the purchase of commercial modular trailers.

18. SUBJECT: Memorandum of Understanding Agreement with the Friends of the Mission

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopts Resolution No. _____ authorizing the City Manager to execute a Memorandum of Understanding with the Friends of the Mission for the preparation of infrastructure necessary for the Permanent Supportive Housing (PSH) at East Beamer Way (EBW).

19. SUBJECT: Project Specific Maintenance Agreement (PSMA) for the E. Main Street Improvement Project, CIP 13-05

RECOMMENDATION FOR ACTION: Staff recommends that the Council adopt Resolution No. _____, authorizing the City Manager to execute the Project Specific Maintenance Agreement (PSMA) with State of California Department of Transportation (Caltrans) for the E. Main Street Improvement project, CIP 13-05.

J. PUBLIC HEARINGS

20. SUBJECT: Spring Lake Specific Plan, Beeghly Ranch Lot D and Lot G (PLNG 20-0001) – Request to approve two Tentative Subdivision Maps (TSM #5196 Lot D and #5197 Lot G), to allow Planned Development Overlay, a Conditional Use Permit, Site Plan and Design Review, and an Amended and Restated Development Agreement for two parcels of land located within the Spring Lake Specific Plan Area to develop 72 single-family lots; 62 on Lot D, and 10 on Lot G, consistent with the Medium Density General Plan land use designation and multi-family R-15 Spring Lake Specific Plan designation.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council: 1. Receive a staff report; 2. Conduct a Public Hearing; a) adopt Resolution No. _____, confirming the previously certified Turn of the Century EIR as the appropriate environmental review document in accordance with the California Environmental Quality Act; b) adopt Resolution No. _____, approving a Planned Development Overlay and Conditional Use Permit; c) adopt Resolution No. _____, approving Tentative Subdivision Maps #5196 and #5197 for Beeghly Ranch Lot D and Lot G; d) adopt Resolution No. _____, approving Site Plan and Architectural Design Review; and (e) introduce and waive the first reading of Ordinance No. approving the Development Agreement between the City of Woodland and TL Partners X, L.P to use and develop the Beeghly Ranch R-15 project areas located within the Spring Lake Specific Plan Area with Conditions of Approval.

K. REPORTS OF THE CITY MANAGER

21. SUBJECT: California Statewide Communities Development Authority (CSCDA) JPA Community Improvement Authority

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving a Joint Exercise of Powers Agreement creating the CSCDA Community Improvement Authority, and authorizing certain other related actions.

22. SUBJECT: Carry-Over of FY2019/20 to FY2020/21 Unencumbered Appropriations

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the carry-over of unencumbered appropriations from fiscal year 2019/20 to fiscal year 2020/21 totaling $1,968,256.

L. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority Meeting of the City of Woodland scheduled for Tuesday, October 6, 2020 was posted on Wednesday, September 30, 2020 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

In order to minimize the spread of the COVID-19 virus, the City of Woodland is providing multiple alternatives to viewing City Council meetings and providing comments on items on the agenda. These alternatives allow the City to adhere to social distancing requirements, follow the Governor's Executive Order N-29-20 (which suspends certain requirements of the Brown Act), and provide a way for the public to provide public comment live during the meeting.

VIEWING MEETINGS ONLINE
You are able to view meetings online here: https://www.cityofwoodland.org/meetings

Click on the meeting to view the video. It will say LIVE next to the meeting.

SUBMITTING COMMENTS BY E-MAIL
If you wish to make a comment during general public comment or on a specific agenda item, please submit your comment via email to CouncilMeetings@cityofwoodland.orgprior to Public Comment on that item. Emails comments submitted, to be read into the record, shall be no more than three (3) minutes when read aloud. Please include the agenda item in the subject line.

SUBMITTING COMMENTS BY VOICE MAIL
If you wish to leave a voice mail message, please dial (530) 661-5900, press Option 1. All voice mail messages received by 6:00 p.m. will be played during the City Council meeting and read into the record at the appropriate time. Voice mail messages should be three (3) minutes in length.

VIRTUAL PARTICIPATION BY ZOOM VIDEO CONFERENCING
The City of Woodland is now offering the ability to view and participate in City Council meetings via video meetings and telephonic conferencing via "Zoom" video conferencing computer technology. Instructions for participating via Zoom are provided below.

How do I join the City Council meeting via Zoom Video Conferencing?
Please visit: https://zoom.us/j/99759026181 from a smart phone or computer. You will be prompted to install the Zoom app on your smart phone or computer. From a computer there is an option to view the meeting within the browser without installing the app. You are now ready to join the meeting.

If you have previously installed the Zoom app, you can enter the following meeting ID to join the meeting: 997 5902 6181

I don't have a computer or smart phone; can I still use Zoom?
If you do not have a smart phone or computer to access the meeting via Zoom, no problem! You can participate on the phone.

Call 1-669-900-6833 (Toll Free) and enter meeting ID 997 5902 6181.

How can I provide Public Comment on Zoom?
The Mayor will request public comment during the Public Comment period on the agenda and during each Public Hearing and Regular Calendar Item. Once the Mayor has announced the public comment period, please do one of the following:

USING A COMPUTER OR SMART PHONE:

- Click on the "Raise Hand" feature in the webinar controls. This will notify City staff that you have raised your hand.
- City staff will unmute your microphone when it is your turn to provide public comment.
- A prompt will appear to confirm you would like to be unmuted and then you will have three (3) minutes to provide public comment.
- Once your public comment has ended, you will be muted again.

USING A REGULAR PHONE:

- Dial *9 (star 9), this will notify City staff that you have "raised your hand" for public comment.
- City staff will unmute your microphone when it is your turn to provide public comment.
- You will hear "you are unmuted" and then you will have three (3) minutes to provide public comment.
- Once your public comment has ended, you will be muted again.

I am having difficulties preparing for the meeting and learning Zoom, do you have any resources to help me?
Yes, please visit Zoom's website support page on helpful tips to prepare for the meeting:

https://support.zoom.us/hc/en-us/categories/201146643

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 requests 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.

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 6, 2020
ITEM #: G.2
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 B. 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 plan for upcoming Council items.

Ken Hiatt
City Manager

Attachments:
1. Council Long Range Calendar (9.30.20)

UPDATED COUNCIL LONG RANGE CALENDAR

OCTOBER 20TH **REGULAR MEETING**

Youth Master Plan
Resolution Approving a Finding of Consistency - 310 Main Street, Multifamily Housing Project
Amendment #1 to Agreement with Yolo Food Bank - Project Roomkey
SCBA Authorization – Accept bid and make purchase
Council District 3 Vacancy Discussion
DWR Presentation on Cache Creek Capacity Analysis
Waste Management Residential Smart Truck Program Presentaion
Woodland Research & Tech Park – Specific Plan Release

NOVEMBER 3RD **REGULAR MEETING**

City Council Meeting Minutes of October 1, 2020 and October 15, 2020
Sports Park Girls Fastpitch Lease Agreement
Apprenticeship/Workforce Development Programs

NOVEMBER 17TH **REGULAR MEETING**

Homeless Shelter / NPLH Final Agreements
Budget Update

DECEMBER 1ST **REGULAR MEETING**

Council Reorganization (Pending Certification of Election Results)

DECEMBER 15TH **REGULAR MEETING**

Future Topics / Study Sessions:

November Flood Project Certification of Final EIR Homeless Shelter / NPLH Final Agreements	**TBD** Investment Policy Workshop Comprehensive Zoning Update
December	

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 6, 2020
ITEM #: H.3
SUBJECT: November 3, 2020 Election Update

SUBJECT: November 3, 2020 Election Update

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive an informational update from Jesse Salinas Yolo County Clerk-Recorder/Assessor and Registrar of Voters regarding the upcoming November 3, 2020 Election.

Mr. Salinas will be providing an update and review on the Voter Assistance Center and Drop Box locations and hours of operation.

Ken Hiatt
City Manager

Attachments:
None

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 6, 2020
ITEM #: I.4
SUBJECT: City Council Meeting Minutes of September 1, 2020 and September 15, 2020

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of September 1, 2020 and September 15, 2020.

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

Ken Hiatt
City Manager

Attachments:
1. 09_01_2020 DRAFT MINUTES
2. 09_15_2020 DRAFT MINUTES

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

Regular Meeting Minutes

Tuesday, September 1, 2020

6:00 PM

City Council

CITY COUNCIL

PLEASE NOTE: The September 1, 2020 Woodland City Council will be conducted pursuant to the Governor's Executive Order N-29-20.

The meeting will be held via teleconference and Council members and the public will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public. The public is encouraged to listen to the City Council meeting live on Woodland TV Channel 20 and also by going to the City of Woodland web site at www.cityofwoodland.org/meetings.

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Or Phone: US: +16699006833,,99759026181# or +13462487799,,99759026181#

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Meeting ID: 997 5902 6181

CLOSED SESSION
5:45 PM

A. CALL TO ORDER

B. CLOSED SESSION

1. CONFERENCE WITH LABOR NEGOTIATORS,
   Pursuant to Government Code Section 54957.6

Agency Designated Representatives: City Manager, Human Resources Manager and City Attorney
Employee Organization(s): Woodland Professional Firefighters' Association and Fire Mid-Management Employees

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING
6:00 PM

C. CALL TO ORDER

Meeting called to order by Mayor Lansburgh at 6:18 PM.

D. ROLL CALL

All Council Members present via Roll Call vote.
Present: Barajas, Fernandez, Lansburgh, Rodriguez, and Stallard
Absent: None

E. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Mayor Rich Lansburgh.

F. 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.

Voicemail message from Jim Chapman, regarding the public hearing item, was played into the record.

G. 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.

Verbal updates provided by Council Members/Staff.

2. SUBJECT: Long Range Calendar

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

H. PRESENTATIONS

3. SUBJECT: Woodland Chamber of Commerce 2019/20 Annual Report

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a presentation by Aniek Ramsay, President of the Woodland Chamber

of Commerce regarding the 2019/20 Annual Report.

Received presentation from Aniek Ramsay, President of the Woodland Chamber of Commerce regarding the 2019/2020 Chamber Annual Report.

I. CONSENT CALENDAR

4. SUBJECT: City Council Meeting Minutes of August 18, 2020

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of August 18, 2020.

Adopted the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of August 18, 2020.

5. SUBJECT: Planning Commission Meeting Minutes of Planning Commission Meeting Minutes of March 5, 2020, April 16, 2020, May 7 and June 18, 2020.

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the minutes of the Planning Commission Meeting Minutes of March 5, 2020, April 16, 2020, May 7 and June 18, 2020.

Received the minutes of the Planning Commission Meeting Minutes of March 5, 2020, April 16, 2020, May 7, 2020 and June 18, 2020.

6. SUBJECT: Proclamation in Support of Prostate Cancer Awareness Month

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a Proclamation supporting the American Cancer Society Prostate Cancer Awareness Month, September 2020, and encouraging all male citizens to actively play a part in their health by seeking early detection methods.

Adopted a Proclamation supporting the American Cancer Society Prostate Cancer Awareness Month, September 2020, and encouraging all male citizens to actively play a part in their health by seeking early detection methods.

7. SUBJECT: Quarterly Treasurer's Investment Report for the Quarter Ended June 30, 2020

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the quarterly Treasurer's Investment Report for the quarter ended June 30, 2020.

Accepted the quarterly Treasurer's Investment Report for the quarter ended June 30, 2020.

8. SUBJECT: 2019 Assistance to Firefighters Grant (AFG) Award Acceptance and Appropriation

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager and the Fire Department to accept the 2019 Assistance to Firefighters Grant (AFG) Award

for Self Contained Breathing Apparatus (SCBAs) and related equipment; and appropriate $840,000 to the Other Federal Grans Fund (330) to fund the initial expenditure.

Adopted RESOLUTION NO. 7549, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE ACCEPTANCE OF THE 2019 ASSISTANCE TO FIREFIGHTERS GRANT (AFG) AWARD AND APPROPRIATION OF $840,000 TO THE OTHER FEDERAL GRANTS FUND (330).

9. SUBJECT: FY2020/21 Dispatch Services by the Yolo Emergency Communications Agency

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the continuation of dispatch services by the Yolo Emergency Communications Agency for the full contract amount of $2,215,634, which is already included in the FY2020/21 budget.

Adopted RESOLUTION NO. 7550, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CONTINUATION OF DISPATCH SERVICES BY THE YOLO EMERGENCY COMMUNICATIONS AGENCY FOR THE FULL CONTRACT AMOUNT OF $2,215,634 WHICH IS ALREADY INCLUDED IN THE FY2020/21 BUDGET.

Mayor Lansburgh stated that $2,215,634 is an obscene amount of money paid for this service. He is recommending that staff look at other options for these services. Doing the same thing over and over with increasing cost is not in the best interest of this community. Having top-not dispatch services is. There are technological advances that have been made and this is an essential service that is needed. Mayor Lansburgh requested that the Chief of Police and the Fire Chief look at other options in our country and around the world that provide a good dispatch service at a lower cost. Mayor Lansburgh is okay with this for this year, but staff has a year to look at this. Mayor Pro Tem Stallard also suggested that staff develop comparative figures from other jurisdictions in the area.

10. SUBJECT: Approve Contract Amendment for Construction Management and Inspection Services for Improvements Associated with West Main Street Bicycle/Pedestrian Mobility & Safety Improvement Project, CIP 17-16

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, to 1) appropriate $200,000 in SB1 RMRA (Fund 361) funding and 2) approve amendment #2 for construction management and inspection with UNICO Engineering in the amount of $132,275.24 for the West Main Street Bicycle/Pedestrian Mobility & Safety Improvement Project; and authorize the City Manager to execute the agreement.

Adopted RESOLUTION NO. 7551, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO APPROVE AMENDMENT #2 WITH UNICO ENGINEERING CONSULTANTS, INC. FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR THE WEST MAIN STREET BICYCLE/PEDESTRIAN MOBILITY AND SAFETY IMPROVEMENT PROJECT, CIP 17-16.

11. SUBJECT: Sole-Source Purchase of JWC Environmental for

washer/compactor parts to make repairs on the influent screens at the Water Pollution Control Facility.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manger to approving the purchase of washer/compactor parts from JWC Envronmental for an amount of up to $74,000.

Adopted RESOLUTION NO. 7552, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING AND APPROVING THE CITY MANAGER'S DETERMINATION THAT THE SOLE-SOURCE PURCHASE OF WASHER/COMPACTOR PARTS NECESSARY TO MAINTAIN THE RAG WASHER/COMPACTOR SYSTEM FROM JWC ENVIRONMENTAL, IN AN AMOUNT NOT-TO-EXCEED $74,000.00.

12. SUBJECT: Lower Cache Creek Flood Feasibility Study, CIP 09-15; Approve Contract Amendment #13 with Wood Rodgers for Consulting Services.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to rescind Resolution No. 7539 and execute Amendment #13 to the consultant services agreement with Wood Rodgers for the Lower Cache Creek Feasibility Study for an additional amount up to $75,000.

Adopted RESOLUTION NO. 7553, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AMENDMENT #13 WITH WOOD RODGERS FOR ENGINEERING CONSULTING SERVICES.

Council Member Fernandez requested that Principal Utilities Civil Engineer Tim Busch provide detailed information regarding this item and that Council should be updated in a more descriptive and thorough manner given the fact that it is an important issue for the community.

13. SUBJECT: Continued Emergency Action for Interim Shelter Project

RECOMMENDATION FOR ACTION: Staff recommends that the City Council determine by a four-fifths vote that there is a need to continue the emergency action to construct a temporary homeless shelter at County Road 102 and East Beamer Street in accordance with Public Contract Code Section 22050.

Determined by a four-fifths vote that there is a need to continue the emergency action to construct a temporary homeless shelter at County Road 102 and East Beamer Street in accordance with Public Contract Code Section 22050.

On a motion by Mayor Pro Tem Stallard, seconded by Council Member Barajas and carried unanimously on a 5-0 roll call vote, Council Members approved Consent Calendar Item No. 4 through 13.

AYES: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard
NOES: None

J. PUBLIC HEARINGS

14. SUBJECT: PUBLIC HEARING - Spring Lake Specific Plan Parkside 3 Project (PLNG 18 -00070) – Request to approve a Tentative Subdivision Map (TSM #5155), General Plan Amendment, Spring Lake Specific Plan Amendment, Planned Development standards, Conditional Use Permit, Site Plan, Design Review, Development Agreement Amendment, and EIR Addendum for two parcels (APN:041-231-028 and 041-243-002) for 97 single family units

RECOMMENDATION FOR ACTION: Staff recommends that the City Council:
1. Receive the staff report;
2. Conduct a public hearing;
a) adopt Resolution No. _____, approving the CEQA Addendum;
b) adopt Resolution No. _____, amending the General Plan land use designation;
c) adopt Resolution No. _____, amending the Spring Lake Specific Plan land use designation;
d) adopt Resolution No. _____, approving Tentative Subdivision Map #5155, a Planned Development Overlay and Conditional Use Permit
e) adopt Resolution No. _____, approving Site Plan and Architectural Design Review, and
f) introduce and waive the first reading of an ordinance approving the Development Agreement between the City of Woodland and CalAtlantic Group, Inc. (Lennar Corporation), to use and develop the Parkside 3 project area located within the Spring Lake Specific Plan Area with Conditions of Approval.

On a motion by Mayor Pro Tem Stallard, seconded by Council Member Barajas and carried unanimously on a 5-0 roll call vote, Council Members Conducted a Public Hearing and adopted RESOLUTION NO. 7554, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING CEQA EIR ADDENDUM #18 TO THE TURN OF THE CENTURY EIR; RESOLUTION NO. 7555, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING THE GENERAL PLAN LAND USE DIAGRAM FOR THE PARKSIDE 3 PROJECT; RESOLUTION NO. 7556, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING THE SPRING LAKE SPECIFIC PLAN LAND USE MAP TO UPZONE 3.5 ACRES OF LAND TO FROM R-8 TO R-15 FOR A SMALL LOT SINGLE FAMILY PRODUCT PROPOSED BY LENNAR HOMES; RESOLUTION NO. 7557, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING TENTATIVE SUBDIVISION MAP NO. 5155, PLANNED DEVELOPMENT OVERLAY, AND CONDITIONAL USE PERMIT FOR THE PIONEER TENTATIVE SUBDIVISION MAP PROJECT and RESOLUTION NO. 7558, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVAL OF THE DESIGN REVIEW FOR THE PARKSIDE 3 PROJECT PROPOSAL and introduced and waived the first reading of an ordinance approving the Development Agreement between the City of Woodland and CalAtlantic Group, Inc. (Lennar Corporation), to use and develop the Parkside 3 project area located within the Spring Lake Specific Plan Area with Conditions of Approval.

As part of this motion, the developer voluntarily agrees to include additional language that includes additional safety markings for bicycles be included at the developer's cost, particularly in the area of the intersection of Matmor and Sports Park Drive, and any other related traffic considerations that need to be considered between now and the second reading.

City Attorney Kara Ueda also clarified that only five (5) resolutions were being adopted, not the six (6) previously stated.

AYES: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard
NOES: None

K. REPORTS OF THE CITY MANAGER

15. SUBJECT: Modification of Suspension of Transient Occupancy Tax Payments

RECOMMENDATION FOR ACTION: Staff recommends the City Council waive first reading and read by title only an ordinance Modifying and Superseding Ordinance No. 1659 Concerning the Temporarily Suspension of Sections 3.12.080 and 3.12.090 of the City of Woodland Municipal Code Related to Payment of Transient Occupancy Tax.

On a motion by Council Member Fernandez, seconded by Council Member Rodriguez and carried unanimously on a 5-0 roll call vote, Council Members waived first reading and read by title only an ordinance Modifying and Superseding Ordinance No. 1659 Concerning the Temporarily Suspension of Sections 3.12.080 and 3.12.090 of the City of Woodland Municipal Code Related to Payment of Transient Occupancy Tax.

AYES: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard
NOES: None

16. SUBJECT: Designate Delegate for the League of California Cities Annual Conference & Expo

RECOMMENDATION FOR ACTION: Staff recommends that the City Council designate a voting delegate to represent the City at the League of California Cities Annual Conference & Expo - October 7 - 9, 2020

On a motion by Council Member Barajas, seconded by Council Member Fernandez and carried unanimously by a 5-0 roll call vote, Council Members designated Tom Stallard as the voting delegate to represent the City at the League of California Cities Annual Conference & Expo - October 7 - 9, 2020.

AYES: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard
NOES: None

L. ADJOURN

Meeting adjourned at 8:22 PM in appreciation of all the Fire Suppression Personnel and in the memory for all of those who have lost their lives in these catastrophic wildfires and particular the visiting Firefighters from Texas.

Respectfully submitted,

Ana B. Gonzalez
City Clerk

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

Regular Meeting Minutes

Tuesday, September 15, 2020

6:00 PM

City Council

CITY COUNCIL

PLEASE NOTE: The September 15, 2020 Woodland City Council will be conducted pursuant to the Governor's Executive Order N-29-20.

The meeting will be held via teleconference and Council members and the public will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public. The public is encouraged to listen to the City Council meeting live on Woodland TV Channel 20 and also by going to the City of Woodland web site at www.cityofwoodland.org/meetings.

If you wish to make a comment during general Public Comment or on a specific agenda item, there are three (3) ways to do that. 1) Join the Zoom City Council meeting remotely by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and enter the Meeting ID or by calling a listed number and enter the Meeting ID; 2) Leave a voice mail message at (530) 661-5900, press Option 1. All voice mail messages received by 6:00 p.m. will be played during the City Council meeting and read into the record at the appropriate time; 3) If you are watching the live stream and wish to make a comment on an item as it is being heard, you may submit an email to the City Clerk at CouncilMeetings@cityofwoodland.org prior to Public Comment on that item. Email comments submitted to be read into the record shall be no more than three (3) minutes when read aloud. Please include the agenda item in the subject line.

Please click on link below to join the public comment portion of the meeting:
https://zoom.us/j/99759026181

Or Phone: US: +16699006833,,99759026181# or +13462487799,,99759026181#

Or Telephone: Dial: US : +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099

Meeting ID: 997 5902 6181

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING
6:00 PM

A. CALL TO ORDER

B. ROLL CALL

All Council Members present via a roll call vote.
Present: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard
Absent: None

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Council Member Barajas.

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.

Two e-mails were read into the record. One from Bruce Jacks regarding Consent Calendar Item No. 4 and one from Dr. Christine Shewmaker regarding Regular Calendar Item. 13 regarding options for vacancy on the City Council.

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.

Verbal updates provided by Council Members/Staff.

1. 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

2. SUBJECT: Public Works Quarterly Status Report for the period of June through August 2020

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the Public Works Quarterly Status Report for the period of June through August 2020.

Accepted the Public Works Quarterly Status Report for the period of June through August 2020.

3. SUBJECT: 2nd Reading - Adopt Ordinance Modifying and Superseding Ordinance No. 1659 related to Payment of Transient Occupancy Tax

   RECOMMENDATION FOR ACTION: Staff recommends the City Council Ordinance No. _____, Modifying and Superseding Ordinance No. 1659 Concerning the Temporarily Suspension of Sections 3.12.080 and 3.12.090 of the City of Woodland Municipal Code Related to Payment of the City's Transient Occupancy Tax.

Adopted ORDINANCE NO. 1666, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND MODIFYING AND SUPERSEDING ORDINANCE NO. 1659 CONCERNING THE TEMPORARY SUSPENSION OF SECTIONS 3.12.080 AND 3.12.090 OF THE CITY OF WOODLAND MUNICIPAL CODE RELATED TO PAYMENT OF THE CITY'S TRANSIENT OCCUPANCY TAX.

4. SUBJECT: 2nd Reading - Spring Lake Specific Plan, Parkside 3 (PLNG 18-00070) - Adopt Ordinance approving the Project Development Agreement between CalAtlantic Group, Inc (Lennar Corporation) and the City of Woodland.

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Ordinance No. _____, approving an Amended and Restated Development Agreement between the City of Woodland and CalAtlantic Group, Inc (Lennar Corporation) to use and develop the Parkside 3 Project Site located within the Spring Lake Specific Plan Area.

Adopted ORDINANCE NO. 1667, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA APPROVING AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WOODLAND AND CALATLANTIC GROUP, INC (LENNAR CORPORATION) TO USE AND DEVELOP THE PARKSIDE 3 PROJECT SITE LOCATED WITHIN THE SPRING LAKE SPECIFIC PLAN AREA.

5. SUBJECT: Approve Amendment to Agreement with Best Best & Krieger (BB&K) for City Attorney Services

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving amendment to Agreement with BB&K to provide legal services for the City of Woodland replacing Kara K. Ueda with Ethan Walsh as City Attorney and authorizing the City Manager to execute the amendment.

Adopted RESOLUTION NO. 7559, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE SECOND AMENDMENT TO THE AGREEMENT WITH BEST BEST AND KRIEGER LLP TO PROVIDE LEGAL SERVICES TO THE CITY OF WOODLAND.

6. SUBJECT: Conflict of Interest Code Amendments

   RECOMMENDATION FOR ACTION: Staff recommends that the City Council direct the City Clerk to review the City's Conflict of Interest Code and report to Council should changes be necessary to the adopted Code.

Directed the City Clerk to review the City's Conflict of Interest Code and report to Council should changes be necessary to the adopted Code.

7. SUBJECT: Replacement Vehicles for Storm Drain Maintenance

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the purchase of two replacement vehicles for Storm Drain Maintenance:
1. The purchase of a new CCTV van from Municipal Maintenance Equipment for a total purchasing price of $353,774.44.
2. The purchase of a new Compact Track Loader with Mower attachment from Holt of California for a total purchase price of $76,039.92.

Adopted RESOLUTION NO. 7560, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE PURCHASE OF TWO REPLACEMENT VEHICLES FOR STORM DRAIN MAINTENANCE.

Mayor Lansburgh pulled this item for justification on the purchase price of $353,775.44. Public Works Director Locke provided additional information.

8. SUBJECT: OTS STEP Grant Award Acceptance

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the Police Chief to accept the FY2020/21 Office of Traffic Safety (OTS) Selective Traffic Enforcement Program (STEP) Grant in the amount of $61,500 and authorize an appropriation of $61,500 in OTS STEP Grant funding to the State Grants Fund (325).

Adopted RESOLUTION NO. 7561, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND (1) AUTHORIZING THE POLICE CHIEF TO ACCEPT THE FY2020/21 OFFICE OF TRAFIC SAFETY (OTS) SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) IN THE AMOUNT OF $61,500, AND (2) AUTHORIZE AN APPROPRIATION OF $61,500 IN OTS STEP FUNDING TO THE STATE GRANTS FUND (325).

9. SUBJECT: Approve Sports Park Drive Pedestrian Overcrossing Project, CIP 17-22 Cooperative Agreement

Recommendation for Action: Staff recommends that the Council approve the Cooperative Agreement with State of California Department of Transportation (Caltrans), and adopt Resolution No. _____, to authorize City Manager to sign the Agreement on behalf of the City.

Adopted RESOLUTION NO. 7562, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A COOPERATIVE AGREEMENT WITH THE STATE DEPARTMENT OF TRANSPORTATION (CALTRANS).

10. SUBJECT: FEMA Assistance to Firefighters Grant (AFG) COVID-19 Supplemental

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the appropriation of $26,695 to the Other Federal Grants Fund (330) for the purchase of COVID-19 Personal Protective Equipment (PPE) and related supplies as awarded under the FEMA Assistance to Firefighters Grant- COVID-19 Supplemental.

Adopted RESOLUTION NO. 7563, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING AN APPROPRIATION OF $26,695 TO THE OTHER FDERAL GRANTS FUND (330) FOR THE PURCHASE OF COVID-19 PERSONNEL PROTECTIVE EQUIPMENT (PPE) AND RELATED SUPPLIES AS AWARDED UNDER THE FEMA ASSISTANCE TO FIREFIGHTERS GRANT- COVID-19 SUPPLEMENTAL.

11. SUBJECT: Continuation of Emergency Action for Temporary Homeless Shelter and Additional Appropriation for Emergency Shelter Project

RECOMMENDATION FOR ACTION: Staff recommends that the City Council take the
following actions.

1. Determine by a four-fifths vote that there is a need to continue the emergency action to construct a temporary homeless shelter at County Road 102 and East Beamer Street in accordance with Public Contract Code Section 22050; and

2. Adopt Resolution No. _____, (a) approving an appropriation of $16,800 from the Affordable Housing In-Lieu Fees Fund (327), which will be transferred to the Homeless Housing Fund (331) for construction of the Emergency Shelter Project and appropriate the same $16,800 from the Homeless Housing Fund (331) where the expense will be incurred for the project and (b) authorizing the City Manager or designee to make an additional expenditure of $16,800 to pay sale and use tax associated with the purchase of three commercial modular trailers from AMS Global, Inc. for the Emergency Shelter Project (CIP 20-12).

Determined by a four-fifths vote that there is a need to continue the emergency action to construct a temporary homeless shelter at County Road 102 and East Beamer Street in accordance with Public Contract Code Section 22050; and adopted RESOLUTION NO. 7564, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE APPROPRIATION OF ADDITIONAL FUNDS FOR THE EMERGENCY SHELTER PROJECT, CIP #20-12.

On a motion by Mayor Pro Tem Stallard, seconded by Council Member Barajas and carried unanimously on a 5-0 roll call vote, Council Members approved Consent Calendar Items No. 2 through 11.

AYES: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard
NOES: None

G. PUBLIC HEARING

12. SUBJECT: Public Hearing, Adoption of the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the East Beamer Way Project, and Division of the 128-acre parcel at 1901 East Beamer Street (APN 027-360-010) for the East Beamer Way Project

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council take the following actions:

    (1) Hold a public hearing to receive comments from the public on the proposed Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the East Beamer Way development;

    (2) Adopt Resolution No. _____, adopting the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the East Beamer Way project located at 1901 East Beamer Street (APN 027-360-010);

    (3) Adopt Resolution No. _____, authorizing the division of the existing 128.5-acre City-owned parcel located at 1901 East Beamer Street (APN 027-360-010) into four separate legal parcels and finding that such subdivision does not require a parcel map pursuant to Government Code section 66428(a)(2).

On a motion by Council Member Barajas, seconded by Council Member Rodriguez and carried unanimously on a 5-0 roll call vote, Council Members adopted RESOLUTION NO. 7565, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND WAIVING THE REQUIREMENT FOR A PARCEL MAP AND AUTHORIZING THE CITY ENGINEER TO TAKE SUCH STEPS AS ARE NECESSARY TO DIVIDE THE EXISTING 128-ACRE CITY-OWNED PARCEL AT 1901 EAST BEAMER STREET INTO FOUR SEPARATE LEGAL PARCELS and RESOLUTION NO. 7566, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR EAST BEAMER WAY CAMPUS NEIGHBORHOOD PROJECT LOCATED AT 1910 E. BEAMER STREET (APN 027-360-010).

AYES: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard
NOES: None

H. REPORTS OF THE CITY MANAGER

13. SUBJECT: City Council's Options for Vacancy in Office

RECOMMENDATION FOR ACTION: Staff recommends that the City Council:

1. Receive an informational report regarding procedural issues and options stemming from the anticipated vacancy on the City Council in District 3, and
2. If desired, provide direction to staff on next steps.

Received an informational report regarding procedural issues and options stemming from the anticipated vacancy on the City Council in District 3 and provided direction to staff on the next steps.

I. ADJOURN

Meeting adjourned at 7:33 PM recognizing the Fire Dept. and Police Dept. for sponsoring the September 11 Memorial Ceremony and also wishing the two Los Angeles County Deputies who were ambushed in their patrol car a speedy recovery.

Respectfully submitted,

Ana B. Gonzalez
City Clerk

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 6, 2020
ITEM #: I.5
SUBJECT: Parks & Recreation Commission Meeting Minutes for June 22, 2020

Recommendation for Action: Staff recommends that the City Council receive the July 27, 2020 Parks & Recreation Commission Meeting Minutes.

Staff Contact:
Kris Bain, Community Services Program Manager, (530) 661-2002, krista.bain@cityofwoodland.org

Discussion:
The Parks & Recreation Commission held their last meeting on September 28, 2020. At this meeting the Parks & Recreation Commission approved the minutes from July 27, 2020.

Conclusion:
Staff recommends that the City Council receive the July 27, 2020 Parks & Recreation Commission Meeting Minutes.

Prepared by: Kris Bain, Community Services Program Manager

Ken Hiatt
City Manager

Attachments:
1. PR Commission Minutes 072720

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

Parks & Recreation Commission –

Monday, July 27, 2020

6:30 PM

A. PLEASE NOTE: The July 27, 2020 Parks & Recreation Commission will be conducted pursuant to the Governor's Executive Order N-29-20. The meeting will be held via teleconference and Commission members and the public will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public. The public is encouraged to listen to the Parks & Recreation Commission meeting live on Woodland TV Channel 20 and also by going to the City of Woodland web site at www.cityofwoodland.org/meetings. If you wish to make a comment during general Public Comment or on a specific agenda item, there are three (3) ways to do that. 1) Join the Zoom Commission meeting remotely by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and enter the Meeting ID or by calling a listed number and enter the Meeting ID; 2) If you are watching the live stream and wish to make a comment on an item as it is being heard, you may submit an email to Krista Bain at krista.bain@cityofwoodland.org prior to Public Comment on that item. Email comments submitted to be read into the record shall be no more than three (3) minutes when read aloud. Please include the agenda item in the subject line. https://zoom.us/j/97037739346 Or Dial: +1 669 900 6833 Meeting ID: 970 3773 9346

B. CALL TO ORDER

Meeting called to order at 06:30 PM

C. ROLL CALL

Commission Members Present: Commissioner Rashid Ali, Commissioner Andrew Foraker, Vice-Chairperson Jon-Paul Valcarenghi, Chairperson Carla White-Snyder
Absent: Commissioner Magalean Martin
Excused:

D. PLEDGE OF ALLEGIANCE

E. COMMUNICATIONS - PUBLIC COMMENT

F. COMMUNICATIONS - COMMISSION/STAFF STATEMENTS AND REQUESTS

G. PRESENTATION

H. BUSINESS ITEMS

I. COMMITTEE REPORTS

1. Standing Committee Report

- Facilities Committee
- Program & Department Evaluation
- Budget & Finance Committee
- Urban Forest Committee
- Volunteerism Committee

No updates.

J. CONSENT CALENDAR

2. Approve Minutes for June 22, 2020

On a motion by Commissioner Andrew Foraker, seconded by Vice-Chairperson Jon-Paul Valcarenghi and carried unanimously, Approved Minutes for June 22, 2020

Ayes: Commissioner Rashid Ali, Commissioner Andrew Foraker, Vice-Chairperson Jon-Paul Valcarenghi, Chairperson Carla White-Snyder

Noes: None

Absent: Commissioner Magalean Martin

K. OTHER BUSINESS

3. Sports Park Turf Replacement Update

Verbal updates provided by Staff.

4. Commission Absence Requests

No requests.

5. Election of Officers

On a motion by Chairperson Carla White-Snyder, seconded by Commissioner Rashid Ali and carried unanimously, Election of Commissioner Andrew Foraker as Chairperson.

Ayes: Commissioner Rashid Ali, Commissioner Andrew Foraker, Vice-Chairperson Jon-Paul Valcarenghi, Chairperson Carla White-Snyder

Noes: None

Absent: Commissioner Magalean Martin

On a motion by Vice-Chairperson Jon-Paul Valcarenghi, seconded by Chairperson Carla White-Snyderand carried unanimously, Election of Commissioner Rashid Ali as Vice-Chairperson.

Ayes: Commissioner Rashid Ali, Commissioner Andrew Foraker, Vice-Chairperson Jon-Paul Valcarenghi, Chairperson Carla White-Snyder

Noes: None

Absent: Commissioner Magalean Martin

L. REPORT OF THE STAFF

6. Community Services Staff Report for July 27, 2020

Verbal updates provided by Staff.

M. NEXT MEETING

September 28, 2020

N. ADJOURN

On a motion by Commissioner Rashid Ali, seconded by Vice-Chairperson Jon-Paul Valcarenghi and carried unanimously, to adjourn at 7:14 p.m.

Ayes: Commissioner Rashid Ali, Commissioner Andrew Foraker, Vice-Chairperson Jon-Paul Valcarenghi, Chairperson Carla White-Snyder

Noes: None

Absent: Commissioner Magalean Martin

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 6, 2020
ITEM #: I.6
SUBJECT: Planning Commission Meeting Minutes of Planning Commission Meeting Minutes of August 20, 2020.

Recommendation for Action: Staff recommends that the City Council receive the minutes of the Planning Commission Meeting Minutes of Planning Commission Meeting Minutes of August 20, 2020.

Staff Contact:
Debbie Flemmer, Administrative Supervisor, (530) 661-5818, debbie.flemmer@cityofwoodland.org

Reviewed By: Cindy Norris, Principal Planner

Ken Hiatt
City Manager

Attachments:
1. 8.20.2020 FINAL PC Minutes

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

Planning Commission Meeting - Via Teleconference –

Thursday, August 20, 2020

6:30 PM

A. SPECIAL COMMENT:

PLEASE NOTE: The August 18, 2020 Woodland Planning Commission will be conducted pursuant to the Governor's Executive Order N-29-20.

The meeting will be held via teleconference and Commission members and the public will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public. The public is encouraged to listen to the City Council meeting live on Woodland TV Channel 20 and also by going to the City of Woodland web site at www.cityofwoodland.org/meetings.

If you wish to make a comment during general Public Comment or on a specific agenda item, there are three (3) ways to do that. 1) Join the Zoom Planning Commission meeting remotely by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and meter the Meeting ID or by calling a listed number and enter the Meeting ID; 2) Leave a voice mail message at (530) 661-5900, press Option 1. All voice mail messages received by 6:30 p.m. will be played during the Planning Commission meeting and read into the record at the appropriate time; 3) If you are watching the live stream and wish to make a comment on an item as it is being heard, you may submit an email to the Planning Commission at the following link planningcommissionmeetings@cityofwoodland.org prior to Public Comment on that item. Email comments submitted to be read into the record shall be no more than three (3) minutes when read aloud. Please include the agenda item in the subject line.

Instructions are provided at the end of the agenda.

Please click the link below to join the Public Comment portion of the meeting:

https://zoom.us/j/92170095836

Or Telephone: Dial 669-900-6833

Webinar ID: 921 7009 5836

B. CALL TO ORDER

Meeting called to order at 6:30 P.M.
Staff Present: Brent Meyer, Acting CDD Director and Cindy Norris, CDD Principal Planner

C. ROLL CALL

Planning Commission Members Present: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst, Planning Commission Member Steven Wong
Absent: 0
Excused: 0

D. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Planning Commission Member Steve Harris

E. STAFF AND COMMISSIONER COMMENTS

This is an opportunity for the Planning Commission members and staff to make comments and announcements to express concerns, or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

None

F. SUBCOMMITTEE REPORTS

None

G. COMMUNICATIONS FROM THE PUBLIC

No

H. APPROVAL OF MINUTES

1. SUBJECT: Planning Commission Meeting Minutes of March 5, 2020, April 16, 2020, May 7, 2020 and June 18, 2020.

   RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Meeting of March 5, 2020, April 16, 2020, May 7, 2020 and June 18, 2020.

On a motion by Planning Commission Vice-Chairperson Marco Lizarraga, seconded by Planning Commission Member Chris Holt and carried unanimously, Planning Commission Meeting Minutes of March 5, 2020.

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst, Planning Commission Member Steven Wong

Noes: None
Absent: None

On a motion by Planning Commission Vice-Chairperson Marco Lizarraga, seconded by Planning Commission Member Fred Lopez and carried unanimously, Planning Commission Meeting Minutes of April 16, 2020.

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst, Planning Commission Member Steven Wong

Noes: None
Absent: None

On a motion by Planning Commission Vice-Chairperson Marco Lizarraga, seconded by Planning Commission Member Valerie Hurst and carried unanimously, Planning Commission Meeting Minutes of May 7, 2020.

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst, Planning Commission Member Steven Wong

Noes: None
Absent: None

On a motion by Planning Commission Vice-Chairperson Marco Lizarraga, seconded by Planning Commission Member Steve Harris and carried unanimously, Planning Commission Meeting Minutes of June 18, 2020.

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst, Planning Commission Member Steven Wong

Noes: None
Absent: None

I. PUBLIC HEARING

2. SUBJECT: Spring Lake Specific Plan, Parkside 3 Project (PLNG 18 -00070) – Request to approve a Tentative Subdivision Map (TSM #5155), General Plan Amendment, Spring Lake Specific Plan Amendment, Planned Development standards, Conditional Use Permit, Site Plan, Design Review, Development Agreement Amendment, and EIR Addendum for two parcels (APN:041-231-028 and 041-243-002) for 97 single family units.

   RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission:

   1. Receive the staff report;
   2. Conduct a public hearing;
   3. Adopt the attached Resolution No. PC# 20-11, recommending that the City Council:
   a) approve a CEQA Addendum;
   b) approve the Amendment to the General Plan;
   c) approve the amendment to the Spring Lake Specific Plan;
   d) approve a Planned Development Overlay and Conditional Use Permit;

e) approve Tentative Subdivision Map #5155;
f) approve Site Plan and Architectural Design Review, and
g) approve the Development Agreement between the City of Woodland and CalAtlantic Group, Inc (Lennar Corporation), to use and develop the Parkside 3 project area located within the Spring Lake Specific Plan Area with Conditions of Approval.

On a motion by Planning Commission Vice-Chairperson Marco Lizarraga, seconded by Planning Commission Member Steve Harris to recommend approval of the Parkside 3 Project to the City Council based on the identified Findings of Fact and subject to the Conditions of approval by taking the following actions:

Adopt the attached Resolution No. PC# 20-11, recommending that the City Council:
a) approve a CEQA Addendum;
b) approve the Amendment to the General Plan;
c) approve the amendment to the Spring Lake Specific Plan;
d) approve a Planned Development Overlay and Conditional Use Permit;
e) approve Tentative Subdivision Map #5155;
f) approve Site Plan and Architectural Design Review, and
g) approve the Development Agreement between the City of Woodland and CalAtlantic Group, Inc (Lennar Corporation), to use and develop the Parkside 3 project area located within the Spring Lake Specific Plan Area with Conditions of Approval.

The motion was carried by a vote of 6-1.

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Steven Wong

Noes: Planning Commission Member Valerie Hurst
Absent: No

J. BUSINESS ITEMS

N

K. STAFF OR COMMISSIONER COMMENTS

Verbal updates provided by Planning Commission Members/Staff.

L. ADJOURNMENT

Meeting adjourned at 8:30 P.M.

Approved by Planning Commission 9/17/2020

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 6, 2020
ITEM #: I.7
SUBJECT: Proclaim October 6-10, 2020 as Fire Prevention Week

Recommendation for Action: Staff recommends the City Council adopt a proclamation and join the National Fire Protection Association in proclaiming October 6-10, 2020 as Fire Prevention Week.

Staff Contact:
Jose Colin, Acting Fire Marshal - (530)661-5859, jose.colin@cityofwoodland.org

Report in Brief:
Fire Prevention Week is dedicated to raising awareness of the dangers of fire and how to prevent it. The City Council has annually recognized Fire Prevention Week in Woodland and the Fire Department has coordinated this recognition with community education and awareness activities. Staff recommends the City Council join the National Fire Protection Association (NFPA) in proclaiming October 6-10, 2020 as Fire Prevention Week.

Background:
Fire Prevention Week was established to commemorate the Great Chicago Fire – the tragic conflagration that killed more than 250 people, left 100,000 people homeless, destroyed more than 17,400 structures, and burned more than 2,000 acres. The fire began on October 8, 1871, but continued into, and did most of its damage on, October 9, 1871; it lasted more than 27 hours. In 1920, President Woodrow Wilson issued the First National Fire Prevention Day proclamation. Since 1922, Fire Prevention Week has been observed on the Sunday through Saturday period in which October 9 falls. According to the National Archives, Fire Prevention Week is the longest running public health and safety observance on record. The President of the United States has signed a proclamation proclaiming a national observance during that week every year since 1925.

This year's theme is, "**Serving Up Fire Safety in the Kitchen**." According to NFPA, cooking is the leading cause of home fires and home fire injuries in the United States. Almost half (44%) of reported home fires started in the kitchen. Two-thirds (66%) of home cooking fires start with the ignition of food or other cooking materials. Additionally, since the beginning of the COVID-19 pandemic, more people are cooking at home and Woodland firefighters have seen a notable rise kitchen fires in the city.

Discussion:
The celebration of Fire Prevention Week has been a long-standing tradition in our community. However, instead of a traditional Open House, the Fire Safety First Grade program, and other typical in-person outreach programs, Woodland Fire Department is going virtual. The "First Grade Program" will be provided to all first grade teachers in the community via YouTube, which will allow an interactive opportunity to provide important safety tips to these students. This presentation will culminate in an invitation to participate in a poster contest, encouraging the students to draw a poster of fire safety and submit to the fire department. Other educational safety tips will be provided via social media posts outlets and press releases.

Conclusion:
Staff recommends the City Council adopt a proclamation and join the National Fire Protection Association in proclaiming October 6-10, 2020 as Fire Prevention Week.

Prepared By: Jose Colin, Acting Fire Marshal

Reviewed By: Eric Zane, Fire Chief



Ken Hiatt
City Manager

Attachments:
1. Proclamation - Fire Prevention Week 2020
2. Poster Contest 2020

CITY OF WOODLAND PROCLAMATION FOR NATIONAL FIRE PREVENTION WEEK - OCTOBER 4-10, 2020

WHEREAS, the Fire Department celebrates the annual Fire Prevention Week in Woodland during October to ensure the safety and security of all those residing in and visiting our community; and

WHEREAS, U.S. fire departments responded to 357,500 home fires causing 2,630 civilian deaths in 2017, according to the National Fire Protection Association® (NFPA®); and

WHEREAS, the fire death rate per 1000 home fires reported to US fire departments was 4 percent higher in 2017 than in 1980; and

WHEREAS, the 2020 Fire Prevention Week™ theme, "Serving up Safety in the Kitchen!™" effectively serves to remind us that we need to take personal steps to increase our safety from fire; and

WHEREAS, two of every five home fires start in the kitchen with 31% of these fires resulting from unattended cooking; and

WHEREAS, children under five face a higher risk of non-fire burns associated with cooking than being burned in a cooking fire

WHEREAS, Woodland's residents should stay in the kitchen when frying food on the stovetop, keep a three-foot kid-free zone around cooking areas and keep anything that can catch fire away from stove tops; and

NOW THEREFORE, the Council of the City of Woodland does hereby proclaim the week of October 4-10, 2020 as Fire Prevention Week in Woodland, and calls upon all citizens and civic organizations to apply safety measures in their homes, to practice their home fire escape plan during Fire Prevention Week, and to support the public safety activities and efforts of the Woodland Fire Department and other emergency services.

PASSED AND ADOPTED this 6th day of October, 2020

_____
Rich Lansburgh, Mayor

_____ _____
Tom Stallard, Mayor Pro Tempore Angel Barajas, Council Member

_____ _____
Enrique Fernandez, Council Member Xochitl Rodriguez, Council Member

The Woodland Fire Department is hosting a

FIRST GRADE FIRE SAFETY POSTER CONTEST!

Fire Prevention Week is October 4- October 10, and the theme is

Serve Up Fire Safety in the Kitchen!™

In honor of the week, we will be holding a poster contest for any interested First Grader in the City of Woodland throughout the whole month of October. The top 5 winners will receive a pizza, (via contact-free delivery) from their local Woodland firefighters!

Contest Rules:

1. Design a poster that highlights an important kitchen safety tip, or your favorite fire safety tips. It could cover anything from cooking safety to smoke alarms in the kitchen. Be creative!
2. Posters can be any size, just make sure they can fit into a photo for submittal purposes.
3. Make sure all posters are hand drawn/colored. No computer generated posters.
4. Nothing but the artwork and the theme are to appear on the front of the poster.
5. Posters are to be completed by first grade students only, and without outside help.
6. Only one submittal per child
7. Submit posters by October 31st
8. Posters will be judged by a panel of Woodland Firefighters and Community Risk Reduction staff.
9. The winners will be announced and notified the first week of November, as well as celebrated on our Facebook page (@WoodlandFD).

Submission Details:

1. Once you are pleased with your poster, snap a photo and send it to fire-prevention@cityofwoodland.org
2. Write "Poster Contest 2020" in the subject line of the email.
3. Be sure to include the child's first name when submitting your poster.

If you need help brainstorming poster topics, visit www.fpw.org

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 6, 2020
ITEM #: I.8
SUBJECT: Quarterly Salary Schedule

Recommendation for Action:
Staff recommends that the City Council approve the City of Woodland Salary Schedule effective October 1, 2020.

Staff Contact:
Sheila McShane, Human Resources Manager, (530) 661 5807, Sheila.mcshane@cityofwoodland.org

Fiscal Impact:
The action to approve the salary schedule has no direct fiscal impact.

Background:
The California Public Employees' Retirement System (CalPERS) now requires that the City Council adopt and approve the salary schedule on a quarterly basis. This staff report serves to meet the CalPERS requirement for the quarter effective October 1, 2020.

Discussion:
The Salary Schedule effective October 1, 2020 is the same as the previous salary schedule. There are no changes to the schedule.

Conclusion:

Staff recommends that the City Council approve the City of Woodland Salary Schedule effective October 1, 2020

Prepared and Reviewed by: Sheila McShane, Human Resources Manager

Ken Hiatt
City Manager

Attachments:
1. 10-01-20 salary schedule

CITY OF WOODLAND - SALARY SCHEDULE
Effective October 1, 2020
REGULAR FULL-TIME EMPLOYEES - MONTHLY SALARY

CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Accountant I *	116	MM	$4,738.52	$4,975.44	$5,224.21	$5,485.42	$5,759.69	$6,047.68		
Accountant II *	120	MM	$5,230.44	$5,491.96	$5,766.54	$6,054.87	$6,357.62	$6,675.50		
Accounting Technician	45	GS	$4,247.93	$4,460.33	$4,683.34	$4,917.52	$5,163.39	$5,421.56		
Administrative Clerk I	28	GS	$2,791.72	$2,931.30	$3,077.87	$3,231.77	$3,393.35	$3,563.02		
Administrative Clerk II	32	GS	$3,081.53	$3,235.61	$3,397.39	$3,567.26	$3,745.62	$3,932.90		
Administrative Clerk III	36	GS	$3,401.44	$3,571.51	$3,750.10	$3,937.61	$4,134.49	$4,341.22		
Administrative Secretary	42	GS	$3,944.63	$4,141.86	$4,348.95	$4,566.40	$4,794.71	$5,034.45		
Administrative Supervisor	47	GS	$4,462.99	$4,686.13	$4,920.44	$5,166.46	$5,424.79	$5,696.03		
Aquatics Coordinator	32	GS	$3,081.53	$3,235.61	$3,397.39	$3,567.26	$3,745.62	$3,932.90		
Aquatics Supervisor	48	GS	$4,574.55	$4,803.28	$5,043.45	$5,295.63	$5,560.40	$5,838.42		
Assistant Engineer *	125	MM	$5,917.75	$6,213.64	$6,524.32	$6,850.54	$7,193.06	$7,552.71		
Assistant Planner *	118	MM	$4,978.39	$5,227.32	$5,488.68	$5,763.12	$6,051.27	$6,353.83		
Associate Civil Engineer *	131	MM	$6,862.77	$7,205.91	$7,566.21	$7,944.52	$8,341.75	$8,758.84		
Associate Engineer *	127	MM	$6,217.34	$6,528.21	$6,854.61	$7,197.35	$7,557.22	$7,935.08		
Associate Planner *	124	MM	$5,773.42	$6,062.09	$6,365.19	$6,683.45	$7,017.63	$7,368.51		
Assist City Manager/Comm & Econ Dev Dir *	Contract		$12,463.47				$16,001.30			
Building Inspection Services Manager *	132	MM	$7,034.34	$7,386.07	$7,755.36	$8,143.13	$8,550.29	$8,977.81		
Building Inspector I	49	GS	$4,688.92	$4,923.37	$5,169.53	$5,428.02	$5,699.41	$5,984.38		
Building Inspector II	53	GS	$5,175.69	$5,434.48	$5,706.20	$5,991.51	$6,291.09	$6,605.64		
Chief Building Official *	140	MM	$8,570.67	$8,999.20	$9,449.16	$9,921.62	$10,417.70	$10,938.59		
Chief Collection Systems Operator *	132	MM	$7,034.34	$7,386.06	$7,755.36	$8,143.13	$8,550.30	$8,977.81		
Chief Plant Operator *	132	MM	$7,034.34	$7,386.06	$7,755.36	$8,143.13	$8,550.30	$8,977.81		
Chief Project Engineer *	145	MM	$9,696.93	$10,181.76	$10,690.87	$11,225.41	$11,786.67	$12,376.00		
Chief Water Systems Operator *	132	MM	$7,034.34	$7,386.07	$7,755.36	$8,143.13	$8,550.29	$8,977.81		
Children's Librarian II *	118	MM	$4,978.39	$5,227.31	$5,488.68	$5,763.13	$6,051.27	$6,353.84		
City Clerk *	Contract		$7,630.73				$10,598.24			
City Engineer *	145	MM	$9,696.93	$10,181.77	$10,690.87	$11,225.40	$11,786.67	$12,376.00		
City Manager *	Contract						$21,000.00			
Code Compliance Officer I	46	GS	$4,354.13	$4,571.84	$4,800.43	$5,040.45	$5,292.47	$5,557.09		
Code Compliance Officer II	50	GS	$4,806.15	$5,046.45	$5,298.77	$5,563.71	$5,841.89	$6,133.99		
Community Development Clerk I	32	GS	$3,081.53	$3,235.61	$3,397.39	$3,567.26	$3,745.62	$3,932.90		
Community Development Clerk II	37	GS	$3,486.48	$3,660.80	$3,843.84	$4,036.04	$4,237.83	$4,449.72		
Community Development Director *	Contract		$9,529.20				$13,810.44			
Community Development Technician I	42	GS	$3,944.63	$4,141.86	$4,348.95	$4,566.40	$4,794.71	$5,034.45		
Community Development Technician II	46	GS	$4,354.13	$4,571.84	$4,800.43	$5,040.45	$5,292.47	$5,557.09		
Community Risk Reduction Specialist I	Base	F	$4,716.13	$4,951.93	$5,199.74	$5,459.73	$5,732.70			
Community Risk Reduction Specialist II	Base	F	$5,071.38	$5,324.97	$5,591.21	$5,870.77	$6,164.32			
Community Risk Reduction Specialist Senior	Base	F	$5,451.74	$5,724.34	$6,010.56	$6,311.08	$6,626.65			
Community Services Director	Contract		$9,449.55				$12,095.70			
Community Services Officer *	Base	P	$3,998.46	$4,198.38	$4,408.29	$4,628.72	$4,860.16	$5,103.17		
Community Services Program Manager *	125	MM	$5,917.75	$6,213.64	$6,524.32	$6,850.54	$7,193.06	$7,552.71		
Conservation Coordinator	46	GS	$4,354.13	$4,571.84	$4,800.43	$5,040.45	$5,292.47	$5,557.09		
Construction Project Manager *	129	MM	$6,532.09	$6,858.69	$7,201.62	$7,561.71	$7,939.80	$8,336.79		
Crime Prevention Specialist *	Base	P	$3,998.46	$4,198.38	$4,408.29	$4,628.72	$4,860.16	$5,103.17		
Deputy Director of Community Development *	Contract		$9,927.40				$12,727.43			
Deputy Fire Chief	Flat	FM	$10,778.28	$11,317.20	$11,883.06	$12,477.21	$13,207.68			
Economic Development Manager *	136	MM	$7,764.60	$8,152.83	$8,560.48	$8,988.50	$9,437.92	$9,909.82		
Electrical / Signs & Markings Supervisor	67	GS	$7,313.12	$7,678.78	$8,062.71	$8,465.85	$8,889.14	$9,333.60		
Electrician's Assistant	43	GS	$4,043.24	$4,245.40	$4,457.67	$4,680.56	$4,914.59	$5,160.32		
Engineering Aide I	33	GS	$3,158.58	$3,316.50	$3,482.33	$3,656.44	$3,839.26	$4,031.22		
Engineering Aide II	37	GS	$3,486.48	$3,660.80	$3,843.84	$4,036.04	$4,237.83	$4,449.72		
Engineering Assistant	56	GS	$5,573.66	$5,852.34	$6,144.96	$6,452.20	$6,774.81	$7,113.55		

CITY OF WOODLAND - SALARY SCHEDULE
Effective October 1, 2020
REGULAR FULL-TIME EMPLOYEES - MONTHLY SALARY

CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Engineering Technician I	44	GS	$4,144.32	$4,351.54	$4,569.12	$4,797.58	$5,037.46	$5,289.33		
Engineering Technician II	48	GS	$4,574.55	$4,803.28	$5,043.45	$5,295.63	$5,560.40	$5,838.42		
Engineering Technician III	52	GS	$5,049.46	$5,301.93	$5,567.03	$5,845.38	$6,137.65	$6,444.53		
Environmental Compliance Inspector I	39	GS	$3,662.97	$3,846.12	$4,038.44	$4,240.35	$4,452.37	$4,674.99		
Environmental Compliance Inspector II	43	GS	$4,043.24	$4,245.40	$4,457.67	$4,680.56	$4,914.59	$5,160.32		
Environmental Compliance Specialist	49	GS	$4,688.92	$4,923.37	$5,169.53	$5,428.02	$5,699.41	$5,984.38		
Environmental Resources Analyst *	127	MM	$6,217.34	$6,528.21	$6,854.61	$7,197.35	$7,557.21	$7,935.07		
Environmental Sustainability Manger *	131	MM	$6,862.77	$7,205.91	$7,566.21	$7,944.52	$8,341.75	$8,758.84		
Equipment Service Clerk	32	GS	$3,081.53	$3,235.61	$3,397.39	$3,567.26	$3,745.62	$3,932.90		
Equipment Service Worker	34	GS	$3,237.54	$3,399.42	$3,569.38	$3,747.85	$3,935.25	$4,132.02		
Executive Assistant - Confidential		C	$4,340.00	$4,557.01	$4,784.86	$5,024.10	$5,275.31	$5,539.07		
Facility Maintenance Worker I	35	GS	$3,318.47	$3,484.40	$3,658.62	$3,841.55	$4,033.64	$4,235.32		
Facility Maintenance Worker II	41	GS	$3,848.41	$4,040.84	$4,242.88	$4,455.02	$4,677.77	$4,911.66		
Facility Maintenance Worker III	45	GS	$4,247.93	$4,460.33	$4,683.34	$4,917.52	$5,163.39	$5,421.56		
Finance Clerk I	32	GS	$3,081.53	$3,235.61	$3,397.39	$3,567.26	$3,745.62	$3,932.90		
Finance Clerk II	37	GS	$3,486.48	$3,660.80	$3,843.84	$4,036.04	$4,237.83	$4,449.72		
Finance Clerk III	41	GS	$3,848.41	$4,040.84	$4,242.88	$4,455.02	$4,677.77	$4,911.66		
Finance Director *	Contract		$9,562.32				$12,275.28			
Finance Officer *	141	MM	$8,784.94	$9,224.17	$9,685.39	$10,169.66	$10,678.15	$11,212.06		
Finance Specialist	41	GS	$3,848.41	$4,040.84	$4,242.88	$4,455.02	$4,677.77	$4,911.66		
Finance Supervisor	54	GS	$5,305.08	$5,570.34	$5,848.85	$6,141.30	$6,448.36	$6,770.78		
Financial Services Manager	136	MM	$7,764.60	$8,152.83	$8,560.48	$8,988.50	$9,437.92	$9,909.82		
Fire Battalion Chief	Flat	FM	$9,448.70	$9,921.12	$10,417.18	$10,938.04	$11,484.94			
Fire Captain	Base	F	$7,475.86	$7,849.64	$8,242.12	$8,654.24	$9,086.94			
Fire Chief **	Contract		$11,305.55				$14,682.50			
Fire Engineer	Base	F	$6,488.22	$6,812.64	$7,153.28	$7,510.94	$7,886.48			
Fire Marshal	Flat	FM	$9,448.70	$9,921.12	$10,417.18	$10,938.04	$11,484.94			
Fire Prevention Specialist I (aka Community Risk R	Base	F	$4,716.13	$4,952.15	$5,199.74	$5,459.73	$5,732.70			
Fire Prevention Specialist II (aka Community Risk F	Base	F	$5,071.38	$5,324.97	$5,591.21	$5,870.77	$6,164.32			
Firefighter	Base	F	$5,716.96	$6,002.79	$6,302.93	$6,618.09	$6,948.98			
Firefighter Recruit	Base	F	$5,145.26							
Fleet & Facilities Manager *	131	MM	$6,862.77	$7,205.92	$7,566.21	$7,944.52	$8,341.76	$8,758.84		
GIS Analyst	62	GS	$6,463.73	$6,786.92	$7,126.26	$7,482.58	$7,856.71	$8,249.54		
GIS Technician I	49	GS	$4,688.92	$4,923.37	$5,169.53	$5,428.01	$5,699.41	$5,984.38		
GIS Technician II	53	GS	$5,175.69	$5,434.48	$5,706.20	$5,991.51	$6,291.09	$6,605.64		
Heavy Equipment Mechanic	46	GS	$4,354.13	$4,571.84	$4,800.43	$5,040.45	$5,292.47	$5,557.09		
Human Resources Analyst I		C	$5,280.69	$5,544.72	$5,821.96	$6,113.06	$6,418.71	$6,579.18		
Human Resources Analyst II		C	$5,974.61	$6,273.34	$6,587.01	$6,916.36	$7,262.18	$7,443.73		
Human Resources Clerk		C	$3,333.78	$3,500.47	$3,675.50	$3,859.27	$4,052.24	$4,254.85		
Human Resources Manager		C	$8,436.95	$8,858.80	$9,301.73	$9,766.82	$10,255.17	$10,511.55		
Human Resources Technician I		C	$3,962.81	$4,160.95	$4,368.98	$4,587.44	$4,816.81	$5,057.65		
Human Resources Technician II		C	$4,418.47	$4,639.39	$4,871.36	$5,114.92	$5,370.67	$5,639.20		
Industrial Electrical/Electronics Technician	58	GS	$5,855.82	$6,148.61	$6,456.04	$6,778.85	$7,117.79	$7,473.68		
Information Technology Analyst	60	GS	$6,152.27	$6,459.89	$6,782.88	$7,122.03	$7,478.13	$7,852.04		
Information Technology Manager *	138	MM	$8,157.68	$8,565.56	$8,993.85	$9,443.53	$9,915.72	$10,411.50		
Information Technology Technician I	48	GS	$4,574.55	$4,803.28	$5,043.45	$5,295.63	$5,560.40	$5,838.42		
Information Technology Technician II	52	GS	$5,049.46	$5,301.93	$5,567.03	$5,845.38	$6,137.65	$6,444.53		
Infrastructure O & M Superintendent *	132	MM	$7,034.34	$7,386.06	$7,755.36	$8,143.13	$8,550.30	$8,977.81		
Junior Engineer *	121	MM	$5,361.19	$5,629.25	$5,910.71	$6,206.24	$6,516.57	$6,842.40		
Junior Planner *	113	MM	$4,400.18	$4,620.18	$4,851.19	$5,093.75	$5,348.45	$5,615.87		
Laboratory & Environmental Compliance Mgr *	129	MM	$6,532.09	$6,858.69	$7,201.62	$7,561.71	$7,939.80	$8,336.79		
Laboratory Supervisor *	127	MM	$6,217.34	$6,528.20	$6,854.61	$7,197.35	$7,557.21	$7,935.07		

CITY OF WOODLAND - SALARY SCHEDULE
Effective October 1, 2020
REGULAR FULL-TIME EMPLOYEES - MONTHLY SALARY

CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Laboratory Technician I	43	GS	$4,043.24	$4,245.40	$4,457.67	$4,680.56	$4,914.59	$5,160.32		
Laboratory Technician II	47	GS	$4,462.99	$4,686.13	$4,920.44	$5,166.46	$5,424.79	$5,696.03		
Librarian I *	114	MM	$4,510.19	$4,735.70	$4,972.48	$5,221.10	$5,482.15	$5,756.26		
Librarian II *	118	MM	$4,978.39	$5,227.31	$5,488.68	$5,763.13	$6,051.27	$6,353.84		
Librarian III *	122	MM	$5,495.22	$5,769.97	$6,058.49	$6,361.40	$6,679.48	$7,013.45		
Library Services Director *	Contract		$8,005.77				$10,277.33			
Library Technical Assistant I	29	GS	$2,861.51	$3,004.59	$3,154.82	$3,312.56	$3,478.19	$3,652.10		
Library Technical Assistant II	33	GS	$3,158.58	$3,316.50	$3,482.33	$3,656.44	$3,839.26	$4,031.22		
Library Technical Assistant III	37	GS	$3,486.48	$3,660.80	$3,843.84	$4,036.04	$4,237.83	$4,449.72		
Light Equipment Mechanic	41	GS	$3,848.41	$4,040.84	$4,242.88	$4,455.02	$4,677.77	$4,911.66		
Literacy Coordinator	46	GS	$4,354.13	$4,571.84	$4,800.43	$5,040.45	$5,292.47	$5,557.09		
Maintenance Supervisor	53	GS	$5,175.69	$5,434.48	$5,706.20	$5,991.51	$6,291.09	$6,605.64		
Maintenance Worker I	35	GS	$3,318.47	$3,484.40	$3,658.62	$3,841.55	$4,033.64	$4,235.32		
Maintenance Worker II	40	GS	$3,754.55	$3,942.29	$4,139.39	$4,346.36	$4,563.68	$4,791.87		
Maintenance Worker III	44	GS	$4,144.32	$4,351.54	$4,569.12	$4,797.58	$5,037.46	$5,289.33		
Management Analyst I *	120	MM	$5,230.43	$5,491.95	$5,766.54	$6,054.87	$6,357.62	$6,675.50		
Management Analyst II *	125	MM	$5,917.74	$6,213.64	$6,524.32	$6,850.54	$7,193.06	$7,552.71		
Marketing and Business Relations Specialist *	120	MM	$5,230.43	$5,491.95	$5,766.54	$6,054.87	$6,357.62	$6,675.50		
Meter Services Technician	46	GS	$4,354.13	$4,571.84	$4,800.43	$5,040.45	$5,292.47	$5,557.09		
Office Manager *	115	MM	$4,622.94	$4,854.08	$5,096.79	$5,351.62	$5,619.21	$5,900.17		
Operations and Maintenance Superintendent *	137	MM	$7,958.73	$8,356.66	$8,774.50	$9,213.22	$9,673.88	$10,157.58		
Park Maintenance Technician	46	GS	$4,354.13	$4,571.84	$4,800.43	$5,040.45	$5,292.47	$5,557.09		
Park Maintenance Worker I	35	GS	$3,318.47	$3,484.40	$3,658.62	$3,841.55	$4,033.64	$4,235.32		
Park Maintenance Worker II	39	GS	$3,662.97	$3,846.12	$4,038.44	$4,240.35	$4,452.37	$4,674.99		
Park Maintenance Worker III	43	GS	$4,043.24	$4,245.40	$4,457.67	$4,680.56	$4,914.59	$5,160.32		
Park Planner *	132	MM	$7,034.34	$7,386.06	$7,755.36	$8,143.13	$8,550.30	$8,977.81		
Park Superintendent *	132	MM	$7,034.34	$7,386.06	$7,755.36	$8,143.13	$8,550.30	$8,977.81		
Park Supervisor	51	GS	$4,926.30	$5,172.62	$5,431.25	$5,702.81	$5,987.95	$6,287.35		
Planning Manager *	140	MM	$8,570.67	$8,999.20	$9,449.16	$9,921.62	$10,417.70	$10,938.59		
Police Captain **	Base	PM	$10,894.49	$11,439.23	$12,011.18	$12,611.75	$13,242.33	$13,904.45	$14,599.68	$15,329.67
Police Chief **	Contract		$13,358.70				$17,427.09			
Police Crime and Intelligence Analyst *	Base	PS	$5,279.81	$5,543.82	$5,821.00	$6,112.05	$6,417.65			
Police Lieutenant **	Base	PM	$9,912.24	$10,407.85	$10,928.25	$11,474.67	$12,048.41	$12,650.83	$13,283.37	$13,947.54
Police Officer **	Base	P	$6,074.57	$6,378.29	$6,697.21	$7,032.08	$7,383.68	$7,752.86	$8,140.51	
Police Officer Recruit (Non-Safety)	Base		$5,467.11							
Police Records Manager *	120	MM	$5,230.43	$5,491.95	$5,766.54	$6,054.87	$6,357.62	$6,675.50		
Police Records Specialist *	Base	P	$3,549.00	$3,726.42	$3,912.75	$4,108.39	$4,313.81			
Police Records Supervisor	Base	PS	$4,952.81	$5,200.44	$5,460.47	$5,733.53	$6,020.21			
Police Sergeant **	Base	PS	$7,237.73	$7,599.62	$7,979.60	$8,378.58	$8,797.52	$9,237.40	$9,699.27	$10,184.23
Pool Facility Technician	46	GS	$4,354.13	$4,571.84	$4,800.43	$5,040.45	$5,292.47	$5,557.09		
Principal Civil Engineer *	141	MM	$8,784.94	$9,224.17	$9,685.39	$10,169.66	$10,678.15	$11,212.06		
Principal Planner *	136	MM	$7,764.60	$8,152.83	$8,560.48	$8,988.50	$9,437.92	$9,909.82		
Principal Utilities Civil Engineer *	141	MM	$8,784.94	$9,224.17	$9,685.39	$10,169.66	$10,678.15	$11,212.06		
Public Works Director *	Contract		$10,740.71				$13,982.76			
Public Works O&M Infrastructure Admin	141	MM	$8,784.94	$9,224.17	$9,685.39	$10,169.66	$10,678.15	$11,212.06		
Purchasing Manager *	123	MM	$5,632.60	$5,914.23	$6,209.94	$6,520.44	$6,846.46	$7,188.78		
Recreation Coordinator	36	GS	$3,401.44	$3,571.51	$3,750.10	$3,937.61	$4,134.49	$4,341.22		
Recreation Superintendent *	131	MM	$6,862.77	$7,205.91	$7,566.21	$7,944.52	$8,341.75	$8,758.84		
Recreation Supervisor	50	GS	$4,806.15	$5,046.45	$5,298.77	$5,563.71	$5,841.89	$6,133.99		
Redevelopment & Housing Analyst I *	120	MM	$5,230.44	$5,491.96	$5,766.54	$6,054.87	$6,357.62	$6,675.50		
Redevelopment & Housing Analyst II *	124	MM	$5,773.42	$6,062.09	$6,365.19	$6,683.45	$7,017.63	$7,368.51		
Redevelopment Manager *	136	MM	$7,764.60	$8,152.83	$8,560.48	$8,988.50	$9,437.92	$9,909.82		

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CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Secretary to City Manager		C	$4,451.28	$4,673.85	$4,907.55	$5,152.92	$5,410.57	$5,681.10		
Senior Accountant *	125	MM	$5,917.75	$6,213.64	$6,524.32	$6,850.54	$7,193.06	$7,552.71		
Senior Application Analyst *	132	MM	$7,034.34	$7,386.06	$7,755.36	$8,143.13	$8,550.30	$8,977.81		
Senior Associate Civil Engineer *	134	MM	$7,390.47	$7,759.99	$8,147.99	$8,555.38	$8,983.16	$9,432.32		
Senior Building Inspector	57	GS	$5,713.00	$5,998.65	$6,298.58	$6,613.50	$6,944.18	$7,291.39		
Senior Building Plans Examiner	58	GS	$5,855.82	$6,148.61	$6,456.04	$6,778.85	$7,117.79	$7,473.68		
Senior Center Manager *	120	MM	$5,230.44	$5,491.96	$5,766.54	$6,054.87	$6,357.62	$6,675.50		
Senior Civil Engineer *	138	MM	$8,157.68	$8,565.56	$8,993.85	$9,443.53	$9,915.72	$10,411.50		
Senior Construction Project Manager *	131	MM	$6,862.77	$7,205.91	$7,566.21	$7,944.52	$8,341.75	$8,758.84		
Senior Engineering Assistant	58	GS	$5,855.82	$6,148.61	$6,456.04	$6,778.85	$7,117.79	$7,473.68		
Senior Equipment Mechanic	50	GS	$4,806.15	$5,046.45	$5,298.77	$5,563.71	$5,841.89	$6,133.99		
Senior Human Resources Analyst		C	$6,870.80	$7,214.34	$7,575.06	$7,953.81	$8,351.51	$8,560.29		
Senior Maintenance Worker	45	GS	$4,247.93	$4,460.33	$4,683.34	$4,917.52	$5,163.39	$5,421.56		
Senior Management Analyst *	131	MM	$6,862.77	$7,205.91	$7,566.21	$7,944.52	$8,341.75	$8,758.84		
Senior Planner *	132	MM	$7,034.34	$7,386.07	$7,755.35	$8,143.13	$8,550.29	$8,977.81		
Senior Police Records Specialist *	Base	P	$3,903.88	$4,099.07	$4,304.03	$4,519.25	$4,745.22			
Senior Signs and Markings Technician	45	GS	$4,247.93	$4,460.33	$4,683.34	$4,917.52	$5,163.39	$5,421.56		
Senior Systems Analyst *	132	MM	$7,034.34	$7,386.06	$7,755.36	$8,143.13	$8,550.30	$8,977.81		
Senior Traffic Signal/Street Lighting Tech	60	GS	$6,152.27	$6,459.89	$6,782.88	$7,122.03	$7,478.13	$7,852.04		
Senior Tree Trimmer	45	GS	$4,247.93	$4,460.33	$4,683.34	$4,917.52	$5,163.39	$5,421.56		
Senior Utilities Maintenance Worker (Sewer)	54	GS	$5,305.08	$5,570.34	$5,848.85	$6,141.30	$6,448.36	$6,770.78		
Senior Utilities Maintenance Worker (Water)	54	GS	$5,305.08	$5,570.34	$5,848.85	$6,141.30	$6,448.36	$6,770.78		
Senior Water Pollution Control Operator	67	GS	$7,313.12	$7,678.78	$8,062.71	$8,465.85	$8,889.14	$9,333.60		
Senior Water System Operator	50	GS	$4,806.15	$5,046.45	$5,298.77	$5,563.71	$5,841.89	$6,133.99		
Senior Water/Wastewater Instrumentation Tech	66	GS	$7,134.75	$7,491.48	$7,866.05	$8,259.35	$8,672.32	$9,105.93		
Signs and Markings Tech I	39	GS	$3,662.97	$3,846.12	$4,038.44	$4,240.35	$4,452.37	$4,674.99		
Signs and Markings Tech II	43	GS	$4,043.24	$4,245.40	$4,457.67	$4,680.56	$4,914.59	$5,160.32		
Social Services Manager *	132	MM	$7,034.34	$7,386.07	$7,755.35	$8,143.13	$8,550.29	$8,977.81		
Sports Manager *	125	MM	$5,917.75	$6,213.64	$6,524.32	$6,850.54	$7,193.06	$7,552.71		
Stock Clerk	32	GS	$3,081.53	$3,235.61	$3,397.39	$3,567.26	$3,745.62	$3,932.90		
Storekeeper	35	GS	$3,318.47	$3,484.40	$3,658.62	$3,841.55	$4,033.64	$4,235.32		
Traffic Signal / Street Lighting Technician	56	GS	$5,573.66	$5,852.34	$6,144.96	$6,452.20	$6,774.81	$7,113.55		
Transportation Engineer *	134	MM	$7,390.47	$7,759.99	$8,147.99	$8,555.38	$8,983.16	$9,432.32		
Treatment Plant Mechanic	54	GS	$5,305.08	$5,570.34	$5,848.85	$6,141.30	$6,448.36	$6,770.78		
Treatment Plant Superintendent	137	MM	$7,958.73	$8,356.66	$8,774.50	$9,213.22	$9,673.88	$10,157.58		
Tree Trimmer I	39	GS	$3,662.97	$3,846.12	$4,038.44	$4,240.35	$4,452.37	$4,674.99		
Tree Trimmer II	43	GS	$4,043.24	$4,245.40	$4,457.67	$4,680.56	$4,914.59	$5,160.32		
Underground Utility Service Locator	46	GS	$4,354.13	$4,571.84	$4,800.43	$5,040.45	$5,292.47	$5,557.09		
Utilities Administrator	141	MM	$8,784.94	$9,224.17	$9,685.39	$10,169.66	$10,678.15	$11,212.06		
Utilities Maintenance Supervisor	53	GS	$5,175.69	$5,434.48	$5,706.20	$5,991.51	$6,291.09	$6,605.64		
Utilities Maintenance Worker I	37	GS	$3,486.48	$3,660.80	$3,843.84	$4,036.04	$4,237.83	$4,449.72		
Utilities Maintenance Worker II	42	GS	$3,944.63	$4,141.86	$4,348.95	$4,566.40	$4,794.71	$5,034.45		
Utilities Maintenance Worker III (Sewer)	46	GS	$4,354.13	$4,571.84	$4,800.43	$5,040.45	$5,292.47	$5,557.09		
Utilities Maintenance Worker III (Water)	46	GS	$4,354.13	$4,571.84	$4,800.43	$5,040.45	$5,292.47	$5,557.09		
Utilities Maintenance Worker IV (Sewer)	50	GS	$4,806.15	$5,046.45	$5,298.77	$5,563.71	$5,841.89	$6,133.99		
Utilities Maintenance Worker IV (Water)	50	GS	$4,806.15	$5,046.45	$5,298.77	$5,563.71	$5,841.89	$6,133.99		
Wastewater Systems Administrator *	141	MM	$8,784.94	$9,224.17	$9,685.39	$10,169.66	$10,678.15	$11,212.06		
Water / Wastewater Instrumental Technician	62	GS	$6,463.73	$6,786.92	$7,126.26	$7,482.58	$7,856.71	$8,249.54		
Water Pollution Control Facility Superintendent *	141	MM	$8,784.94	$9,224.17	$9,685.39	$10,169.66	$10,678.15	$11,212.06		
Water Pollution Control O-I-T	40	GS	$3,754.55	$3,942.29	$4,139.39	$4,346.36	$4,563.68	$4,791.87		
Water Pollution Control Operator I	51	GS	$4,926.30	$5,172.62	$5,431.25	$5,702.81	$5,987.95	$6,287.35		
Water Pollution Control Operator II	55	GS	$5,437.71	$5,709.60	$5,995.08	$6,294.83	$6,609.57	$6,940.04		

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Water Pollution Control Operator III	59	GS	$6,002.22	$6,302.32	$6,617.44	$6,948.31	$7,295.74	$7,660.52		
Water Pollution Control Operator IV	63	GS	$6,625.32	$6,956.59	$7,304.41	$7,669.63	$8,053.11	$8,455.76		
Water Systems Administrator *	141	MM	$8,784.94	$9,224.17	$9,685.39	$10,169.66	$10,678.15	$11,212.06		
Water Systems Operator I	40	GS	$3,754.55	$3,942.29	$4,139.39	$4,346.36	$4,563.68	$4,791.87		
Water Systems Operator II	45	GS	$4,247.93	$4,460.33	$4,683.34	$4,917.52	$5,163.39	$5,421.56		

* Employee pays PERS Misc. Member Contribution of 8%
** Employee pays PERS Safety Member Contribution of 9%
Note: If Temporary Employee is hired into a regular classified position paying the PERS Member Share, that Employee's salary is 8% less for Misc. or 9% less for Safety.
Effective July 1, 2019 for MMPA classifications, Step F will be 2.5% above Step E

TEMPORARY / PART-TIME / SEASONAL EMPLOYEES - HOURLY WAGES ***

CLASSIFICATION			A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Accountant I *	116	MM	25.15	26.41	27.73	29.12	30.57	32.10		
Accountant II *	120	MM	27.76	29.15	30.61	32.14	33.74	35.43		
Accounting Technician	45	GS	24.51	25.73	27.02	28.37	29.79	31.28		
Administrative Clerk I	28	GS	16.11	16.91	17.76	18.65	19.58	20.56		
Administrative Clerk II	32	GS	17.78	18.67	19.60	20.58	21.61	22.69		
Administrative Clerk III	36	GS	19.62	20.61	21.64	22.72	23.85	25.05		
Administrative Secretary	42	GS	22.76	23.90	25.09	26.35	27.66	29.05		
Administrative Supervisor	47	GS	25.75	27.04	28.39	29.81	31.30	32.86		
Aquatics Coordinator	32	GS	17.78	18.67	19.60	20.58	21.61	22.69		
Aquatics Supervisor	48	GS	26.39	27.71	29.10	30.55	32.08	33.68		
Assistant Engineer *	125	MM	31.41	32.98	34.63	36.36	38.18	40.09		
Assistant Planner *	118	MM	26.42	27.75	29.13	30.59	32.12	33.72		
Associate Civil Engineer *	131	MM	36.43	38.25	40.16	42.17	44.28	46.49		
Associate Engineer *	127	MM	33.00	34.65	36.38	38.20	40.11	42.12		
Associate Planner *	124	MM	30.64	32.18	33.79	35.47	37.25	39.11		
Assist City Manager/Comm & Econ Dev Dir *	Contract		66.15				84.93			
Building Inspection Services Manager *	132	MM	37.34	39.20	41.16	43.22	45.38	47.65		
Building Inspector I	49	GS	27.05	28.40	29.82	31.32	32.88	34.53		
Building Inspector II	53	GS	29.86	31.35	32.92	34.57	36.30	38.11		
Chief Building Official *	140	MM	45.49	47.77	50.15	52.66	55.30	58.06		
Chief Collection Systems Operator *	132	MM	37.34	39.20	41.16	43.22	45.38	47.65		
Chief Plant Operator *	132	MM	37.34	39.20	41.16	43.22	45.38	47.65		
Chief Project Engineer *	145	MM	51.47	54.04	56.74	59.58	62.56	65.69		
Chief Water Systems Operator *	132	MM	37.34	39.20	41.16	43.22	45.38	47.65		
Children's Librarian II *	118	MM	26.42	27.75	29.13	30.59	32.12	33.72		
City Clerk *	Contract		40.50				56.25			
City Engineer *	145	MM	51.47	54.04	56.74	59.58	62.56	65.69		
City Manager *	Contract						121.16			
Code Compliance Officer I	46	GS	25.12	26.38	27.70	29.08	30.53	32.06		
Code Compliance Officer II	50	GS	27.73	29.11	30.57	32.10	33.70	35.39		
Community Development Clerk I	32	GS	17.78	18.67	19.60	20.58	21.61	22.69		
Community Development Clerk II	37	GS	20.11	21.12	22.18	23.29	24.45	25.67		
Community Development Director *	Contract		50.58				73.30			
Community Development Technician I	42	GS	22.76	23.90	25.09	26.35	27.66	29.05		
Community Development Technician II	46	GS	25.12	26.38	27.70	29.08	30.53	32.06		
Community Risk Reduction Specialist I	Base	F	27.21	28.57	30.00	31.50	33.07	0.00		
Community Risk Reduction Specialist II	Base	F	29.26	30.72	32.26	33.87	35.56	0.00		
Community Risk Reduction Specialist Senior	Base	F	31.45	33.03	34.68	36.41	38.23	0.00		

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Community Services Director	Contract		54.52	0.00	0.00	0.00	69.78	0.00		
Community Services Officer *	Base	P	21.22	22.28	23.40	24.57	25.80	27.09		
Community Services Program Manager *	125	MM	31.41	32.98	34.63	36.36	38.18	40.09		
Conservation Coordinator	46	GS	25.12	26.38	27.70	29.08	30.53	32.06		
Construction Project Manager *	129	MM	34.67	36.40	38.22	40.14	42.14	44.25		
Crime Prevention Specialist *	Base	P	21.22	22.28	23.40	24.57	25.80	27.09		
Deputy Director of Community Development *	Contract		57.27				73.43			
Deputy Fire Chief	Flat	FM	62.18	65.29	68.56	71.99	76.20			
Economic Development Manager *	136	MM	41.21	43.27	45.44	47.71	50.09	52.60		
Electrical / Signs & Markings Supervisor	67	GS	42.19	44.30	46.52	48.84	51.28	53.85		
Electrician's Assistant	43	GS	23.33	24.49	25.72	27.00	28.35	29.77		
Engineering Aide I	33	GS	18.22	19.13	20.09	21.10	22.15	23.26		
Engineering Aide II	37	GS	20.11	21.12	22.18	23.29	24.45	25.67		
Engineering Assistant	56	GS	32.16	33.76	35.45	37.22	39.09	41.04		
Engineering Technician I	44	GS	23.91	25.11	26.36	27.68	29.06	30.52		
Engineering Technician II	48	GS	26.39	27.71	29.10	30.55	32.08	33.68		
Engineering Technician III	52	GS	29.13	30.59	32.12	33.72	35.41	37.18		
Environmental Compliance Inspector I	39	GS	21.13	22.19	23.30	24.46	25.69	26.97		
Environmental Compliance Inspector II	43	GS	23.33	24.49	25.72	27.00	28.35	29.77		
Environmental Compliance Specialist	49	GS	27.05	28.40	29.82	31.32	32.88	34.53		
Environmental Resources Analyst *	127	MM	33.00	34.65	36.38	38.20	40.11	42.12		
Environmental Sustainability Manger *	131	MM	36.43	38.25	40.16	42.17	44.28	46.49		
Equipment Service Clerk	32	GS	17.78	18.67	19.60	20.58	21.61	22.69		
Equipment Service Worker	34	GS	18.68	19.61	20.59	21.62	22.70	23.84		
Executive Assistant - Confidential		C	25.04	26.29	27.61	28.99	30.44	31.96		
Facility Maintenance Worker I	35	GS	19.15	20.10	21.11	22.16	23.27	24.43		
Facility Maintenance Worker II	41	GS	22.20	23.31	24.48	25.70	26.99	28.34		
Facility Maintenance Worker III	45	GS	24.51	25.73	27.02	28.37	29.79	31.28		
Finance Clerk I	32	GS	17.78	18.67	19.60	20.58	21.61	22.69		
Finance Clerk II	37	GS	20.11	21.12	22.18	23.29	24.45	25.67		
Finance Clerk III	41	GS	22.20	23.31	24.48	25.70	26.99	28.34		
Finance Director *	Contract		55.17	0.00	0.00	0.00	70.82	0.00		
Finance Officer *	141	MM	46.63	48.96	51.41	53.98	56.68	59.51		
Finance Specialist	41	GS	22.20	23.31	24.48	25.70	26.99	28.34		
Finance Supervisor	54	GS	30.61	32.14	33.74	35.43	37.20	39.06		
Financial Services Manager	136	MM	41.21	43.27	45.44	47.71	50.09	52.60		
Fire Battalion Chief	Flat	FM	54.51	57.24	60.10	63.11	66.26	0.00		
Fire Captain	Base	F	43.13	45.29	47.55	49.93	52.43	0.00		
Fire Chief **	Contract		65.23	0.00	0.00	0.00	84.71	0.00		
Fire Engineer	Base	F	37.43	39.30	41.27	43.33	45.50	0.00		
Fire Marshal	Flat	FM	54.51	57.24	60.10	63.11	66.26	0.00		
Fire Prevention Specialist I	Base	F	27.21	28.57	30.00	31.50	33.07	0.00		
Fire Prevention Specialist II	Base	F	29.26	30.72	32.26	33.87	35.56	0.00		
Firefighter	Base	F	32.98	34.63	36.36	38.18	40.09	0.00		
Firefighter Recruit	Base	F	29.68	0.00	0.00	0.00	0.00	0.00		
Fleet & Facilities Manager *	131	MM	36.43	38.25	40.16	42.17	44.28	46.49		
GIS Analyst	62	GS	37.29	39.16	41.11	43.17	45.33	47.59		
GIS Technician I	49	GS	27.05	28.40	29.82	31.32	32.88	34.53		
GIS Technician II	53	GS	29.86	31.35	32.92	34.57	36.30	38.11		
Heavy Equipment Mechanic	46	GS	25.12	26.38	27.70	29.08	30.53	32.06		
Human Resources Analyst I		C	30.47	31.99	33.59	35.27	37.03	37.96		
Human Resources Analyst II		C	34.47	36.19	38.00	39.90	41.90	42.95		

CITY OF WOODLAND - SALARY SCHEDULE
Effective October 1, 2020
REGULAR FULL-TIME EMPLOYEES - MONTHLY SALARY

CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Human Resources Clerk		C	19.23	20.20	21.21	22.27	23.38	24.55		
Human Resources Manager		C	48.68	51.11	53.66	56.35	59.17	60.64		
Human Resources Technician I		C	22.86	24.01	25.21	26.47	27.79	29.18		
Human Resources Technician II		C	25.49	26.77	28.10	29.51	30.99	32.53		
Industrial Electrical/Electronics Technician	58	GS	33.78	35.47	37.25	39.11	41.06	43.12		
Information Technology Analyst	60	GS	35.49	37.27	39.13	41.09	43.14	45.30		
Information Technology Manager *	138	MM	43.30	45.46	47.74	50.12	52.63	55.26		
Information Technology Technician I	48	GS	26.39	27.71	29.10	30.55	32.08	33.68		
Information Technology Technician II	52	GS	29.13	30.59	32.12	33.72	35.41	37.18		
Infrastructure O & M Superintendent *	132	MM	37.34	39.20	41.16	43.22	45.38	47.65		
Junior Engineer *	121	MM	28.46	29.88	31.37	32.94	34.59	36.32		
Junior Planner *	113	MM	23.36	24.52	25.75	27.04	28.39	29.81		
Laboratory & Environmental Compliance Mgr *	129	MM	34.67	36.40	38.22	40.14	42.14	44.25		
Laboratory Supervisor *	127	MM	33.00	34.65	36.38	38.20	40.11	42.12		
Laboratory Technician I	43	GS	23.33	24.49	25.72	27.00	28.35	29.77		
Laboratory Technician II	47	GS	25.75	27.04	28.39	29.81	31.30	32.86		
Librarian I *	114	MM	23.94	25.14	26.39	27.71	29.10	30.55		
Librarian II *	118	MM	26.42	27.75	29.13	30.59	32.12	33.72		
Librarian III *	122	MM	29.17	30.63	32.16	33.77	35.45	37.23		
Library Services Director *	Contract		42.49				54.55			
Library Technical Assistant I	29	GS	16.51	17.33	18.20	19.11	20.07	21.07		
Library Technical Assistant II	33	GS	18.22	19.13	20.09	21.10	22.15	23.26		
Library Technical Assistant III	37	GS	20.11	21.12	22.18	23.29	24.45	25.67		
Light Equipment Mechanic	41	GS	22.20	23.31	24.48	25.70	26.99	28.34		
Literacy Coordinator	46	GS	25.12	26.38	27.70	29.08	30.53	32.06		
Maintenance Supervisor	53	GS	29.86	31.35	32.92	34.57	36.30	38.11		
Maintenance Worker I	35	GS	19.15	20.10	21.11	22.16	23.27	24.43		
Maintenance Worker II	40	GS	21.66	22.74	23.88	25.08	26.33	27.65		
Maintenance Worker III	44	GS	23.91	25.11	26.36	27.68	29.06	30.52		
Management Analyst I *	120	MM	27.76	29.15	30.61	32.14	33.74	35.43		
Management Analyst II *	125	MM	31.41	32.98	34.63	36.36	38.18	40.09		
Marketing and Business Relations Specialist *	120	MM	27.76	29.15	30.61	32.14	33.74	35.43		
Meter Services Technician	46	GS	25.12	26.38	27.70	29.08	30.53	32.06		
Office Manager *	115	MM	24.54	25.76	27.05	28.41	29.83	31.32		
Operations and Maintenance Superintendent *	137	MM	42.24	44.36	46.57	48.90	51.35	53.91		
Park Maintenance Technician	46	GS	25.12	26.38	27.70	29.08	30.53	32.06		
Park Maintenance Worker I	35	GS	19.15	20.10	21.11	22.16	23.27	24.43		
Park Maintenance Worker II	39	GS	21.13	22.19	23.30	24.46	25.69	26.97		
Park Maintenance Worker III	43	GS	23.33	24.49	25.72	27.00	28.35	29.77		
Park Planner *	132	MM	37.34	39.20	41.16	43.22	45.38	47.65		
Park Superintendent *	132	MM	37.34	39.20	41.16	43.22	45.38	47.65		
Park Supervisor	51	GS	28.42	29.84	31.33	32.90	34.55	36.27		
Planning Manager *	140	MM	45.49	47.77	50.15	52.66	55.30	58.06		
Police Captain **	Base	PM	57.83	60.72	63.75	66.94	70.29	73.80	77.49	81.37
Police Chief **	Contract		77.07				100.54			
Police Crime and Intelligence Analyst *	Base	PS	28.02	29.43	30.90	32.44	34.06			
Police Lieutenant **	Base	PM	52.61	55.24	58.00	60.91	63.95	67.15	70.51	74.03
Police Officer **	Base	P	32.24	33.85	35.55	37.32	39.19	41.15	43.21	0.00
Police Officer Recruit (Non-Safety)	Base		29.02							
Police Records Manager *	120	MM	27.76	29.15	30.61	32.14	33.74	35.43		
Police Records Specialist *	Base	P	18.84	19.78	20.77	21.81	22.90			
Police Records Supervisor	Base	PS	26.29	27.60	28.98	30.43	31.95			

CITY OF WOODLAND - SALARY SCHEDULE
Effective October 1, 2020
REGULAR FULL-TIME EMPLOYEES - MONTHLY SALARY

CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Police Sergeant **	Base	PS	38.42	40.34	42.35	44.47	46.70	49.03	51.48	54.06
Pool Facility Technician	46	GS	25.12	26.38	27.70	29.08	30.53	32.06		
Principal Civil Engineer *	141	MM	46.63	48.96	51.41	53.98	56.68	59.51		
Principal Planner *	136	MM	41.21	43.27	45.44	47.71	50.09	52.60		
Principal Utilities Civil Engineer *	141	MM	46.63	48.96	51.41	53.98	56.68	59.51		
Public Works Director *	Contract		57.01				74.22			
Public Works O&M Infrastructure Admin	141	MM	46.63	48.96	51.41	53.98	56.68	59.51		
Purchasing Manager *	123	MM	29.90	31.39	32.96	34.61	36.34	38.16		
Recreation Coordinator	36	GS	19.62	20.61	21.64	22.72	23.85	25.05		
Recreation Superintendent *	131	MM	36.43	38.25	40.16	42.17	44.28	46.49		
Recreation Supervisor	50	GS	27.73	29.11	30.57	32.10	33.70	35.39		
Redevelopment & Housing Analyst I *	120	MM	27.76	29.15	30.61	32.14	33.74	35.43		
Redevelopment & Housing Analyst II *	124	MM	30.64	32.18	33.79	35.47	37.25	39.11		
Redevelopment Manager *	136	MM	41.21	43.27	45.44	47.71	50.09	52.60		
Secretary to City Manager		C	25.68	26.97	28.31	29.73	31.22	32.78		
Senior Accountant *	125	MM	31.41	32.98	34.63	36.36	38.18	40.09		
Senior Application Analyst *	132	MM	37.34	39.20	41.16	43.22	45.38	47.65		
Senior Associate Civil Engineer *	134	MM	39.23	41.19	43.25	45.41	47.68	50.06		
Senior Building Inspector	57	GS	32.96	34.61	36.34	38.16	40.06	42.07		
Senior Building Plans Examiner	58	GS	33.78	35.47	37.25	39.11	41.06	43.12		
Senior Center Manager *	120	MM	27.76	29.15	30.61	32.14	33.74	35.43		
Senior Civil Engineer *	138	MM	43.30	45.46	47.74	50.12	52.63	55.26		
Senior Construction Project Manager *	131	MM	36.43	38.25	40.16	42.17	44.28	46.49		
Senior Engineering Assistant	58	GS	33.78	35.47	37.25	39.11	41.06	43.12		
Senior Equipment Mechanic	50	GS	27.73	29.11	30.57	32.10	33.70	35.39		
Senior Human Resources Analyst		C	39.64	41.62	43.70	45.89	48.18	49.39		
Senior Maintenance Worker	45	GS	24.51	25.73	27.02	28.37	29.79	31.28		
Senior Management Analyst *	131	MM	36.43	38.25	40.16	42.17	44.28	46.49		
Senior Planner *	132	MM	37.34	39.20	41.16	43.22	45.38	47.65		
Senior Police Records Specialist *	Base	P	22.52	23.65	24.83	26.07	27.38	0.00		
Senior Signs and Markings Technician	45	GS	24.51	25.73	27.02	28.37	29.79	31.28		
Senior Systems Analyst *	132	MM	37.34	39.20	41.16	43.22	45.38	47.65		
Senior Traffic Signal/Street Lighting Tech	60	GS	35.49	37.27	39.13	41.09	43.14	45.30		
Senior Tree Trimmer	45	GS	24.51	25.73	27.02	28.37	29.79	31.28		
Senior Utilities Maintenance Worker (Sewer)	54	GS	30.61	32.14	33.74	35.43	37.20	39.06		
Senior Utilities Maintenance Worker (Water)	54	GS	30.61	32.14	33.74	35.43	37.20	39.06		
Senior Water Pollution Control Operator	67	GS	42.19	44.30	46.52	48.84	51.28	53.85		
Senior Water System Operator	50	GS	27.73	29.11	30.57	32.10	33.70	35.39		
Senior Water/Wastewater Instrumentation Tech	66	GS	41.16	43.22	45.38	47.65	50.03	52.54		
Signs and Markings Tech I	39	GS	21.13	22.19	23.30	24.46	25.69	26.97		
Signs and Markings Tech II	43	GS	23.33	24.49	25.72	27.00	28.35	29.77		
Social Services Manager *	132	MM	37.34	39.20	41.16	43.22	45.38	47.65		
Sports Manager *	125	MM	31.41	32.98	34.63	36.36	38.18	40.09		
Stock Clerk	32	GS	17.78	18.67	19.60	20.58	21.61	22.69		
Storekeeper	35	GS	19.15	20.10	21.11	22.16	23.27	24.43		
Traffic Signal / Street Lighting Technician	56	GS	32.16	33.76	35.45	37.22	39.09	41.04		
Transportation Engineer *	134	MM	39.23	41.19	43.25	45.41	47.68	50.06		
Treatment Plant Mechanic	54	GS	30.61	32.14	33.74	35.43	37.20	39.06		
Treatment Plant Superintendent	137	MM	45.92	48.21	50.62	53.15	55.81	58.60		
Tree Trimmer I	39	GS	21.13	22.19	23.30	24.46	25.69	26.97		
Tree Trimmer II	43	GS	23.33	24.49	25.72	27.00	28.35	29.77		
Underground Utility Service Locator	46	GS	25.12	26.38	27.70	29.08	30.53	32.06		

CITY OF WOODLAND - SALARY SCHEDULE
Effective October 1, 2020
REGULAR FULL-TIME EMPLOYEES - MONTHLY SALARY

CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Utilities Administrator*	141	MM	46.63	48.96	51.41	53.98	56.68	59.51		
Utilities Maintenance Supervisor	53	GS	29.86	31.35	32.92	34.57	36.30	38.11		
Utilities Maintenance Worker I	37	GS	20.11	21.12	22.18	23.29	24.45	25.67		
Utilities Maintenance Worker II	42	GS	22.76	23.90	25.09	26.35	27.66	29.05		
Utilities Maintenance Worker III (Sewer)	46	GS	25.12	26.38	27.70	29.08	30.53	32.06		
Utilities Maintenance Worker III (Water)	46	GS	25.12	26.38	27.70	29.08	30.53	32.06		
Utilities Maintenance Worker IV (Sewer)	50	GS	27.73	29.11	30.57	32.10	33.70	35.39		
Utilities Maintenance Worker IV (Water)	50	GS	27.73	29.11	30.57	32.10	33.70	35.39		
Wastewater Systems Administrator *	141	MM	46.63	48.96	51.41	53.98	56.68	59.51		
Water / Wastewater Instrumental Technician	62	GS	37.29	39.16	41.11	43.17	45.33	47.59		
Water Pollution Control Facility Superintendent *	141	MM	46.63	48.96	51.41	53.98	56.68	59.51		
Water Pollution Control O-I-T	40	GS	21.66	22.74	23.88	25.08	26.33	27.65		
Water Pollution Control Operator I	51	GS	28.42	29.84	31.33	32.90	34.55	36.27		
Water Pollution Control Operator II	55	GS	31.37	32.94	34.59	36.32	38.13	40.04		
Water Pollution Control Operator III	59	GS	34.63	36.36	38.18	40.09	42.09	44.20		
Water Pollution Control Operator IV	63	GS	38.22	40.13	42.14	44.25	46.46	48.78		
Water Systems Administrator *	141	MM	46.63	48.96	51.41	53.98	56.68	59.51		
Water Systems Operator I	40	GS	21.66	22.74	23.88	25.08	26.33	27.65		
Water Systems Operator II	45	GS	24.51	25.73	27.02	28.37	29.79	31.28		

TEMPORARY PART-TIME EMPLOYEES - HOURLY WAGES

			A STEP	B STEP	C STEP	D STEP	E STEP
Activity Leader I			$13.00	$13.25	$13.50	$13.75	$14.00
Activity Leader II			$13.75	$14.00	$14.25	$14.50	$14.75
Activity Manager			$14.25	$14.50	$14.75	$15.00	$15.25
Cashier			$13.00	$13.25	$13.50	$13.75	$14.00
Counselor			$13.00	$13.25	$13.50	$13.75	$14.00
Intern			$13.00	$13.50	$14.00	$14.50	$15.00
Library Page			$13.00	$13.25	$13.50	$13.75	$14.00
Lifeguard / Aide			$14.25	$14.50	$14.75	$15.00	$15.25
Lifeguard / Instructor			$14.75	$15.00	$15.25	$15.50	$15.75
Pool Manager			$16.00	$16.25	$16.50	$16.75	$17.00
Recreation Facility Aide			$15.75	$16.00	$16.25	$16.50	$16.75
Special Program Coordinator			$15.50	$15.75	$16.00	$16.25	$16.50
Swim Instructor Aide			$13.00	$13.25	$13.50	$13.75	$14.00

Approved by City Council: October 5, 2020

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 6, 2020
ITEM #: I.9
SUBJECT: Gracie Hiddleson Park Expansion Project Grant Application and CEQA Exemption

Recommendation for Action: Staff recommends that the City Council approve the filing of an application for the Statewide Park Development and Community Revitalization Program Grant Funds and adopt Resolution No. _____, approving a notice of exemption for filing of an application for the Statewide Park Development and Community Revitalization Program for the Gracie Hiddleson Park Expansion Project, and Resolution No. _____, approving the application for the Statewide Park Development and Community Revitalization Program Grant Funds.

Staff Contact:
Jenna Moncrief, Management Analyst, (530) 661-2023, jenna.moncrief@cityofwoodland.org

Fiscal Impact:
The Statewide Park Development and Community Revitalization Program Grant does not require matching funds. The primary fiscal impact for the City of Woodland will be in staff time, which Staff recommends identifying as in-kind funds. Staff anticipates requesting about $1.3 million in grant funds, dependent on the final components included in the proposed project and the level of effort available from volunteers to complete project construction.

In addition, the new recreation structures and landscaping will require on-going maintenance. The proposed project will be in operation for a minimum of 30-years after development (a grant requirement). These costs will result in a minimal impact to the general fund parks maintenance budget.

Background:
The Parks and Water Bond Act of 2018 (Proposition 68) provides funding for the California Department of Parks and Recreation's competitive Statewide Park Program (SPP), among other programs. The SPP aims to create new parks and new recreation opportunities in critically underserved communities across California. A key goal of the grant is to create new park space (i.e. not to replace existing equipment or amenities that are in need of replacement).

Although unsuccessful in being awarded a grant, an application was submitted in August 2019 for the expansion of Gracie Hiddleson Park, during the third round of the SPP Proposition 68 grant process. The project site was once home to Hiddleson Pool, which operated in Woodland for 60-years until 2008. The pool was demolished in 2017 after an assessment found it cost-prohibitive to reopen the pool. In 2018, the adjacent Southland Park was renamed Gracie Hiddleson Park in remembrance of the impact both the pool and Gracie Hiddleson herself had on the community. The site is currently an empty lot at approximately 0.8-acres.

Based on public input received after the pool was demolished and during the grant application process in 2019, the project application included the following features: an outdoor fitness court, a playground for children ages 7-12 with ADA compliant recreation features, a new ADA compliant restroom, native landscaping, tree plantings with a tree dedicated to Gracie Hiddleson, and a public art project. Adding a new playground and

fitness court that can be used by youth and adults meets the City's goal of creating additional recreational opportunities for the public. The fitness court is a unique recreational feature that allows individuals to work out using their body weight, as well as completing workouts that they can follow through an app on their phone or tablet. The goal of the playground is to add a feature to the park that is better suited for older children where they can improve their physical strength and agility with large climbing/hanging features (such as a climbing net or zip line). Staff developed partnerships with several organizations willing to participate on the project, including the Bee City USA – Woodland Advisory Committee, the UC Master Gardeners of Yolo County, Douglass Middle School, YMCA, and the National Fitness Campaign.

Discussion:
The fourth round of the SPP is now underway. After further deliberation across City departments, Staff intends to resubmit the application for the expansion of Gracie Hiddleson Park. Staff recently held a conference call with a Project Officer from the State of California Department of Parks and Recreation who reviewed the strengths and weaknesses of the third round application. When Staff inquired whether or not to resubmit an application for the same project, the Project Officer encouraged Staff to do so. The application for the fourth round of the SPP is due on December 14, 2020 with a total of $395,300,000 available statewide. If awarded the grant, the project will be completed and open to the public by March 2025.

Staff anticipates submitting an application very similar to the one that was submitted last year in August 2019. Staff is reaching out to the same organizations who committed to partnerships in 2019. The grant application is expected to include the same features as before, but this may change depending on the participation of these organizations.

On September 28,2020, the Parks and Recreation Commission received a report on the Gracie Hiddleson Park Expantion Project. The Commission recommended that the City Council approve the filing of the Gracie Hiddleson Park Project application for the SPP.

The proposed Grace Hiddleson Park Expansion Project is categorically exempt from the California Environmental Quality Act ("CEQA") because the park improvements detailed in the grant application involve minor alterations to land as described in State CEQA Guidelines Section 15061(b). A Notice of Exemption will be filed within five (5) days of approval of the resolution pursuant to CEQA, the State CEQA Guidelines and the Agency's Local CEQA Guidelines.

Conclusion:
Staff recommends that the City Council approve the filing of an application for the Statewide Park Development and Community Revitalization Program Grant Funds and adopt Resolution No. _____, approving a notice of exemption for filing of an application for the Statewide Park Development and Community Revitalization Program for the Gracie Hiddleson Park Expansion Project, and Resolution No. _____, approving the application for the Statewide Park Development and Community Revitalization Program Grant Funds.

Ken Hiatt
City Manager

Attachments:
1. Resolution_SPP Application 2020_CEQA

2. Authorizing_Resolution_SPP Grant Application 2020
3. Conceptual Site Plan

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A NOTICE OF EXEMPTION FOR FILING OF AN APPLICATION FOR THE STATEWIDE PARK DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM FOR THE GRACIE HIDDLESON PARK EXPANSION PROJECT.

WHEREAS, the City of Woodland ("City") has identified the need to repurpose a vacant City-owned lot adjacent to Gracie Hiddleson Park for outdoor recreational uses; and

WHEREAS, the City will file an application for the Proposition 68 Statewide Park Development and Community Revitalization Program for the Gracie Hiddleson Park Expansion Project; and

WHEREAS, approval of the proposed Grace Hiddleson Park Expansion Project is categorically exempt from the California Environmental Quality Act ("CEQA") because the park improvements detailed in the grant application involve minor alterations to land as described in State CEQA Guidelines Section 15061(b); and

WHEREAS, pursuant to the foregoing, the City Council has determined that a Notice of Exemption for submittal of the Proposition 68 grant applicant and the Gracie Hiddleson Park Expansion Project should be filed pursuant to CEQA, the State CEQA Guidelines and the Agency's Local CEQA Guidelines.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND DOES HEREBY RESOLVE AND FIND AS FOLLOWS: The City Council hereby directs City staff to file a Notice of Exemption within five (5) days following the approval of this Resolution.

PASSED AND ADOPTED by the City Council this 6th day of October, 2020, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Rich Lansburgh, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, Interim City Attorney

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
Approving the Application for
STATEWIDE PARK DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM GRANT FUNDS

WHEREAS, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Statewide Park Development and Community Revitalization Grant Program, setting up necessary procedures governing the application; and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the Applicant to certify by resolution the approval of the application before submission of said application to the State; and

WHEREAS, successful Applicants will enter into a contract with the State of California to complete the Grant Scope project;

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

APPROVES THE FILING OF AN APPLICATION FOR THE GRACIE HIDDLESON PARK EXPANSION PROJECT AND

1. Certifies that said Applicant has or will have available, prior to commencement of any work on the project included in this application, the sufficient funds to complete the project if the grant is awarded; and
2. Certifies that if the project is awarded, the Applicant has or will have sufficient funds to operate and maintain the project, and
3. Certifies that the Applicant has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Grant Administration Guide; and
4. Delegates the authority to the City Manager to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the Grant Scope; and
5. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.
6. Will consider promoting inclusion per Public Resources Code §80001(b)(8 A-G).

Approved and adopted the 6th day of October 2020

I, the undersigned, hereby certify that the foregoing Resolution Number _____ was duly adopted by the City Council following a roll call vote:

Ayes:

Noes:

Absent:

Abstain:

_____

Rich Lansburgh, Mayor

ATTEST:

_____

Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

_____

Ethan Walsh, Interim City Attorney



HIDDLESON PARK

CONCEPTUAL SITE PLAN

WOODLAND, CA

JUNE 21, 2019

0 5' 10' 20'

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 6, 2020
ITEM #: I.10
SUBJECT: Authorize the purchase of washer/compactor/screen and other associated parts from JWC Environmental to make repair to screenings system at the Water Pollution Control Facility.

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing a contract with JWC for washer/compactor/screen and other associated parts for repairing the influent screens and washer from JWC Environmental with an amount not-to-exceed $115,000.

Staff Contact
Shane Carlsen, Chief Plant Operator, (530) 661-2054, shane.carlsen@cityofwoodland.org.

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

Fiscal Impact
No additional funds are being requested for this procurement. The approved FY 21 budget includes funds for equipment repair/replacement at the Water Pollution Control Facility (WPCF).

Background
The rag washer/compactor/screenings units are the initial step in the primary treatment at the WPCF. These units remove unwanted inorganic material from the effluent so it can be disposed of properly at the landfill. The effective removal of this material is particularly important to the downstream treatment process, and maintaining a reliable rag washer/compactor/screenings system is critical. This step is also required process in the City's National Pollutant Discharge Elimination System (NPDES) permit with the Regional Water Quality Control Board (RWQCB) to regulate effluent quality.
Since 2014, the two JWC units at the WPCF have filtered the effluent and efficiently removed material detrimental to the treatment process. They have functioned effectively and reliably 24 hours a day, 7 days a week. Certain internal components have reached the end of their useful life and require replacement to insure ongoing dependable operation. Replacement parts are not interchangeable must be purchased from the original equipment manufacturer, in this case JWC Environmental.

Discussion
On September 1, 2020, the Council authorized staff to enter into a contract JWC Environmental for up to $74,000 to repair one of the washer/compactor/screen units. Upon further investigation it was discovered that additional work would be required to restore this unit to like new condition. The new total cost is estimated at $115,000. Because the cost of the additional repairs combined with those previously approved exceed $100,000, staff is returning this item to Council for contract approval.

Upon discovering that additional work was required, staff researched the cost of replacing the entire unit as an alternative to making these repairs. Like the tires on an automobile, some components of this machine are

expected to wear out while others have significant useful life remaining. Furthermore replacing the entire unit will require installation and other associated costs. There have been no technologic advancements in this area since the current units were purchased, so a replacement unit will not improve process efficiency. After weighing the alternatives, staff determined that it is more cost effective to continue upon the current course of action and replace the worn out components within the unit.

Conclusion

Staff recommends that the City Council approve Resolution No. _____, authorizing the purchase of washer/compactor/screenings and other parts to maintain the system from JWC Environmental, with an amount not-to-exceed $115,000.

Prepared by: Shane Carlsen, Chief Plant Operator

Reviewed by: Craig Locke, Public Works Director



Ken Hiatt
City Manager

Attachments:

1. JWC Woodland_ resolution_2020

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A CONTRACT WITH JWC ENVIRONMENTAL FOR THE REPAIR OF WASHER/COMPACTOR AND BAND SCREEN IN AN AMOUNT NOT-TO-EXCEED $115,000.

WHEREAS, The City's Water Pollution Control Facility (WPCF) has utilized the JWC Environmental washer /compactor/band screen units to successfully remove rags and inorganic matter from the waste stream on a 24/7 basis since 2014; and

WHEREAS, The components proposed to be replaced are within the manufacturer's recommended replacement time frame of 5-7 years of service; and

WHEREAS, The efficient and dependable operation the City has experienced with this equipment justifies the repair of current unit to restore it to full capacity over the purchase of replacement equipment; and

WHEREAS, The City Manager has determined that waiving competitive bidding and purchasing Original Equipment Manufacturer (OEM) replacement parts from JWC Environmental is in the best interests of the City and its administrative operations based on the foregoing facts; and

WHEREAS, The washer/compactor/screen system at the WPCF designed and manufactured by JWC Environmental is necessary to comply with requirements of the wastewater treatment plant's NPDES permit; and

WHEREAS, The funding for the not-to-exceed amount of $115,000 is included in the current FY21 budget, and no additional funds are being requested.

NOW, THEREFORE, BE IT RESOLVED

SECTION 1. The above recitals are true and correct and adopted herein by this reference.

SECTION 2. That the City Council hereby approves and adopts the City Manager's determination that a contract with JWC Environmental for the repair of the washer/compactor/screen in an amount not-to-exceed $115,000 is in the best interests of the City and approves award of a contract to JWC Environmental, for the same.

SECTION 3. That the City Council hereby authorizes the City Manager to execute a contract with JWC Environmental, in an amount not-to-exceed $115,000, for the repair of the washer/compactor/screen system at the WPCF.

PASSED AND ADOPTED this 6th day of October, 2020 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Rich Lansburgh Mayor

APPROVED AS TO FORM:

_____

Ethan Walsh, City Attorney

ATTEST: _____

Ana Gonzalez, City Clerk

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 6, 2020
ITEM #: I.11
SUBJECT: Storm Drainage Outfall Channel Outlet Structure Project, CIP 20-06; Approve Contract Amendment #1 with Mead & Hunt for Professional Design, Environmental and Permitting Services.

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, (1) authorizing the City Manager to execute an interfund loan agreement for $200,000 between the Sewer Enterprise Fund (Fund 220) and Storm Drain Enterprise Fund (Fund 221); and (2) approving an appropriation of $200,000 to CIP Project #20-06 as an interfund loan from the Sewer Enterprise Fund (Fund 220) to the Storm Drain Enterprise Fund; and (3) authorizing the City Manager to execute Amendment #1 to the professional services agreement with Mead & Hunt for the Storm Drainage Outfall Channel Culvert Structure Project for an additional amount up to $193,682 and up to 5% contract contingency of $20,371 of the total contract amount.

Staff Contact:
Mark Miller, Assistant Engineer, 530-661-5968, mark.miller@cityofwoodland.org

Fiscal Impact:
This project is included in the Capital Budget approved by Council with an initial design and environmental assessment budget of $300,000 as approved by Council on June 16, 2020. The fund source is the Storm Drain Development Fund 581. The additional budget appropriation of $200,000 to the Storm Drainage Outfall Channel Culvert Structure Project, CIP #20-06 will bring the project budget to $500,000 for FY2021. The additional funds are needed to continue to finalize the environmental documentation and permitting work and to complete the final plans and specifications. Staff are working with developers and other potential project partners regarding funding for the design and funding of the project to minimize the overall project impact on the City. The additional budget appropriation of $200,000 is a loan from the Sewer Enterprise Fund 220 with future repayment from the storm drain enterprise fund. CIP# 20-06 has a total budget of $3,025,000. The design and environmental permitting work is expected to be completed by early 2021 and construction is planned for 2021.

Mead & Hunt has been involved in the preliminary project design work since 2019 including work in support of California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) compliance. Approval of amendment #1 for CIP# 20-06 will bring the total not to exceed cost for the Storm Drainage Outfall Channel Culvert Structure Project design and permitting services to $407,428 from the original contract amount of $213,746, with contingency of up to 5% of the total contract amount ($20,371). The amendment covers Mead & Hunt services through the attached scope of work.

Background:
The City's entire storm drainage system outlets to the Yolo Bypass through the Outfall Channel and culverts through the Yolo Bypass West Levee (YBWL). The existing culverts were constructed around 1971 and consist of three 48-inch diameter corrugated metal pipes (CMP) with flap gates on the discharge end. Storm drainage flows have increased significantly since 1971 due to development within the City. Additionally, an updated understanding of regional hydrology shows that additional capacity is needed through the culverts

crossing the YBWL. The existing culverts do not meet current engineering standards for pipe penetrations through levees that protect urban areas. Finally, the existing CMP's have corroded and are needing to be replaced.

The culverts were originally installed by the California Department of Water Resources and an agreement was signed at that time specifying operations, maintenance, and replacement obligations. Agreement No. 71-518, Section 2 (h) between Investment Operating Corporation, RD2035, City of Woodland, and Yolo County obligate the City and County to permit and fund replacement and expansion of the culverts.

Amendment #1 with Mead & Hunt (M&H) includes the scope of work necessary to finalize the Project's design and permitting and complete CEQA and NEPA compliance activities.

Discussion:

The project generally includes excavation of the YBWL and removal of the 3 48-inch diameter CMP's and installation of 5 72-inch diameter concrete culverts. The culvert work would include sluice gates and positive closure devices to protect lands west of the YBWL from high water in the Yolo Bypass (including the City of Woodland and other properties east of Woodland). The project would also reconstruct the YBWL at the culvert location.

The work includes significant dewatering and environmental mitigation because the existing culverts are several feet underwater on both sides of the YBWL. Environmental permitting work was expected to take approximately one year with permits required from several agencies. In order to initiate the permitting process with federal and state agencies including, among others, the United States Army Corps of Engineers, the Central Valley Flood Protection Board, the Regional Water Quality Control Board, and California Department of Fish and Wildlife, the Project must have completed its preliminary 65% design. The original professional services agreement with M&H, approved by Council on the 19th of November, 2019, funded this 65% design, preliminary environmental investigations and permitting activities including historical, aquatic, and other biological resource assessments. That work is now complete and additional funding is required in order to complete the Project's permitting, environmental compliance, final improvement plans and other design as detailed in the attached scope of work from M&H.

The City advertised a Request for Qualifications for On-Call Engineering Services in April of 2019 and received sixteen submittals. On June 5, 2019 the City selected nine of the firms to be on the City's on-call engineering services list. City staff has selected to use M&H from the approved list of firms for the Storm Drainage Outfall Channel Outlet Structure Project due to their extensive experience in design and permitting of levee projects.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, (1) authorizing the City Manager to execute an interfund loan agreement for $200,000 between the Sewer Enterprise Fund (Fund 220) and Storm Drain Enterprise Fund (Fund 221); and (2) approving an appropriation of $200,000 to CIP Project #20-06 as an interfund loan from the Sewer Enterprise Fund (Fund 220) to the Storm Drain Enterprise Fund; and (3) authorizing the City Manager to execute Amendment #1 to the professional services agreement with Mead & Hunt for the Storm Drainage Outfall Channel Culvert Structure Project for an additional amount up to $193,682 and up to 5% contract contingency of $20,371 of the total contract amount.

Prepared by: Mark Miller, Assistant Engineer

Reviewed by: Tim Busch, PE, Principal Utilities Civil Engineer
Brent Meyer, PE, Acting Community Development Department Director/ City Engineer

Ken Hiatt
City Manager

Attachments:

1. Resolution
2. Amendment
3. Interfund Loan Agreement Sewer to Storm Outfall Project Loan

RESOLUTION NO. ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A PROFESSIONAL SERVICES AMENDMENT FOR THE STORM DRAINAGE OUTFALL CHANNEL OUTLET STRUCTURE PROJECT, CIP 20-06

WHEREAS, the City wishes to fund the Storm Drainage Outfall Channel Outlet Structure Project, CIP #20-06 with a budget appropriation in the amount of $200,000 as an interfund loan from the Sewer Enterprise Fund with future repayment from the Storm Drain Enterprise Fund; and

WHEREAS, the City Council wishes to approve the interfund loan agreement between the Sewer Enterprise Fund and Storm Drain Enterprise Fund and authorize the agreement's execution through adoption of this Resolution; and

WHEREAS, the City Council approved Resolution 7374 on November 19, 2019 to execute a professional services agreement (the "Agreement") for preliminary design services with Mead & Hunt (M&H) for the Storm Drainage Outfall Channel Outlet Structure Project (the "Project"); and

WHEREAS, M&H was selected through a quality based selection process; and

WHEREAS, M&H is experienced in the design of projects impacting levees and environmental consulting, surveying, and monitoring requirements of construction projects in sensitive natural communities; and

WHEREAS, M&H has completed the preliminary design, permitting and environmental services for the Project; and

WHEREAS, the City of Woodland wishes to enter into a professional services amendment with M&H for final design, environmental and permitting services; and

WHEREAS, the professional services amendment #1 with M&H authorizes an additional contract amount of $193,682 to cover the final design scope of work. The current contract amount is $213,746 and with this amendment the new contract amount is $407,428; and

WHEREAS, the City wishes to approve a contingency of up to 5% ($20,371); and

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

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

Section 1. The City Council hereby approves an interfund loan agreement for $200,000 between the Sewer Enterprise Fund (Fund 220) and Storm Drain Enterprise Fund (Fund 221). The City Manager is hereby authorized and directed to execute the agreement, subject to City Attorney approval. The City

Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the amendment does not change.

Section 2. The City Council hereby approves a budget appropriation in the amount of $200,000 for the Storm Drainage Outfall Channel Outlet Structure Project, CIP #20-06 from the Sewer Enterprise Fund with future repayment from the Storm Drain Enterprise Fund.

Section 3. The City Council hereby approves the amendment between the City and Mead & Hunt in the amount of $193,682 for a total contract amount of $407,428 with contingencies up to 5% ($20,371). The City Manager is hereby authorized and directed to execute the amendment, 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 amendment does not change.

Section 4. Copies of the professional services amendment #1 for final design, permitting and environmental services and the interfund loan agreement are available and on file in the City Clerk's office, and are incorporated herein by reference and made a part of this Resolution.

PASSED AND ADOPTED this ___6th___ day of ___October___ 2020, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Richard Lansburgh, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

Scope of Work for Yolo Bypass West Levee Culvert Replacement **Amendment 1**

September 17, 2020

PROJECT NUMBER R2333600-192926.01



Background

Project Name: Yolo Bypass West Levee Culvert Replacement Project

Project Location: Woodland, California

Project Description: The City of Woodland's (City) Yolo Bypass West Levee Culvert Replacement Project (Project) consists of the design and construction of new levee culverts to replace the existing culverts which convey drainage from the City to the Yolo Bypass. The culverts are the primary drainage outlet for the City, and the existing culverts are beyond their useful service life. The failure of the culverts could adversely affect the integrity of the Yolo Bypass levee system. The replacement drainage culverts, and closure structures will be designed in accordance with the current United States Army Corps of Engineers (USACE), Central Valley Flood Protection Board (CVFPB), and Urban Levee Design Criteria guidance for levee penetrations.

Mead & Hunt, Inc.'s (Mead & Hunt's) work will involve project management, preliminary and final design (preliminary design services have been completed). Services will also include geotechnical investigations and reporting, topographic surveying (completed during preliminary services), environmental studies (some completed during preliminary services), permitting services, preparation of design reports, plans, specifications, construction cost estimates, and quality control of all work products.

Organization: Mead & Hunt is responsible for the performance of services provided under this Scope. We have assembled an engineering team including Blackburn Consulting (Blackburn), who will provide geotechnical services; Sycamore Environmental Consultants, Inc. (Sycamore), who assist with environmental studies and permitting; InContext Cultural Resources Solutions (InContext), who will assist with cultural studies; and UNICO Engineering (UNICO), who provided topographic surveying (completed) during the preliminary design phase. Mead & Hunt is the prime consultant, responsible for the project's civil design aspects, overall project management and coordination, and Quality Assurance.

Scope of Work

This amendment includes a detailed scope of work and budget for Tasks 1 (Project Management); 4, 5 and 6 (Final Environmental, Permitting, and Design); and 7 (Bidding and Award Support).
After receipt of authorization to proceed, Mead & Hunt shall:

1. Project Management

1.1 Progress Review Meetings

We will conduct periodic progress meetings to coordinate the project with the City. We will prepare agendas, meeting minutes, and an action item summary and distribute to the City and

design team following each meeting. Budget assumes up to 4 meetings through the final design phase. The subconsultants may attend progress meetings when required to support discussions of their work activities.

1.2 Monthly Progress Reporting

Mead & Hunt will prepare monthly summary of services reports to document project activities in the previous month and will be submitted with the monthly invoice.

1.3 Quality Assurance/Quality Control (QA/QC)

Mead & Hunt will continue to conduct our services in accordance with our Quality Assurance Plan (QAP).

Peer Review: At various points during the project, an engineer not directly involved in the design preparation will conduct a review of the work to produce the best quality possible. With each design submittal a quality control certificate will be provided by the quality manager.

Quality Assurance of Subconsultants: Mead & Hunt and our subconsultants have established quality control procedures and/or processes. The project manager will coordinate tasks assigned to each of the subconsultants.

1.4 Project Team Coordination

Mead & Hunt will coordinate the design effort with the design team and the City. Project coordination will include the following activities:

Documented phone calls, e-mails, and other communications distributed to the project team. Mead & Hunt will utilize Newforma project management software to facilitate documentation and distribution of information.

1.5 Pre-Application Meeting and Agency Coordination

A pre-application meeting was held with the CVFPB. Agency coordination is ongoing based upon preliminary outreach completed during preliminary design. No additional budget or change in scope is being requested for this task under this amendment.

2. Preliminary 60% Design Services

2.1 Geotechnical Investigations, Analysis and Geotechnical Report

This work task was initiated by Blackburn during the preliminary design services in accordance with their contracted Scope of Services. The work is ongoing and will be completed during the Final Design services for the Project. No additional budget or change in scope is being requested for this task under this amendment.

2.2 Project Control and Topographic Surveys and Mapping

This work task was performed by UNICO during the preliminary design services in accordance with their contracted Scope of Services. No additional budget or change in scope is being requested for this task under this amendment.

2.3 Basis of Design Report

The basis of design report to document the design criteria and standards will be updated through the development of the Final Design services. No additional budget or change in scope is being requested for this task under this amendment.

2.4 Preliminary 60% Design Drawings and Cost Estimate

The 65% submittal of the drawings and cost estimate have been prepared by Mead & Hunt in accordance with the contracted Scope of Services. No additional budget or change in scope is being requested for this task under this amendment.

3. Preliminary Permitting and Environmental Services

The Preliminary Permitting and Environmental Services tasks have been generally completed in accordance with the contracted Scope of Services. No additional budget or change in scope is being requested for this task under this amendment.

Deliverables

- Biological Resources Evaluation Report – Final under preparation.
- Aquatic Resources Delineation Report – Completed.
- Biological Assessment – In progress.
- Preliminary Cultural Resources Investigations Report – Completed.
- A Technical Memorandum summarizing Agency Coordination and outlining the environmental review, permits and approvals needed to support final design and construction of the project – In progress.

4. Environmental Review

The results of preliminary design field studies performed during the 65% Design will be used to support environmental compliance.

4.1 California Environmental Quality Act (CEQA) Compliance

Mead & Hunt will assist the City with CEQA compliance activities building upon surveys conducted during preliminary design of the Project. It is anticipated that an Initial Study-Mitigated Negative Declaration (ISMND) will be sufficient for CEQA compliance. Mead & Hunt will prepare an ISMND for Project. The proposed ISMND will be developed in compliance with the CEQA statues and guidelines published by the Governor's Office of Planning and Research (OPR). Sycamore Environmental will conduct a botanical survey for four special-status plants with

potential to occur within the Biological Study Area (BSA) and incorporate the details and results of the survey in the Biological Resource Evaluation (BRE). Sycamore will also assist Mead & Hunt with preparation of the ISMND Biological Resources section and associated Mitigation Measures. InContext will assist with Tribal consultation and the preparation of the Cultural Resources section. The proposed ISMND will address each environmental resource issue identified in the current version of the CEQA Checklist to achieve compliance, but we anticipate that the discussion will focus on the following issues:

- Biological Resources
- Hydrology / Water Quality
- Cultural Resources

4.2 Prepare Administrative Draft ISMND for City Review

Mead & Hunt will prepare a complete Administrative-Draft ISMND for review by the City. The ISMND will be based on the CEQA guidelines and include text, tables, and figures to illustrate the project area locations and the extent of environmental resources that could be affected by the proposed project. The description of each environmental resource will identify the location of the resource, potential impacts to the resource as a result of the proposed project, and appropriate best management practices or mitigation measures to avoid and minimize potential impacts. Technical reports and other supporting data will be included as appendices to the ISMND.

Following delivery of the Administrative-Draft ISMND, Mead & Hunt will participate in one teleconference with the City to discuss the contents of the document. Mead & Hunt will respond to one round of comments provided by the City for incorporation into the Draft ISMND.

Deliverables

- Administrative Draft ISMND (PDF format) within 12 weeks of the notice to proceed. We anticipate delivery of a Draft ISMND within 16 weeks.
- Participation in a meeting or teleconference with the City to discuss questions or comments on the Administrative-draft document.

4.3 Prepare CEQA Notices and Draft ISMND for Public Circulation

Mead & Hunt will incorporate the comments received on the Administrative-Draft ISMND and prepare a Draft ISMND for review by the City and circulation through the State Clearinghouse. Mead & Hunt will prepare and provide the City with a “Screencheck” Draft ISMND for review and approval prior to the electronic publication of the Draft for public circulation. Upon approval of the “Screencheck” draft, we will finalize the document for electronic submission to the State Clearinghouse for public circulation and review.

Mead & Hunt will prepare CEQA notices (Notice of Completion, Notice of Availability/Notice of Intent) for the City’s signature and submit the notices with the Draft ISMND copies. The City shall be responsible for paying CEQA filing fees. Mead & Hunt anticipates the delivery of the Public-

draft ISMND within 16 weeks of notice to proceed.

Deliverables

- "Screencheck" draft ISMND
- CEQA Notices for client signature
- Mead & Hunt will transmit electronic "ready to submit" documents to the City for their electronic submission to CEQA Database. Alternatively, the City can identify Mead & Hunt as a "submitter" and Mead & Hunt will file documents directly to the State Clearinghouse.

4.4 Prepare CEQA Findings

Following circulation of the ISMND by the State Clearinghouse and the receipt of public comments, Mead & Hunt will hold a teleconference with City staff to review the comments and discuss the preparation of the CEQA Findings of Effect. If necessary, we will participate in a teleconference with the California Department of Fish and Wildlife and the California State Historic Preservation Office to address potential comments.

Following the resolution of any technical comments on the ISMND, Mead & Hunt will prepare the CEQA Findings of Effect, which will become part of the City's administrative record. If necessary, Mead & Hunt will provide redlined changes to the ISMND to illustrate our response to the comments for inclusion in the administrative record. Mead & Hunt assumes that neither additional studies nor re-circulation of the ISMND will be necessary based on the extent of the comments received.

Deliverables

- Attendance at one meeting/teleconference to discuss the Administrative-Draft ISMND following comment receipt
- Participation in up to two teleconferences with state agencies, if necessary
- CEQA Findings of Effect

4.5 Attend Public Hearing

Mead & Hunt will attend the City Board meeting during which the proposed project will be presented for public hearing and adoption. Presuming adoption by the City, Mead & Hunt will prepare and provide a Notice of Determination for City signature and delivery to the County Clerk within 5 days.

Deliverables

- Attendance at one public hearing on the proposed project.
- Notice of Determination.

4.6 National Environmental Policy Act (NEPA)

NEPA compliance is required because the Project is subject to two separate permits from the

USACE under Section 408 of the Rivers and Harbors Act and under Section 404 of the Clean Water Act. However, we anticipate that a Categorical Permission under Section 408 and a Nationwide Permit under 404 will be sufficient for the anticipated effects of the Project. Provided that the USACE determines that the Project is consistent with these actions, additional NEPA analysis is not required and therefore preparation of an environmental assessment or an environmental impact statement is not included in this scope.

Deliverables

- NEPA Compliance will be covered through the USACE permits discussed under the Permitting task and a separate document will not be required.

5. Permitting

Mead & Hunt has identified the following permits and/or approvals that may be required in order to complete the Project.

5.1 USACE Nationwide (Clean Water Act, Section 404)

Sycamore Environmental will prepare and submit a Section 404 CWA Nationwide Permit (NWP) Pre-construction Notice (PCN) to the USACE for placement of fill in wetlands and waters of the U.S. The Biological Assessment (BA) and the Certificate of Coverage from the Yolo Habitat Conservancy (YHC) will be the supporting documents. Sycamore Environmental will coordinate with the agencies to obtain the permits. The City will provide application fees.

Deliverables

- Draft and final PCN for review prior to submittal to USACE

5.2 California Department of Fish and Wildlife (CDFW) Streambed Alteration Agreement (Fish and Game Code, Section 1601)

Mead & Hunt will prepare a notification for a Streambed Alteration Agreement (SAA). Mead & Hunt will transmit electronic “ready to submit” documents to the City for their electronic submission to the CDFW through the Environmental Permit Information Management System (EPIMS). Alternatively, the City can add Mead & Hunt as a contact person to their account enable log in using the City’s credentials. Mead & Hunt will coordinate with CDFW to obtain the SAA on behalf of the City. The City will provide application fees.

Deliverables

- Draft and final notification for a SAA to City for review prior to submittal to CDFW.

5.3 Water Quality Certification (Clean Water Act, Section 401)

Mead & Hunt will prepare and submit a Section 401 CWA Water Quality Certification (WQC) application to the Regional Water Quality Control Board (RWQCB). The BRE and BA prepared by Sycamore during Phase 1 will support the application. Mead & Hunt will coordinate with RWQCB to obtain the 401 WQC on behalf of the City. The City will provide application fees.

Deliverables

- Draft and final permit application for review prior to submittal to RWQCB.

5.4 CVFPB Encroachment Permit (California Code of Regulations, Title 23) and USACE Section 408 Permission (Rivers and Harbors Act, Section 408)

Mead & Hunt will prepare and submit an encroachment permit application package to the CVFPB, which will include necessary information to obtain USACE Section 408 Permission. The package will include application forms, 65-percent plans and specifications, draft CEQA documentation, and the Drilling Program Plan. The CVFPB will transmit all materials submitted with the encroachment permit application to USACE and request Section 408 Permission. An administrative draft of the application will be provided to the City for review prior to submission.

Deliverables

- .Draft and final permit application for review prior to submittal to CVFPB.

5.5 National Historic Preservation Act (Section 106 Review) and AB52 Notification

Mead & Hunt will complete the tasks below pertaining to the built environment. InContext will prepare the Section 106 Archaeological Resources Inventory Report and AB52 Notification (106 and AB52).

5.5.1 Initiate Consultation and Delineate the Area of Potential Effects

Mead & Hunt will work with the City and the USACE to delineate the Area of Potential Effects (APE) for archaeology (direct effects) and the built environment (indirect effects) and initiate formal consultation with the California State Historic Preservation Officer (SHPO).

5.5.2 Complete Background Research

Mead & Hunt will complete a records request update with the Northwest Information Center of the California Historical Resources Information System (NWIC) to identify if the YBWL has been previously evaluated under CEQA and/or Section 106. For the purposes of the Scope of Services, Mead & Hunt assumes the YBWL is not in the NWIC system and requires field survey and evaluation to determine if it is individually eligible for listing in the NRHP for Section 106 and the CRHR for CEQA during Task 5.5.3.

Mead & Hunt will work with archaeology subconsultant InContext to begin public participation and Native American outreach during this task to address both archaeology and the built environment.

5.5.3 Complete Field Survey

Mead & Hunt will complete a site visit to document any built environment properties

within the APE. During this task the YBWL will be evaluated to determine if it is individually eligible for listing in the NRHP and the CRHR. The results will be complied in California Department of Parks and Recreation (DPR) 523 forms. Updated DPR forms will be completed for any of the three previously identified properties within the APE for the built environment to reassess integrity per California Office of Historic Preservation (OHP) guidance. During field survey, Mead & Hunt will complete a detailed analysis of the Project to apply the Criteria for Adverse Effects (per 36 CFR 800.5) to determine if any NRHP/CRHR-eligible properties will be adversely affected, for inclusion into a Finding of Effect (FOE) analysis and recommendation for the Project.

5.5.4 Compile Report

The results of Task 5.5.1 to 5.5.3 will be compiled into a report with the DPR 523 forms for review by the City and the USACE. NRHP eligibility recommendations will require concurrence by the SHPO. Mead & Hunt assumes that the NRHP determination will coincide with CRHR eligibility for the purposes of CEQA. Upon concurrence by SHPO on NRHP eligibility, the SHPO will need concur with the FOE.

Deliverables

- Section Historic Property Compliance Report (Built Environment)
- Section 106 Archaeological Resources Inventory Report (InContext)
- Memorandum summarizing the methods and results of AB52 Notification (InContext)

5.6 Yolo County Approvals/Permits

The City of Woodland is a Yolo HCP/NCCP member agency. Mead & Hunt will assist the City with preparation of the Reporting Forms for Member Agency Projects to obtain coverage. The previously completed Biological Resources Evaluation prepared by our teaming partner, Sycamore, will be the supporting document for the Preliminary Reporting Form. Sycamore will also assist with identifying the land impacts as well as the avoidance and mitigation measures that apply to the Project for incorporation into the ISMND. At the City's request, the Mead & Hunt team will coordinate with the City's superuser and, as necessary, the Yolo County Habitat Conservancy (YHC). When the City approves the Project ISMND, Mead & Hunt will assist with completing the Final Reporting Form incorporating any comments from the City or YHC (as applicable) and all attachments. The City will pay the land cover impact fees required by the Yolo HCP/NCCP.

Deliverables

- Provide input to the Yolo HCP/NCCP Reporting Form Screening Form as requested by the City.

6. Final Design

6.1 90% Design Drawings, Specifications and Cost Estimate

Mead & Hunt will develop the 90% design drawings, technical specifications, and cost estimate.

The 90% drawings will incorporate the comments from the 65% review and will be a complete set of drawings showing 100% of the design details.

Mead & Hunt will prepare 90% technical specifications covering earthwork, concrete, metalwork, environmental controls and restoration, and other components of work requiring details. Each technical provision will have a table of contents and text submitted in PDF.

Mead & Hunt will update the cost estimate to reflect the details of the 90% design drawings and will incorporate the comments from the 65% review.

6.2 100% Design Drawings, Specifications and Cost Estimate

Mead & Hunt will develop the 100% design drawings, technical specifications, and cost estimate.

The 100% drawings will incorporate the comments from the 90% review.

Mead & Hunt will prepare 100% technical specifications, incorporating the comments from the 90% review.

Mead & Hunt will update the cost estimate to reflect the details of the 100% design drawings and will incorporate the comments from the 90% review.

6.3 Final Design Drawings, Specifications and Cost Estimate

Mead & Hunt will develop the Final design drawings, technical specifications, and cost estimate.

The Final drawings will incorporate the comments from the 100% review and will be print ready for Project bidding.

Mead & Hunt will prepare Final technical specifications, incorporating the comments from the 100% review and will be print ready for Project bidding.

Mead & Hunt will update the cost estimate to reflect the details of the Final design drawings and will incorporate the comments from the 100% review.

Deliverables

- Design Drawings (90% and 100% Submittals) - Electronic (PDF) copy.
- Technical Specifications (90% and 100% Submittals) - Electronic (PDF) copy.
- Engineer's Cost Estimate (90%, 100% and Final Submittals) - Electronic (PDF) copy.

- Produce Final (Bid) Documents (Drawings and Technical Specifications) - Electronic (PDF) copy.
- Bidding and Award Services

7. Project Bidding and Award Support

Mead & Hunt will provide technical assistance during bidding of the construction contract.

7.1 Respond to Contractor Questions

Mead & Hunt will answer questions during bidding process and prepare contract addenda as required to resolve questions.

7.2 Attend Pre-bid Meeting

Mead & Hunt will hold pre-bid site inspection of the project site for interested contractors and suppliers after advertisement.

7.3 Bid Evaluation

Mead & Hunt will prepare a bid tabulation summary, utilizing the contractor bids provided by the City.

7.4 Award Recommendation

Mead & Hunt will assist the City with reviewing bids, contractor qualifications and provide an award recommendation.

7.5 Prepare Conformed Documents

Mead & Hunt will incorporate addenda into a final, signed conformed set of construction documents.

Deliverables

- Pre-bid meeting and site inspection agenda
- Written responses to contractors' questions
- Addendums (assumed up to three total)
- Bid summary and award recommendation.
- Conformed set of contract documents - Electronic (PDF) copy

Assumptions

The following assumptions were made in the development of this scope of work:

- All PDF reports will be provided in searchable file formats.
- Progress Review meetings will be at Mead & Hunt office or via Microsoft Teams.
- No hydrology and hydraulics (H&H) analysis is included in our scope of work, and the

capacity of the new culverts will be in accordance with the study prepared by Wood Rodgers.

- The City will provide all permit application and review fees. The Project will meet the criteria of a Nationwide Permit under Section 404 and an individual permit will not be required.
- The Project will meet the criteria for a Categorical Permission under Section 408 and preparation of an environmental assessment, or an environmental impact statement is not included in this scope.
- A geoarchaeological assessment will not be required.
- The application process and preparation of a Storm Water Pollution Prevention Plan to obtain coverage under the State Water Resources Control Board Construction General Permit Order 2009-0009-DWQ is not included in this scope.
- We assume the Project will not have an adverse effect on historic resources. Should there be an Adverse Effect, work to identify and implement a Memorandum of Agreement and mitigation measures would be considered extra work.
- This scope of work does not include design support services during construction.

City of Woodland Responsibilities

Our scope of work and schedule is based on the City performing the following:

- A designated representative with complete authority to transmit instructions and information, receive information, interpret policy, and define decisions.
- Access to the project site.
- Available data, drawings, and information related to the project.
- Protection of Mead & Hunt-supplied digital information or data, if any, from contamination, misuse, or changes.

Project Schedule

The schedule was developed based upon completion of Final Design Services in early 2021 with construction occurring in 2021.

Major Milestones:

- November 2020 – Complete 90% Design
- February 2021 – Complete 100% Design
- March 2021 – Complete Final Design
- April 2021 – Complete Permitting
- May 2021 – Bid Opening
- June 2021 – Issue Notice to Proceed

Budget Estimate

A budget summary for Final Design Services is enclosed as **Attachment A**. The effort expended for each task will vary, depending upon the project requirements. However, the total budget expended will not be exceeded without prior written approval from the City. Total compensation for the Preliminary Design Services Scope is estimated to be One-Hundred Ninety-Three Thousand, Six-Hundred and Eighty -Two Dollars ($193,682.00).

Attachment A. Budget Summary

Yolo Bypass West Levee Culvert Replacement Project
City Agreement CM# 001021, Amendment No. 1
Mead & Hunt, Inc.
September 17, 2020

Task		Sub-Task Amount	Task Total
1.0	**Project Management**		**$ 27,615**
1.1	Progress Review Meetings (4 meetings)	$ 3,355	
1.2	Monthly Progress Reporting (10 months, Sept '20 to June '21)	$ 2,335	
1.3	Quality Assurance/Quality Control	$ 3,594	
1.4	Project Team Coordination	$ 18,332	
1.5	Pre-Application Meeting and Agency Coordination	$ -	
4.00	**Environmental Review**		**$ 19,817**
4.1	CEQA	$ -	
4.2	Prepare Administrative Draft ISMND	$ 14,100	
4.3	Prepare and Circulate Draft ISMND	$ 3,346	
4.4	Prepare Findings	$ 993	
4.5	Attend Public Hearing	$ 1,378	
5.00	**Permitting**		**$ 49,213**
5.1	Section 404 USACE Nationwide Permit	$ 12,176	
5.2	CDFW Streambed Alteration Agreement	$ 5,494	
5.3	401 Water Quality Certification	$ 5,494	
5.4	CVFPB Encroachment Permit and USACE Section 408	$ 7,455	
5.5	National Historic Preservation Act (Section 106 Review)	$ 14,668	
5.6	Yolo County HCP/NCCP Coverage	$ 3,926	
6.00	**Final Design**		**$ 82,264**
6.1	90% Design Drawings, Specifications and Cost Estimate	$ 45,756	
6.2	100% Design Drawings, Specifications and Cost Estimate	$ 26,412	
6.3	Final Design Drawings, Specifications and Cost Estimate	$ 10,096	
7.00	**Project Bidding and Award Support**		**$ 14,773**
7.1	Respond to Contractor Questions (includes up to 3 addenda)	$ 7,046	
7.2	Attend Pre-bid Meeting	$ 1,100	
7.3	Bid Evaluation	$ 1,195	
7.4	Award Recommendation	$ 1,094	
7.5	Prepare Conformed Documents	$ 4,338	
		Total Contract Amount	**$ 193,682**

CITY OF WOODLAND
INTERFUND LOAN AGREEMENT

Date of Loan Authorization: 10/6/2020 Maximum Loan Amount: $ 200,000

Advance From: (Lender)	Sewer Enterprise Fund	220
	Name of Fund	Fund/Account Number
Advance To: (Borrower)	Storm Drain Enterprise Fund	221
	Name of Fund	Fund/Account Number

Purpose: To provide funding for environmental documentation, permitting, and final plans and specifications for Project CIP#20-06 Storm Drainage Outfall Channel Culvert Structure Project.

Interest Rate: N/A Per N/A

Repayment Terms: Excess funds available from operations in the annual budget of the Storm Drain Enterprise Fund will be used to repay the loan balance. Repayment term will be dependent upon operating results of the storm system.

Amortization Schedule Attached: N/A

Finance Officer: _____
Signature Date

City Manager _____
Signature Date

Date of City Council Approval, if required: _____

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 6, 2020
ITEM #: I.12
SUBJECT: Amendment to the consultant agreement for construction inspection with UNICO Engineering for the 2020 Sewer & Water Repair & Replacement Project, CIP #20-07

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, to approve amendment no. 1 to the consultant agreement for construction inspection services with UNICO Engineering in an amount of $100,000 and authorize the City Manager to execute the agreement.

Staff Contact:
Mark Miller, Assistant Engineer - (530) 661-5968; mark.miller@cityofwoodland.org

Fiscal Impact:
The 2020 Sewer & Water Repair & Replacement Project (CIP 20-07) is fully funded in the approved Capital Improvement Program Budget. On February 2, 2020, the City Council approved the total project budget of $5.5 million dollars to cover the construction contract with T&S Construction Co., Inc. in an amount of $4,359,548, to cover authorization of up to 10% construction contract contingency ($435,955), to cover construction inspection (estimated to be $200,000), and to cover other project expenses and staff time. Due to changes in the work, construction is expected to last longer than originally estimated and the construction inspection contract requires an additional $100,000 in order to cover the increased construction inspection duration. Approval of amendment no. 1 for CIP 20-07 will bring the total not-to-exceed cost for the 2020 Sewer & Water Repair & Replacement Project (Project) construction inspection services to $282,000 from the original contract amount of $182,000. The proposed increase in cost of construction inspection is covered by the Project's current budget.

There are no impacts to the City's General Fund.

Background:
The Project (CIP 20-07) was scoped as precursor to the West Gibson Road Bike-Pedestrian Mobility (Gibson Roadway Reconstruction) Project, CIP 20-01, which will reconstruct Gibson Road between East Street and West Street. CIP 20-07 will complete the necessary water and sewer repairs and clear the way for pavement replacement. Elements of CIP 20-07 include installation of more than 6,500 linear feet of water main, connection for all residences to the new main with new polyethylene services, rehabilitation of more than 75 sewer laterals and the interior lining of more than 7,500 linear feet of sewer mains.

CIP 20-07 is currently in construction and expected to be complete in December 2020. The original UNICO contract estimated that the project would be complete in October 2020. Additional funds are necessitated due to the underestimate of the duration of construction. This increased Project duration is a result of a combination of added work at the request of the City and unforeseen conditions encountered during construction.

In September 2018, staff solicited qualifications for consulting firms to perform construction inspection services for various pipeline projects throughout the City. Staff reviewed the statements of qualification received and selected 8 firms for an on-call construction inspection list. Through this Quality Based Selection

(QBS) process, the City selected UNICO Engineering to provide inspection services for the 2020 Sewer & Water Repair & Replacement Project (CIP 20-07).

Discussion:
The engineer's estimate for construction inspection of the project was $200,000. The City received a base proposal from UNICO Engineering to provide inspection for the project for an amount up to $182,000. The original inspection contract was set up with the intent that the staff would provide a portion of the inspection; however, UNICO has provided full time inspection due to limitations on staff providing a portion of inspection for the work. The amendment is also necessary to cover inspection costs for time extensions to the construction contract due to unforeseen conditions. The industry standard is that construction inspection costs are typically approximately 10% of the construction contract, with the approval of the amendment, the inspection costs would be 6.4% of the construction contract. Construction is lasting longer than originally anticipated; in order to cover costs for the additional inspection, Staff is recommending an amendment to the current consultant contract.

Conclusion:
Staff recommends that the City Council adopt Resolution No. _____, to approve amendment no. 1 to the consultant agreement for construction inspection services with UNICO Engineering in an amount of $100,000 and authorize the City Manager to execute the agreement.

Prepared by: Mark Miller, Assistant Engineer

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

Ken Hiatt
City Manager

Attachments:
1. Resolution
2. Amendment 1

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN AMENDMENT TO THE AGREEMENT WITH UNICO ENGINEERING FOR CONSTRUCTION INSPECTION FOR CIP 20-07, THE 2020 SEWER & WATER REPAIR & REPLACEMENT PROJECT

WHEREAS, the City Council approved Resolution 7432 on April 7, 2020, to execute a professional services agreement for construction inspection with UNICO Engineering (UNICO) for the 2020 Sewer & Water Repair & Replacement Project, CIP 20-07 (the "Project"); and

WHEREAS, the City of Woodland wishes to enter into a professional services amendment with UNICO for inspection services to serve for the duration the Project; and

WHEREAS, amendment no. 1 with UNICO authorizes an additional contract amount of $100,000 to cover costs for construction inspection. The current contract amount is $182,000, and with this amendment the new contract amount is $282,000; and

WHEREAS, the City Council wishes to approve amendment no. 1 and authorize its execution through the adoption of this Resolution.

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

Section 1. The City Council hereby approves amendment no. 1 for construction inspection services with UNICO Engineering for the Project in the amount of $100,000. The City Manager is hereby authorized and directed to execute the agreement, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized herein does not change.

Section 2. Copies of amendment no. 1 for construction inspection services are available and on file in the City Clerk's office, and are incorporated herein by reference and made a part of this Resolution.

PASSED AND ADOPTED this ___6th___ day of ___October___ 2020, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Richard Lansburgh, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

September 21, 2020

Mr. Tim Busch
Principal Utilities Engineer
City of Woodland
300 1st Street
Woodland, CA 95695

Re: 2020 Sewer & Water Repair & Replacement Project, CIP #20-07 – Amendment #1

Dear Mr. Busch:

Thank you for the opportunity to provide inspection services for the above referenced project. The attached proposal outlines the specific work effort required to meet the goals of your project as we understand them.

Our team is dedicated to partnering with our clients to develop trust-based relationships centered on moving their projects forward. Once we have worked with you to ensure that this proposal meets with your needs, we will meet with you to discuss the tasks to be done and your required schedule for completion. Please don't hesitate to contact me with any questions, or if we can help you further.

Sincerely,

Cesar Montes de Oca, PE
President

PROJECT UNDERSTANDING

Thank you for the opportunity to provide this proposal for inspection services for the 2020 Sewer & Water Repair & Replacement Project. UNICO understands that this project consists of the repair and replacement of more than 6,500 linear feet of existing mainline water pipe with new 8-inch, 10-inch, and 12-inch diameter water mains. This also includes approximately 130 new water services to residences that will be reconnected to the new water main. This project includes the installation of about 2,000 linear feet of new 18-inch diameter PVC sewer main line, lining more than 7,500 linear feet of existing sewer main line and the rehabilitation of approximately 75 sewer laterals. Also, at the intersection of Gibson Road and County Road 102 a new fused PVC line will be installed using directional drilling to reroute the existing force main flow to a sewer interceptor with larger capacity. In addition, it is also required that approximately 85 linear foot of 20 inch diameter steel casing is installed using the Bore and Jack method to facilitate the installation of the new 10-inch diameter fusible PVC water main underneath the existing railroad tracks located near East Street. UNICO's services will include providing full time inspection to ensure the project is completed in accordance with the project construction documents and in accordance with the City of Woodland's Standard Details and Construction Specifications. The materials testing will be provided by a third party.

A. CONSTRUCTION INSPECTION $100,000

B. UNICO will provide full time inspection for 60 additional working days. The Construction Inspector will provide inspection services for all improvements. This includes all coordination with City of Woodland Staff and with the contractor.

Deliverables: ***Daily Inspection Reports***
Construction Photographs

TIME AND MATERIALS FEES FOR PROFESSIONAL SERVICES

2020 SEWER & WATER REPAIR & REPLACEMENT PROJECT, CIP #20-07

A. CONSTRUCTION INSPECTION $100,000

TOTAL $100,000

ASSUMPTIONS AND CLARIFICATIONS

1. Site will be accessible by vehicle.
2. Proposal is based upon 60 working days. Working days are defined as non-weekend and non-holiday days.
3. Proposal is based upon 8-hour days and 40-hour work weeks. 2-hours of overtime per working day is included in this proposal.
4. Construction Inspector Regular Time Billing Rate: $151.33, Overtime Billing Rate: $226.99

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 6, 2020
ITEM #: I.13
SUBJECT: Tree Pruning and Service Maintenance Contract with West Coast Arborist, Inc.

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute the FY21 tree pruning and maintenance service contract to West Coast Arborists, Inc. (WCA) in the amount not-to-exceed $260,000.

Staff Contact
Jenna Moncrief, Management Analyst, (530) 661-2023, Jenna.Moncrief@cityofwoodland.org

Fiscal Impact
This action will use funds already appropriated for tree maintenance services in the FY21 budget from the general fund and lighting and landscape districts. The total compensation shall not exceed $260,000.

Background
Urban Forests provide a wide range of community benefits, including energy savings, stormwater retention, air quality improvements, carbon sequestration, increased property value, and more. The City's 2018 Urban Forest Resource Analysis performed by Davey Resource Group valued the cumulative benefits of public trees at nearly $1.7 million. Proper tree care, like cyclical pruning, will protect the City's investment in its over 15,000 public trees and ensure that the urban forest continues to add value to our community for years to come.

Cyclical tree pruning is a standard maintenance procedure that is performed by most agencies across the country in an effort to promote a healthy urban forest and mitigate potential liability. The City of Woodland Climate Action Plan, approved by Council in May 2017, identifies cyclical pruning as a strategy to maintain existing trees and, thus, accomplish goals in the Urban Forest and Open Space focus area (Strategy UF-3). In addition, the Urban Forest Master Plan, approved by Council in March of 2019 supports the ongoing, regular maintenance of the City's Urban Forest. Specifically, Goal #5 is that all public trees should be pruned and maintained on a 7-year cycle depending on funding and resources.

This task, in addition to reactive maintenance, cannot be completely accomplished with in-house staff. The City currently has two approved full-time positions in the Urban Forestry division, only one of which is currently filled. With over 15,000 City trees to maintain and limited Urban Forestry staff, it is necessary to contract out some tree pruning and maintenance services.

Discussion
Staff is requesting approval of a service agreement from October 15, 2020-June 30, 2021 with West Coast Arborists, Inc. (WCA), a professional tree maintenance company that possesses the means and a strong historical working knowledge of our City's urban forest, to fulfill tree care services. WCA has a well-established working relationship with the City of Woodland, as well as many other local agencies in our area, including West Sacramento, Roseville, Elk Grove, and Davis. This contract will allow for the City to stay up-to-date on the 7-year pruning cycle.

Staff proposes that the City Council approve the service agreement by "piggy-backing" off of the City of Sacramento's procurement process as was done last fiscal year. City of Woodland Municipal Code section 17B-140(c) provides that the City does not have to perform its own competitive bid procedure for non-public projects in certain circumstances, including when a competitive bid procedure has been conducted by another public agency (including another local agency), and the price to the City is equal to or better than the price to the other public agency. The City's Code also provides that landscape maintenance projects are considered non-public projects.

The City of Sacramento issued a Request for Proposals (RFP) for landscape maintenance. The RFP process is an alternative to the City of Sacramento's competitive bidding process for non-professional services and may be used upon the approval of a super-majority of its City Council. The City of Sacramento received three proposals, which were evaluated based on: (1) capabilities, qualifications, and experience; (2) references; and (3) the relative value offered by competitive pricing. The City of Sacramento determined that WCA was the most qualified contractor to provide tree maintenance services. The City of Sacramento City Council awarded a three-year contract on June 26, 2018 to WCA.

The City has less extensive maintenance needs than the City of Sacramento but can use the economy-of-scale pricing that Sacramento received due to its large urban forest. Another benefit associated with this contract is the requirement to provide detailed electronic documentation of all maintenance performed on our trees. This information can then be easily uploaded into our Maintenance Management Software (MMS) and used for tracking maintenance, as well as identifying immediate and potential long term issues.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute the FY 2021 tree pruning and maintenance service contract to West Coast Arborists Inc. (WCA) in the amount not-to-exceed $260,000.

Prepared by: Jenna Moncrief, Management Analyst

Reviewed by: Christine Engel, Community Service Director

Ken Hiatt
City Manager

Attachments:

1. WCA Tree Pruning Contract FY21
2. WCA Resolution FY21

CITY OF WOODLAND
PROFESSIONAL SERVICES AGREEMENT FOR FY2021 TREE PRUNING AND MAINTENANCE SERVICES

CM #	

This Agreement is made and entered into this _____ day of October, 2020 by and between the City of Woodland, a California municipal corporation ("City") and West Coast Arborists, Inc. a California Corporation ("Contractor"). City and Contractor are sometimes individually referred to as "Party" and collectively as "Parties" in this Agreement.

RECITALS

A. Contractor desires to perform and assume responsibility for the provision of certain professional contract services required by the City on the terms and conditions set forth in this Agreement. Contractor represents that it is experienced in providing Tree Pruning services to public clients, is licensed in the State of California, and is familiar with the plans of City.

B. The City of Sacramento awarded a contract to Contractor for similar tree pruning and maintenance services through a competitive bid process, and the City of Woodland is permitted under the terms of its Municipal Code to make use of Sacramento's procurement process for Contractor's provision of services to the City.

C. Contractor agrees that it is satisfied itself by its own investigation and research regarding the conditions affecting the work to be done and labor and materials needed, and that its decision to execute this Agreement is based on such independent investigation and research.

D. City desires to engage Contractor to render such services as set forth in this Agreement.

AGREEMENT

1. SCOPE OF SERVICES AND TERM.

1.1 General Scope of Services. Contractor promises and agrees to furnish to the City all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately supply the tree pruning and maintenance services necessary for the Project ("Services"). The Services are more particularly described in Exhibit "A" attached hereto and incorporated herein by reference. All Services shall be subject to, and performed in accordance with, this Agreement, the exhibits attached hereto and incorporated herein by reference, and all applicable local, state and federal laws, rules, and regulations.

1.2 Term. The term of this Agreement shall be from October 15, 2020 to June 30, 2021, unless earlier terminated as provided herein. Contractor shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines. The Parties may, by mutual, written consent, extend the term of this Agreement if necessary to complete the Services.

2. SCHEDULE OF SERVICES.

2.1 Schedule of Services. Contractor shall perform the Services expeditiously, within the term of this Agreement. Contractor represents that it has the professional and technical personnel required to perform the Services in conformance with such conditions. In order to facilitate Contractor's conformance with the Schedule, City shall respond to Contractor's submittals in a timely manner. Upon request of City, Contractor shall provide a more detailed schedule of anticipated performance to meet the Schedule of Services.

2.2 Extension of Time. Contractor may, for good cause, request extensions of time to perform the Services required hereunder. Such extensions shall be authorized in advance by the City in writing and shall be incorporated in written amendments to this Agreement.

2.3 Period of Performance. Contractor shall perform and complete all Services under this Agreement within the term set forth in Section 2.1 above as it may be extended pursuant to Section 2.2 ("Performance Time"). Contractor shall also perform the Services in strict accordance with any completion schedule or Project milestones described in Exhibits "A" or "B" attached hereto, or which may be separately agreed upon in writing by the City and Contractor ("Performance Milestones"). Contractor agrees that if the Services are not completed within the aforementioned Performance Time and/or pursuant to any such Project Milestones developed pursuant to provisions of this Agreement, it is understood, acknowledged and agreed that the City will suffer damage.

3. FEES AND PAYMENTS.

3.1 Compensation. Contractor shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "B" attached hereto and incorporated herein by reference. The total compensation shall not exceed Two Hundred and Sixty Thousand Dollars ($260,000). Contractor shall not be reimbursed for any expenses unless authorized in writing by City. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

3.2 Payment of Compensation. Contractor shall submit to City a monthly itemized statement which indicates work completed and hours of Services rendered by Contractor. The statement shall describe the amount of Services and supplies provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through

the date of the statement. City shall, within forty-five (45) days of receiving such statement, review the statement and pay all approved charges thereon.

3.3 Extra Work. At any time during the term of this Agreement, City may request that Contractor perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the parties did not reasonably anticipate would be necessary at the execution of this Agreement. Contractor shall not perform, nor be compensated for, Extra Work without written authorization from City's Representative.

4. CHANGES.

4.1 The Parties may, from time to time, request changes in the scope of the Services of Contractor to be performed hereunder. Such changes, including any increase or decrease in the amount of Contractor's compensation and/or changes in the schedule must be authorized in advance by City in writing. Mutually agreed changes shall be incorporated in written amendments to the Agreement.

5. RESPONSIBILITIES OF CONTRACTOR.

5.1 Independent Contractor; Control and Payment of Subordinates. The Services shall be performed by Contractor or under its supervision. Contractor will determine the means, methods and details of performing the Services subject to the requirements of this Agreement. City retains Contractor on an independent contractor basis and not as an employee. Contractor retains the right to perform similar or different services for others during the term of this Agreement. Any additional personnel performing the Services under this Agreement on behalf of Contractor shall also not be employees of City and shall at all times be under Contractor's exclusive direction and control. Contractor shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of Services under this Agreement and as required by law. Contractor shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance.

5.2 Conformance to Applicable Requirements. All work prepared by Contractor shall be subject to the approval of City.

5.3 Substitution of Key Personnel. Contractor has represented to City that certain key personnel will perform and coordinate the Services under this Agreement. Should one or more of such personnel become unavailable, Contractor may substitute other personnel of at least equal competence upon written approval of City. In the event that City and Contractor cannot agree as to the substitution of key personnel, City shall be entitled to terminate this Agreement for cause. As discussed below, any personnel who fail or refuse to perform the Services in a manner acceptable to the City, or who are determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project or a threat to the safety of persons or property, shall be promptly removed from the Project by the Contractor at the request of the City.

The key personnel for performance of this Agreement are as follows: Brian Kirkegaard and Westley Schroeder.

5.3.1 City's Representative. The City hereby designates Westley Schroeder, or his or her designee, to act as its representative for the performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for all purposes under this Contract. Contractor shall not accept direction or orders from any person other than the City's Representative or his or her designee.

5.3.2 Contractor's Representative. Contractor hereby designates Brian Kirkegaard, or his or her designee, to act as its representative for the performance of this Agreement ("Contractor's Representative"). Contractor's Representative shall have full authority to represent and act on behalf of the Contractor for all purposes under this Agreement. The Contractor's Representative shall supervise and direct the Services, using his best skill and attention, and shall be responsible for all means, methods, techniques, sequences, and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

5.4 Coordination of Services. Contractor agrees to work closely with City staff in the performance of Services and shall be available to City's staff, Contractors and other staff at all reasonable times.

5.5 Standard of Care; Performance of Employees. Contractor shall perform all Services under this Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Contractor represents and maintains that it is skilled in the professional calling necessary to perform the Services. Contractor warrants that all employees and subcontractors shall have sufficient skill and experience to perform the Services assigned to them. Finally, Contractor represents that it, its employees and subcontractors have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services, including a City Business License, and that such licenses and approvals shall be maintained throughout the term of this Agreement. As provided for in the indemnification provisions of this Agreement, Contractor shall perform, at its own cost and expense and without reimbursement from the City, any services necessary to correct errors or omissions which are caused by the Contractor's failure to comply with the standard of care provided for herein. Any employee of the Contractor or its subcontractors who is determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project, a threat to the safety of persons or property, or any employee who fails or refuses to perform the Services in a manner acceptable to the City, shall be promptly removed from the Project by the Contractor and shall not be re-employed to perform any of the Services or to work on the Project.

5.6 Safety. Contractor shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, the Contractor shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall

exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed. Safety precautions as applicable shall include, but shall not be limited to: (A) adequate life protection and lifesaving equipment and procedures; (B) instructions in accident prevention for all employees and subcontractors, such as safe walkways, scaffolds, fall protection ladders, bridges, gang planks, confined space procedures, trenching and shoring, equipment and other safety devices, equipment and wearing apparel as are necessary or lawfully required to prevent accidents or injuries; and (C) adequate facilities for the proper inspection and maintenance of all safety measures.

6. INSURANCE.

6.1 Time for Compliance. Contractor shall not commence Services under this Agreement until it has provided evidence satisfactory to the City that it has secured all insurance required under this section. In addition, Contractor shall not allow any subcontractor to commence work on any subcontract until it has provided evidence satisfactory to the City that the subcontractor has secured all insurance required under this section. Failure to provide and maintain all required insurance shall be grounds for the City to terminate this Agreement for cause.

6.2 Types of Required Coverages. As a condition precedent to the effectiveness of this Agreement for work to be performed hereunder and without limiting the indemnity provisions of the Agreement, the Contractor in partial performance of its obligations under such Agreement, shall procure and maintain in full force and effect during the term of the Agreement, the following policies of insurance.

6.2.1 Commercial General Liability. Commercial General Liability Insurance which affords coverage at least as broad as Insurance Services Office "occurrence" form CG 0001, with minimum limits of at least $1,000,000 per occurrence. Defense costs shall be paid in addition to the limits.

The policy shall contain no endorsements or provisions limiting coverage for (1) products and completed operations; (2) contractual liability; (3) third party action over claims; or (4) cross liability exclusion for claims or suits by one insured against another.

6.2.2 Automobile Liability. Automobile Liability Insurance with coverage at least as broad as Insurance Services Office Form CA 0001 covering "Any Auto" (Symbol 1) with minimum limits of $1,000,000 each accident.

6.2.3 Workers' Compensation. Workers' Compensation Insurance, as required by the State of California and Employer's Liability Insurance with a limit of not less than $1,000,000 per accident for bodily injury and disease.

6.2.4 Professional Liability. Professional Liability insurance for errors and omissions with minimum limits of $1,000,000. Covered Professional Services shall specifically include all work to be performed under the Agreement.

If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Agreement and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least three (3) years from termination or expiration of this Agreement.

6.3 Endorsements.

6.3.1 The policy or policies of insurance required by Sections 6.2.1 Commercial General Liability and 6.2.2 Automobile Liability.

6.3.1.1 Additional Insured. The indemnified parties shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of the Agreement. Additional Insured Endorsements shall not (1) be restricted to "ongoing operations"; (2) exclude "contractual liability"; (3) restrict coverage to "sole" liability of Contractor; or (4) contain any other exclusions contrary to the Agreement.

6.3.1.2 Primary Insurance and Non-Contributing Insurance. This insurance shall be primary and any other insurance, deductible, or self-insurance maintained by the indemnified parties shall not contribute with this primary insurance.

6.3.1.3 Severability. In the event of one insured, whether named or additional, incurs liability to any other of the insureds, whether named or additional, the policy shall cover the insured against whom claim is or may be made in the same manner as if separate policies had been issued to each insured, except that the limits of insurance shall not be increased thereby.

6.3.1.4 Cancellation. The policy shall not be canceled or the coverage suspended, voided, reduced or allowed to expire until a thirty (30) day prior written notice of cancellation has been served upon the City except ten (10) days prior written notice shall be allowed for non-payment of premium.

6.3.1.5 Duties. Any failure by the named insured to comply with reporting provisions of the policy or breaches or violations of warranties shall not affect coverage provided to the indemnified parties.

6.3.1.6 Applicability. That the coverage provided therein shall apply to the obligations assumed by the Contractor under the indemnity provisions of the Agreement, unless the policy or policies contain a blanket form of contractual liability coverage.

6.3.2 The policy or policies of insurance required by Section 6.2.3 Workers' Compensation shall be endorsed, as follows:

6.3.2.1 Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the indemnified parties.

6.3.2.2 Cancellation. The policy shall not be canceled or the coverage suspended, voided, reduced or allowed to expire until a thirty (30) day prior written notice of

cancellation has been served upon the City except ten (10) days prior written notice shall be allowed for non-payment of premium.

6.3.3 The policy or policies of insurance required by Section 6.2.4 Professional Liability shall be endorsed, as follows:

6.3.3.1 Cancellation. The policy shall not be canceled or the coverage suspended, voided, reduced or allowed to expire until a thirty (30) day prior written notice of cancellation has been served upon the City except ten (10) days prior written notice shall be allowed for non-payment of premium.

6.4 Deductible. Any deductible or self-insured retention must be approved in writing by the City and shall protect the indemnified parties in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

6.5 Evidence of Insurance. The Contractor, concurrently with the execution of the Agreement, and as a condition precedent to the effectiveness thereof, shall deliver either certified copies of the required policies, or original certificates and endorsements on forms approved by the City. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15) days prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced, Contractor shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies.

6.6 Failure to Maintain Coverage. Contractor agrees to suspend and cease all operations hereunder during such period of time if the required insurance coverage is not in effect and evidence of insurance has not been furnished to the City. The City shall have the right to withhold any payment due Contractor until Contractor has fully complied with the insurance provisions of this Agreement.

In the event that the Contractor's operations are suspended for failure to maintain required insurance coverage, the Contractor shall not be entitled to an extension of time for completion of the Work because of production lost during suspension.

6.7 Acceptability of Insurers. Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and authorized to do business in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

6.8 Insurance for Subcontractors. All subcontractors shall be included as additional insureds under the Contractor's policies, or the Contractor shall be responsible for causing subcontractors to purchase the appropriate insurance in compliance with the terms of this Agreement, including adding the City as an Additional Insured to the subcontractor's policies.

7. OWNERSHIP OF MATERIALS AND CONFIDENTIALITY.

7.1 Documents & Data; Licensing of Intellectual Property. This Agreement creates a non-exclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Contractor under this Agreement ("Documents & Data"). All Documents & Data shall be and remain the property of City, and shall not be used in whole or in substantial part by Contractor on other projects without the City's express written permission. Within thirty (30) days following the completion, suspension, abandonment or termination of this Agreement, Contractor shall provide to City reproducible copies of all Documents & Data, in a form and amount required by City. City reserves the right to select the method of document reproduction and to establish where the reproduction will be accomplished. The reproduction expense shall be borne by City at the actual cost of duplication. In the event of a dispute regarding the amount of compensation to which the Contractor is entitled under the termination provisions of this Agreement, Contractor shall provide all Documents & Data to City upon payment of the undisputed amount. Contractor shall have no right to retain or fail to provide to City any such documents pending resolution of the dispute. In addition, Contractor shall retain copies of all Documents & Data on file for a minimum of four (4) years following completion of the Project, and shall make copies available to City upon the payment of actual reasonable duplication costs. Before destroying the Documents & Data following this retention period, Contractor shall make a reasonable effort to notify City and provide City with the opportunity to obtain the documents.

7.1.1 SubContractors. Contractor shall require all subcontractors to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subcontractor prepares under this Agreement. Contractor represents and warrants that Contractor has the legal right to license any and all Documents & Data. Contractor makes no such representation and warranty in regard to Documents & Data which were prepared by design professionals other than Contractor or its subcontractors, or those provided to Contractor by the City.

7.1.2 Right to Use. City shall not be limited in any way in its use or reuse of the Documents and Data or any part of them at any time for purposes of this Project or another project, provided that any such use not within the purposes intended by this Agreement or on a project other than this Project without employing the services of Contractor shall be at City's sole risk. If City uses or reuses the Documents & Data on any project other than this Project, it shall remove the Contractor's seal from the Documents & Data. Contractor shall be responsible and liable for its Documents & Data, pursuant to the terms of this Agreement, only with respect to the condition of the Documents & Data at the time they are provided to the City upon completion, suspension, abandonment or termination. Contractor shall not be responsible or liable for any revisions to the Documents & Data made by any party other than Contractor, a party for whom the Contractor is legally responsible or liable, or anyone approved by the Contractor, or for the use of Documents & Data on any other project by City.

7.1.3 Electronic Copies. Contractor shall provide electronic copies of the finished products in the original software format at the conclusion of the respective phases of work. Complex documents such as reports that utilize more than one type of software shall also be provided in a common format such as Adobe Acrobat (*.pdf). Files of construction drawings shall be provided in a current version of AutoCAD.

7.2 Confidentiality. All Documents & Data, either created by or provided to Contractor in connection with the performance of this Agreement, shall be held confidential by Contractor. All Documents & Data shall not, without the prior written consent of City or except pursuant to court order, be used or reproduced by Contractor for any purposes other than the performance of the Services. Contractor shall not disclose, cause or facilitate the disclosure of the Documents & Data to any person or entity not connected with the performance of the Services or the Project. Nothing furnished to Contractor that is otherwise known to Contractor or is generally known, or has become known, to the related industry shall be deemed confidential. Contractor shall not use City's name or insignia, photographs of the Project, or any publicity pertaining to the Services or the Project in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

7.3 Indemnification. Contractor shall defend, indemnify and hold the City, its directors, officials, officers, employees, volunteers and agents free and harmless, pursuant to the indemnification provisions of this Agreement, for any alleged infringement of any patent, copyright, trade secret, trade name, trademark, or any other proprietary right of any person or entity in consequence of the use on the Project by City of the Documents & Data, including any method, process, product, or concept specified or depicted.

8. ACCOUNTING RECORDS.

8.1 Accounting Records. Contractor shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement. All such records shall be clearly identifiable. Contractor shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Contractor shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement.

9. SUBCONTRACTING.

9.1 Prior Approval Required. Contractor shall not subcontract any portion of the work required by this Agreement, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

10. TERMINATION OF AGREEMENT.

10.1 Grounds for Termination. City may, by written notice to Contractor, terminate the whole or any part of this Agreement at any time and without cause by giving written notice to Contractor of such termination, and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. Upon termination, Contractor shall be compensated

only for those Services which have been adequately rendered to City, and Contractor shall be entitled to no further compensation. Contractor may not terminate this Agreement except for cause.

10.2 Effect of Termination. If this Agreement is terminated as provided herein, City may require Contractor to provide all finished or unfinished Documents and Data and other information of any kind prepared by Contractor in connection with the performance of Services under this Agreement. Contractor shall be required to provide such document and other information within fifteen (15) days of the request.

10.3 Additional Services. In the event this Agreement is terminated in whole or in part as provided herein, City may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated.

11. GENERAL PROVISIONS

11.1 Delivery of Notices. All notices permitted or required under this Agreement shall be given to the respective parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

City:

CITY OF WOODLAND
300 First Street
Woodland, CA 95695
Attn: City Manager

Contractor:

Victor Gonzales, Vice President
2200 E. Via Burton Street
Anaheim, CA 92806
(800) 5213714 / vgonzalez@wcainc.com

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

11.2 Indemnification.

11.2.1 To the fullest extent permitted by law, Contractor shall defend (with counsel of City's choosing), indemnify and hold the City, its officials, officers, employees, volunteers, and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any acts, errors or omissions, or willful misconduct of Contractor, its officials, officers, employees, subcontractors,

contractors or agents in connection with the performance of the Contractor's services, the Project or this Agreement, including without limitation the payment of all damages, expert witness fees and attorney's fees and other related costs and expenses. Contractor's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Contractor, the City, its officials, officers, employees, agents, or volunteers.

11.2.2 To the extent required by Civil Code section 2782.8, which is fully incorporated herein, Contractor's obligations under the above indemnity shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Contractor, but shall not otherwise be reduced. If Contractor's obligations to defend, indemnify, and/or hold harmless arise out of Contractor's performance of "design professional services" (as that term is defined under Civil Code section 2782.8), then upon Contractor obtaining a final adjudication that liability under a claim is caused by the comparative active negligence or willful misconduct of the City, Contractor's obligations shall be reduced in proportion to the established comparative liability of the City and shall not exceed the Contractor's proportionate percentage of fault.

11.3 Laws and Regulations; Employee/Labor Certifications. Contractor shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. Contractor shall be liable for all violations of such laws and regulations in connection with Services. If the Contractor performs any work knowing it to be contrary to such laws, rules and regulations and without giving written notice to the City, Contractor shall be solely responsible for all costs arising therefrom. Contractor shall defend, indemnify and hold City, its officials, directors, officers, employees, and agents free and harmless, pursuant to the indemnification provisions of this Agreement, from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules or regulations.

11.3.1 Employment Eligibility; Contractor. By executing this Agreement, Contractor verifies that it fully complies with all requirements and restrictions of state and federal law respecting the employment of undocumented aliens, including, but not limited to, the Immigration Reform and Control Act of 1986, as may be amended from time to time. Such requirements and restrictions include, but are not limited to, examination and retention of documentation confirming the identity and immigration status of each employee of the Contractor. Contractor also verifies that it has not committed a violation of any such law within the five (5) years immediately preceding the date of execution of this Agreement, and shall not violate any such law at any time during the term of the Agreement. Contractor shall avoid any violation of any such law during the term of this Agreement by participating in an electronic verification of work authorization program operated by the United States Department of Homeland Security, by participating in an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, or by some other legally acceptable method. Contractor shall maintain records of each such verification, and shall make them available to the City or its representatives for inspection and copy at any time during normal business hours. The City shall not be responsible for any costs or expenses related to Contractor's compliance with the requirements provided for in Section 11.3 or any of its sub-sections.

11.3.2 Employment Eligibility; Subcontractors, Contractors, Sub-subcontractors and Subconsultants. To the same extent and under the same conditions as Contractor, Contractor shall require all of its subcontractors, Contractors, sub-subcontractors and subconsultants performing any work relating to the Project or this Agreement to make the same verifications and comply with all requirements and restrictions provided for in Section 11.3.1.

11.3.3 Employment Eligibility; Failure to Comply. Each person executing this Agreement on behalf of Contractor verifies that they are a duly authorized officer of Contractor, and understands that any of the following shall be grounds for the City to terminate the Agreement for cause: (1) failure of Contractor or its subcontractors, contractors, sub-subcontractors or subconsultants to meet any of the requirements provided for in Sections 11.3.1 or 11.3.2; (2) any misrepresentation or material omission concerning compliance with such requirements (including in those verifications provided to the Contractor under Section 11.3.2); or (3) failure to immediately remove from the Project any person found not to be in compliance with such requirements.

11.3.4 Air Quality. To the extent applicable, Contractor must fully comply with all applicable laws, rules and regulations in furnishing or using equipment and/or providing services, including, but not limited to, emissions limits and permitting requirements imposed by the Yolo-Solano Air Quality Management District (YSAQMD) and/or California Air Resources Board (CARB). Contractor shall indemnify City against any fines or penalties imposed by YSAQMD, CARB, or any other governmental or regulatory agency for violations of applicable laws, rules and/or regulations by Contractor, its subcontractors, or others for whom Contractor is responsible under its indemnity obligations provided for in this Agreement.

11.4 Prohibited Interests. Contractor maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Contractor, to solicit or secure this Agreement. Further, Contractor warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Contractor, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Contractor further agrees to file, or shall cause its employees or subcontractors to file, a Statement of Economic Interest with the City's Filing Officer as required under state law in the performance of the Services. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

11.5 California Labor Code Requirements.

11.5.1 Contractor is aware of the requirements of California Labor Code Sections 1720 et seq. and 1770 et seq., which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects ("Prevailing Wage Laws"). If the services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total

compensation is $1,000 or more, Contractor agrees to fully comply with such Prevailing Wage Laws. Contractor shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claims, liabilities, costs, penalties or interest arising out of any failure or alleged failure to comply with the Prevailing Wage Laws. It shall be mandatory upon the Contractor and all subcontractors to comply with all California Labor Code provisions, which include but are not limited to prevailing wages (Labor Code Sections 1771, 1774 and 1775), employment of apprentices (Labor Code Section 1777.5), certified payroll records (Labor Code Sections 1771.4 and 1776), hours of labor (Labor Code Sections 1813 and 1815) and debarment of contractors and subcontractors (Labor Code Section 1777.1). The requirement to submit certified payroll records directly to the Labor Commissioner under Labor Code section 1771.4 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Section 1771.4.

11.5.2 If the services are being performed as part of an applicable "public works" or "maintenance" project, then pursuant to Labor Code Sections 1725.5 and 1771.1, the Contractor and all subcontractors performing such services must be registered with the Department of Industrial Relations. Contractor shall maintain registration for the duration of the Project and require the same of any subcontractors, as applicable. This Project may also be subject to compliance monitoring and enforcement by the Department of Industrial Relations. It shall be Contractor's sole responsibility to comply with all applicable registration and labor compliance requirements. Notwithstanding the foregoing, the contractor registration requirements mandated by Labor Code Sections 1725.5 and 1771.1 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Sections 1725.5 and 1771.1.

11.5.3 This Agreement may also be subject to compliance monitoring and enforcement by the Department of Industrial Relations. It shall be Contractor's sole responsibility to comply with all applicable registration and labor compliance requirements. Any stop orders issued by the Department of Industrial Relations against Contractor or any subcontractor that affect Contractor's performance of services, including any delay, shall be Contractor's sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered Contractor caused delay and shall not be compensable by the City. Contractor shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the Department of Industrial Relations against Contractor or any subcontractor.

11.6 Equal Opportunity Employment. Contractor represents that it is an equal opportunity employer and it shall not discriminate against any subcontractor, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination.

11.7 Labor Certification. By its signature hereunder, Contractor certifies that it is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in

accordance with the provisions of that Code, and agrees to comply with such provisions before commencing the performance of the Services.

11.8 Attorneys' Fees. If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorneys' fees and all other costs of such action.

11.9 Assignment or Transfer. Contractor shall not assign, hypothecate or transfer, either directly or by operation of law, this Agreement or any interest herein without the prior written consent of the City. Any attempt to do so shall be null and void, and any assignees, hypothecates or transferees shall acquire no right or interest by reason of such attempted assignment, hypothecation or transfer.

11.10 Successors and Assigns. This Agreement shall be binding on the successors and assigns of the Parties.

11.11 Amendment; Modification. No supplement, modification or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

11.12 Waiver. No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel or otherwise.

11.13 Entire Agreement. This Agreement contains the entire Agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements. This Agreement may only be modified by a writing signed by both parties.

11.14 Governing Law; Government Code Claim Compliance. This Agreement shall be governed by the laws of the State of California. Venue shall be in Yolo County. In addition to any and all contract requirements pertaining to notices of and requests for compensation or payment for extra work, disputed work, claims and/or changed conditions, Contractor must comply with the claim procedures set forth in Government Code sections 900 et seq. prior to filing any lawsuit against the City. Such Government Code claims and any subsequent lawsuit based upon the Government Code claims shall be limited to those matters that remain unresolved after all procedures pertaining to extra work, disputed work, claims, and/or changed conditions have been followed by Contractor. If no such Government Code claim is submitted, or if any prerequisite contractual requirements are not otherwise satisfied as specified herein, Contractor shall be barred from bringing and maintaining a valid lawsuit against the City.

11.15 Time of Essence. Time is of the essence for each and every provision of this Agreement.

11.16 Construction; References; Captions. Since the Parties or their agents have participated fully in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term

referencing time, days or period for performance shall be deemed calendar days and not work days. All references to Contractor include all personnel, employees, agents, and subcontractors of Contractor, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content or intent of this Agreement.

11.17 No Third Party Beneficiaries. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

11.18 Authority to Enter Agreement. Contractor has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and bind each respective Party.

11.19 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

11.20 Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.

11.21 City's Right to Employ Other Contractors. City reserves right to employ other Contractors in connection with this Project.

11.22 Cooperation; Further Acts. The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purposes of this Agreement.

[SIGNATURES ON NEXT PAGE]

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

CITY OF WOODLAND

By: _____
Ken Hiatt
City Manager

WEST COAST ARBOISTS, INC.

By: _____
Patrick Mahoney
President

Attest:

By: _____
Ana B. Gonzalez
City Clerk

Approved as to Form:

By: _____
Best Best & Krieger LLP
City Attorney

EXHIBIT "A"

SCOPE OF SERVICES

The scope of contracted work shall consist of removal, pruning, and other maintenance of trees, palms and other woody plants, in various locations within the City of Woodland. Work shall be supervised and approved by representatives of the Department of Community Services' Urban Forestry staff.

I. GENERAL PROVISIONS.

The Contractor shall be aware of and shall comply with the Woodland City Codes governing tree pruning work, traffic control and any other regulations that may affect operations. Refer to City of Woodland's Standard Specifications, Section 23. The Contractor shall furnish all labor, materials, and equipment necessary to perform the work described herein in strict accordance with these specifications and subject to the terms and conditions of this Agreement. All work shall be performed by a tree care contractor, who shall be licensed by the California Contractors State License Board (Classification C-61/Category D-49) to provide such contract services within the State of California and the City of Woodland.

A. Inspection and Oversight.

This Agreement will be managed by a member of the City's Urban Forestry staff, serving in the capacity of Contract Inspector. The Inspector provides the principal contract management and monitoring function, and is the primary contact point for communication between the City and the Contractor.

The Inspector will insure compliance with the Agreement, observing work both during progress and upon completion. The Inspector will make routine independent inspections of all sites maintained by the Contractor, which may or may not be announced and do not require the presence of the Contractor. Inspections shall be both visual and operational. In addition, the Inspector may call for the Contractor to meet on the site for walkthrough inspections. The Inspector will schedule such meetings at the discretion of the City.

1. Inspection Reports.

The Contractor shall contact Urban Forestry staff weekly to request inspection of all work performed. The Inspector will prepare a weekly "Urban Forestry Contract Inspection Report", with a performance rating. Ratings will reflect the work performance of Contractor at the site locations under the terms and conditions of this Agreement. The inspection report may include comments with recommendations for improvements, but it does not take away the Contractor's responsibility to maintain each site per contract specifications and to the satisfaction of the City. Problem areas are to be acted upon promptly and corrective action taken, as applicable.

a. Inspection reports will be prepared in two copies. The Inspector will establish a schedule for the Contractor to pick up its copy from the Urban Forestry administrative office and sign the City's copy, acknowledging receipt. Failure to retrieve the Contractor's copy of an inspection report will not relieve the Contractor of its responsibility to correct all noted problem areas in a timely manner.

b. Inspection report criteria will include, but not be limited to, the following:

   1) Site cleanliness

   2) Communication with Inspector

   3) Adherence to pruning standards

   4) Traffic control and safety

c. The inspector will give the Contractor an opportunity to correct or replace non-conforming deliverables or services if this can be accomplished within the required delivery schedule. Correction or replacement will be without additional cost to the City.

d. The Inspector will not consider the services complete until all unacceptable performance has been corrected. The value of the Contractor's non-performance will be deducted from any money due the Contractor. The Inspector will document in the contract file the basis for any amounts withheld.

2. Failure to Perform.

   If the Contractor fails to perform in accordance with the terms and conditions of the Agreement, the Inspector will document the deficiencies on the "Urban Forestry Contract Inspection Report" form, which will serve as written notice to the Contractor.

   a. A rating of "Needs Improvement" will require the Contractor to correct the stated deficiency(s) within seven calendar days, or as otherwise specified by Inspector.

   b. A rating of "Unsatisfactory" will require the Contractor to correct the stated deficiency(s) within 48 hours, or as otherwise specified by Inspector. After two consecutive "unsatisfactory" ratings for any area within the contract, a "Failure to Comply" letter may be issued.

   c. A "Failure to Comply" rating represents a final notice. The City may choose to terminate the Agreement in a manner consistent with Section 11 of this Agreement, or, at the discretion of the Inspector, may allow the Contractor to correct deficiencies within 24 hours. Failure to correct deficiencies within 24 hours will result in contract termination pursuant to Section 11. The termination may result in the Contractor being considered "Non-Responsible" during subsequent bid evaluations, for a period of up to three years.

   d. If the Contractor receives more than two "Unsatisfactory" ratings within a 90-day time span, they may be issued a "Failure to Comply" letter. If two "Failure to Comply" letters are issued within a 180-day period, the City may terminate the Agreement pursuant to Section 11 of this Agreement. The termination will cause the Contractor to be considered "Non-Responsible" during subsequent bid evaluations, for a period of up to three years.

   e. If the Contractor receives two "Failure to Comply" letters within a contract year, they may be considered "Non-Responsible" for subsequent bid evaluations.

B. Record Keeping.

The Contractor will supply quarterly work history reports, or upon request by Urban Forestry staff, in a MS Excel format provided by the City.

C. Work Week.

The normal work week shall be Monday through Friday, 7:30 a.m. to 4:00 p.m. Where traffic, parking or other constraints exist, the work week may be modified. All work week modifications shall be approved by Urban Forestry staff. The Contractor shall notify Urban Forestry staff by 7:30 a.m. daily, by e-mail, with starting locations for each crew and contact phone number for foreman.

D. Allocation and Completion of Work Orders.

Work Orders shall be allocated by Urban Forestry staff based on actual service requirements and available funding. All work orders will be assigned on an "as-needed" basis as determined by Urban Forestry. It is possible that no services may be required by the City from a Contractor during all or any portion of the Agreement term. All work orders assigned to the Contractor shall be completed within 10 calendar days except where otherwise noted.

E. Qualified Personnel.

The contractor shall provide qualified supervisory staff.

1. Each crew shall consist of at least one employee with current certification as a Western Chapter International Society of Arboriculture Certified Tree Worker.

2. Each crew shall include at least one supervisor on-site with a current certification as International Society of Arboriculture Certified Arborist. Crews comprised of more than six (6) employees shall have a second supervisor on-site with a current certification as International Society of Arboriculture Certified Arborist.

F. Equipment.

All vehicles and equipment used in the performance of work assigned under this Agreement shall be in good working order and in compliance with all local, state, and federal laws.

1. Vehicles shall display signage denoting the contractor's name, telephone number, and "City of Woodland Urban Forestry Contractor." City identification signs shall not be displayed when performing any work outside the scope of this Agreement.

2. Contractor vehicles will be equipped with all warning lights, signage, and other equipment necessary to safely work in the City right-of-way.

G. Damage to Property.

Public or private property damaged as a result of the Contractor's operations shall be repaired or replaced at the Contractor's sole cost and expense and shall be repaired or replaced back to the original existing conditions.

H. Safety.

The Contractor shall plan and conduct all work in a manner that will safeguard all persons from injury and shall take all precautions required by applicable local, County, State or Federal requirements.

1. The Contractor shall be solely responsible for complying with O.S.H.A. and Cal O.S.H.A. Safety Orders, City Code, and the California Manual on Uniform Traffic Control Devices (MUTCD), so as to protect all persons, including employees from foreseeable injury, or damage to property.

2. All work within 10 feet of any overhead high voltage electrical conductors shall be referred to Pacific Gas & Electric (PG&E) by the Contractor. Work shall be scheduled by the Contractor in cooperation with PG&E and shall be conducted in such a manner as to minimize disruption of service and disturbance of residents.

3. Tree care operations that involve climbing or other aerial work may be temporarily suspended during inclement weather with prior approval from Urban Forestry staff.

I. Work Affecting the Public Right-Of-Way.

The Contractor acknowledges and agrees that the safety of motorists, pedestrians, and maintenance crews while working along the City's transportation corridors is paramount, and the Contractor agrees that during the progress of the work, the Contractor shall constantly protect and preserve the safety of the public. The Contractor shall not unnecessarily cause inconvenience to the public during the progress of the work and shall minimize the inconvenience caused by the Contractor's operations. Such operations include, but are not limited to, work performed on or adjacent to the work site, traffic lane and pedestrian closures and deliveries of material and equipment.

1. Temporary Traffic Control Requirements.

The Contractor shall be solely responsible for furnishing, installing and maintaining all advance warning signs and devices necessary to safeguard the general public and the work, and to provide for the proper and safe routing of vehicular and pedestrian traffic during the performance of the work. This requirement shall be for the duration of the service or project, and shall not be limited to working hours. The use of flagmen, barricades, and construction signage shall comply with the current edition of the California MUTCD.

The Contractor shall not be allowed to work until a City-approved traffic control plan is on file with the Inspector. If the Inspector determines at any time that actual traffic conditions under the approved plan are not adequate to ensure public safety, the Engineer may require the plan to be immediately modified. If a hazardous condition cannot be eliminated by plan modification, the Inspector may require work under the plan be stopped, and the plan suspended, until the safety hazard is remedied. The Contractor shall not be entitled to any costs, damages or extension of Contract time arising from any stop work order issued by the Inspector under this Section.

The Contractor shall provide safe pedestrian and disabled access through or around the construction area at all times. Sidewalk closure shall comply with federal and state disability access laws and regulations. The Contractor shall provide access to all existing driveways, adjacent parking areas, and buildings at all times unless other arrangements are made with

the property owner and approved by the Inspector. Access for emergency vehicles shall be clear at all times.

All work within public streets and/or right-of-way shall be done in an expeditious manner so as to cause as little inconvenience to the public as possible. Unless otherwise approved, the Contractor shall maintain at least one travel lane in each direction at all times on two-way Primary Streets (defined below), and at least two travel lanes at all times on one-way Primary Streets. The Contractor shall also maintain local property access and access to existing public cross-streets.

The Contractor shall submit a traffic control plan showing proposed traffic control measures and detours for vehicles and pedestrians a minimum of ten working days prior to the start of any work that requires the closure of a sidewalk or traffic lane. Traffic control plans must be submitted to and approved by the City Traffic Engineer prior to work commencing. The traffic control plan shall include the following information:

a. The name and business address of the applicant.

b. A diagram showing:

   1) The location of the proposed work area;
   2) The location of areas where the public right-of-way will be closed or obstructed; and
   3) The placement of traffic control devices necessary to perform the work.

c. The proposed phases of traffic control in a narrative format including a description and dates for the beginning and ending of each phase.

d. The time periods when the traffic control will be in effect.

2. Temporary Street Parking Lane Closure.

   The Contractor shall provide barricades with signage noting parking restrictions and days and times of scheduled tree care operations at least 72 hours in advance of work. All barricades and signage must be approved by Urban Forestry staff. Parking closure signs shall not be attached to trees. Parking closure signs shall not indicate TOW AWAY zones.

II. TECHNICAL SPECIFICATIONS.

The Contractor shall provide the following services, as requested by Urban Forestry:

- Demand Pruning
- Programmed Pruning
- Crown Reduction/Crown Clean for English Elms
- Palm Pruning
- Tree Removal
- Stump Grinding
- Crane Services
- Unscheduled Work or Storm/Emergency Work Crew Services

Note: English elms not requiring a crown reduction will be billed at Programmed or Demand based pruning rates.

Tree care operations shall be in accordance with current standards as established by the American National Standard Institute (ANSI). Specifically, current ANSI A300 (Tree, Shrub and Other Woody Plant Maintenance-Standard Practices), ANSI Z133 (Safety Requirements for Arboricultural Operations) and accompanying International Society of Arboriculture "Best Management Practices" publications shall be adhered to. Tree climbing spurs shall not be used except where trees are to be removed, where trees cannot otherwise be safely accessed, or in the case of emergencies.

With the exception of work requested on a time and materials basis, all pruning orders shall be based on complete pruning of the entire tree.

A. Tree Pruning.

Work orders for programmed pruning are based on street block areas within the City of Woodland boundaries. Generally, programmed pruning areas are planned as contiguous areas. Work orders for demand-based pruning are based on service requests with specific objectives in various locations within the City of Woodland boundaries and may or may not be at contiguous locations.

Notwithstanding the referenced ANSI standards, trees and palms shall be pruned as follows:

1. Mature Trees.
   Tree crowns shall be cleaned, raised, reduced, thinned or any combination of these methods to achieve the following objectives:

   a. Remove dead branches that are greater than 1 inch at the point of attachment.

   b. Remove diseased, decayed, broken, weakly attached, and/or crossing branches.

   c. Remove mistletoe and/or vines growing on the tree.

   d. Improve tree growth and form to maximize safety, structural integrity, and health.

   e. Prune to provide eventual clearance of 14 feet over roadways; prune to provide eventual clearance of 8 feet over pedestrian pathways; prune to provide eventual clearance of 5 feet around buildings and other structures, including, but not limited to roofs, gutters, fireplaces, television antennas, and utility service connections.

   f. Prune to clear line of sight for streetlights, traffic signs and signals, and street signs.

   In achieving the above objectives, the Contractor shall not remove more of the tree crown than necessary. Under no circumstances shall more than 25 percent of the crown be removed without approval from Urban Forestry staff. When reducing the length of a limb, the resulting terminal branch should be at least 1/3 the diameter of the parent limb.

   The Contractor shall notify Urban Forestry staff if any defects are found in a tree while pruning.

2. Young Trees.

Young trees (under 8 inches) shall be pruned to achieve the following objectives:

a. Remove dead branches.

b. Remove diseased, decayed, broken, weakly attached and/or crossing branches.

c. Develop strong central leader and radially and vertically symmetric distribution of branches as appropriate for the species.

d. Encourage trunk taper by retaining temporary branches until diameter at the point of attachment is approximately 1/3 of the diameter of the parent branch.

e. Select and develop permanent branches.

f. Retain foliage in the lower portion of the canopy as long as possible.

g. Prune to avoid conflicts with pedestrians, vehicles, and sight-lines at street intersections.

3. Palms.

   a. Remove dead and dying fronds.

   b. Prune palm crown to no narrower than a 9 and 3 o'clock position.

   c. Remove loose frond sheaths along the entire length of the trunk.

   d. Remove fruit and flowers.
      i) A chainsaw may only be used on dead fronds. Use of a handsaw is required on green fronds and fruit/flowers.

B. Tree Removal.

Notwithstanding the referenced ANSI Standards, trees, palms and other woody plants shall be removed as follows:

1. Remove all tree parts in a safe and efficient manner. Where necessary, tree parts shall be lowered by rope, crane, or other suitable means to avoid damage to surrounding property, including adjacent trees.

2. Ropes or other rigging shall not be placed so as to cause damage to adjacent property or trees

3. Trees shall be removed to within 6 inches of grade, measured from the soil line where the trunk meets the ground.

C. Stump Removal.

1. Stumps shall be ground until completely removed. The Contractor shall also grind out all surface roots 2 inches or greater within a 6-foot radius of the stump. Stump grindings shall be removed completely.

2. The Contractor shall backfill the hole with a top soil blend approved by the City.

3. The Contractor shall compact soil to allow for settling.

4. The Contractor is responsible for notifying Underground Service Alert prior to grinding stumps or digging anywhere within the public right-of-way or city property.

5. The Contractor shall respond to all non-urgent stump grinding work orders within 5 working days. Stump grinding work orders related to sidewalk repairs shall be completed within 3 working days.

6. Where stump grinding is being performed to accommodate a new replacement sidewalk, all surface roots within the footprint of the sidewalk shall be ground to a depth of 6 inches.

D. Debris Removal.

The scope of work shall include removal and disposal of brush and debris generated by said work. Waste material shall be disposed of at the contractor's expense at a location designated and/or approved by the City. Waste material shall not be given away or sold as firewood. Waste material (excepting trees affected by Dutch Elm Disease) shall not be landfilled. Recycling of wood and wood chips through sustainable uses is strongly encouraged.

Contractor shall provide wood or trunk samples if requested by Urban Forestry staff. Debris resulting from contractor's operations shall not be left on any work sites overnight. Upon completion of a work, the site shall be left in a clean and orderly condition.

E. Tool Sanitation and Disease Transmittal

Contractor's tools that have potential to transmit pests or diseases to other trees shall be disinfected prior to initiating work within the City, after work on any potentially diseased trees, and prior to reinitiating work after any work outside of City-contracted services.

All lead workers that supervise tree care operations under the terms and conditions of this Agreement shall attend a Dutch Elm Disease awareness and training class, provided by Urban Forestry, prior to any work on species susceptible to the disease. Disposal sites and methods for Dutch Elm Disease-infected tree parts shall be approved by Urban Forestry staff.

Due to disease concerns regarding Canary Island Date Palms (Phoenix canariensis) and California fan palms (Washington filifera), live fronds, flowers and fruit parts must be pruned with handsaws.

Chain saws and hand saws shall be thoroughly disinfected before and after use on any species of palm or elm using a disinfectant approved by Urban Forestry. Chain saws shall have the clutch cover removed and the chain, bar, and clutch area shall be sprayed. Handsaws are to be completely disinfected after each use. Chain saws and hand saws shall be disinfected with each use before pruning the next tree.

EXHIBIT B

FEE SCHEDULE/MANNER OF PAYMENT

1. CONTRACTOR'S Compensation. The total of all fees paid to the CONTRACTOR for the performance of all services set forth in Exhibit A, including normal revisions (hereafter the "Services"), and for all authorized Reimbursable Expenses, shall not exceed the total sum of $260,000.00.

2. Billable Rates. CONTRACTOR shall be paid for the performance of Services on an hourly rate, daily rate, flat fee, lump sum or other basis, as set forth in Attachment 1 to Exhibit B, attached hereto and incorporated herein.

3. CONTRACTOR'S Reimbursable Expenses. Reimbursable Expenses shall be limited to actual expenditures of CONTRACTOR for expenses that are necessary for the proper completion of the Services and shall only be payable if specifically authorized in advance by CITY.

4. Payments to CONTRACTOR.

A. Payments to CONTRACTOR shall be made pursuant to the terms of the Agreement. CONTRACTOR shall be responsible for the cost of supplying all documentation necessary to verify the monthly billings to the satisfaction of CITY.

B. All invoices submitted by CONTRACTOR shall contain the following information:

(1) Job/Project Name
(2) CITY's current Purchase Order Number
(3) CONTRACTOR'S Invoice Number
(4) Date of Invoice Issuance
(5) Work Order Number (if applicable)
(6) CITY representative identified on the Purchase Order
(7) CONTRACTOR'S remit address for payment
(8) Description of services billed under Invoice
(9) Amount of Invoice (itemize all authorized Reimbursable Expenses)
(10) Total Billed to Date under Agreement

C. Items shall be separated into Services and Reimbursable Expenses. Billings that do not conform to the format outlined above shall be returned to CONTRACTOR for correction. CITY shall not be responsible for delays in payment to CONTRACTOR resulting from CONTRACTOR'S failure to comply with the invoice format described above.

Submitting Invoices:

- Email. Submit email invoices and any attachments to: Westley.Schroeder@cityofwoodland.org
- Mail: If emailing invoices and attachments is not an option, mail to:

Westley Schroeder, Park Superintendent
2001 East Street
Woodland, CA 95776

5. Additional Services. Additional Services are those services related to the scope of services of CONTRACTOR set forth in Exhibit A but not anticipated at the time of execution of this Agreement. Additional Services shall be provided only when an amendment to this Agreement is approved by CITY in accordance with CITY's Supplemental Agreement procedures. CITY reserves the right to perform any Additional Services with its own staff or to retain other contractors to perform the Additional Services.

6. Taxes. CONTRACTOR shall pay, when and as due, any and all taxes incurred as a result of CONTRACTOR'S compensation hereunder, including estimated taxes, and shall provide CITY with proof of the payment upon request. CONTRACTOR hereby agrees to indemnify CITY for any claims, losses, costs, fees, liabilities, damages or injuries suffered by CITY arising out of CONTRACTOR'S breach of this Section 6.

ATTACHMENT I

TREE PRUNNING SERVICES

PRICING SCHEDULE

For furnishing to the City of Woodland prices in accordance with the provisions and specifications contained herein. Pricing shall be all inclusive. No surcharges or additional costs will be allowed. The quantities specified are based upon the best estimates available and are subject to increase or decrease.

1. HOURLY RATES FOR BASIC SERVICES

TASK	FIRST YEAR OF CONTRACT					SECOND YEAR OF CONTRACT					THIRD YEAR OF CONTRACT				
	HOURLY RATE	X	HOURS	=	EXTENDED PRICE	HOURLY RATE	X	HOURS	=	EXTENDED PRICE	HOURLY RATE	X	HOURS	=	EXTENDED PRICE
3-PERSON CREW AND BUCKET, DURING REGULAR WORK HOURS (SEE NOTE 1. BELOW)	$267.00	X	100	=	$26,700.00	$270.00	X	100	=	$27,000.00	$276.00	X	100	=	$27,600.00
3-PERSON CREW AND BUCKET, DURING EMERGENCIES AND AFTER REGULAR WORK HOURS	$330.00	X	100	=	$33,000.00	$336.00	X	100	=	$33,600.00	$345.00	X	100	=	$34,500.00
CRANE SERVICES DURING EMERGENCIES AND AFTER REGULAR WORK HOURS	$150.00	X	100	=	$15,000.00	$155.00	X	100	=	$15,500.00	$170.00	X	100	=	$17,000.00
FIRST YEAR EXTENDED TOTAL					$74,700.00	SECOND YEAR TOTAL				$76,100.00	THIRD YEAR TOTAL				$79,100.00
THREE-YEAR TOTAL FOR BASIC SERVICES (Sum of First Year + Second Year + Third Year subtotals)															$229,900.00

2. UNIT PRICES FOR DEMAND PRUNING

SIZE CLASS	FIRST YEAR OF CONTRACT					SECOND YEAR OF CONTRACT					THIRD YEAR OF CONTRACT				
	UNIT PRICE	X	QTY	=	EXTENDED PRICE	UNIT PRICE	X	QTY	=	EXTENDED PRICE	UNIT PRICE	X	QTY	=	EXTENDED PRICE
Up to 6 d.b.h.	$120.00	X	20	=	$2,400.00	$126.00	X	20	=	$2,520.00	$132.00	X	20	=	$2,640.00
7 – 12 d.b.h.	$240.00	X	20	=	$4,800.00	$252.00	X	20	=	$5,040.00	$264.00	X	20	=	$5,280.00
13 – 24 d.b.h.	$360.00	X	20	=	$7,200.00	$375.00	X	20	=	$7,500.00	$400.00	X	20	=	$8,000.00
25 – 36 d.b.h.	$450.00	X	100	=	$45,000.00	$472.00	X	100	=	$47,200.00	$495.00	X	100	=	$49,500.00
37 – 48 d.b.h.	$750.00	X	50	=	$37,500.00	$813.00	X	50	=	$40,650.00	$853.00	X	50	=	$42,650.00
49+ d.b.h.	$1,140.00	X	50	=	$57,000.00	$1,197.00	X	50	=	$59,850.00	$1,256.00	X	50	=	$62,600.00
FIRST YEAR SUBTOTAL					$153,900.00	SECOND YEAR SUBTOTAL				$162,760.00	THIRD YEAR SUBTOTAL				$170,870.00
THREE-YEAR TOTAL FOR DEMAND PRUNING (Sum of First Year + Second Year + Third Year subtotals)															$487,530.00

3. UNIT PRICES FOR PROGRAM PRUNING

SIZE CLASS	FIRST YEAR OF CONTRACT					SECOND YEAR OF CONTRACT					THIRD YEAR OF CONTRACT				
	UNIT PRICE	X	QTY	=	EXTENDED PRICE	UNIT PRICE	X	QTY	=	EXTENDED PRICE	UNIT PRICE	X	QTY	=	EXTENDED PRICE
Up to 6 d.b.h.	$80.00	x	800	=	$64,000.00	$82.00	x	800	=	$65,600.00	$85.00	x	800	=	$68,000.00
7 – 12 d.b.h.	$100.00	x	1100	=	$110,000.00	$105.00	x	1100	=	$115,500.00	$120.00	x	1100	=	$132,000.00
13 – 24 d.b.h.	$140.00	x	1500	=	$210,000.00	$145.00	x	1500	=	$217,500.00	$155.00	x	1500	=	$232,500.00
25 – 36 d.b.h.	$165.00	x	1200	=	$198,000.00	$175.00	x	1200	=	$210,000.00	$190.00	x	1200	=	$228,000.00
37 – 48 d.b.h.	$275.00	x	500	=	$137,500.00	$285.00	x	500	=	$142,500.00	$300.00	x	500	=	$150,000.00
49+ d.b.h.	$350.00	x	400	=	$140,000.00	$375.00	x	400	=	$150,000.00	$400.00	x	400	=	$160,000.00
FIRST YEAR SUBTOTAL					$859,500.00	SECOND YEAR SUBTOTAL				$901,100.00	THIRD YEAR SUBTOTAL				$970,500.00
THREE-YEAR TOTAL FOR PROGRAM PRUNING *(sum of First Year + Second Year + Third Year subtotals)*					$2,731,100.00										

4. UNIT PRICES FOR PALM PRUNING

SIZE CLASS	FIRST YEAR OF CONTRACT					SECOND YEAR OF CONTRACT					THIRD YEAR OF CONTRACT				
	UNIT PRICE	X	QTY	=	EXTENDED PRICE	UNIT PRICE	X	QTY	=	EXTENDED PRICE	UNIT PRICE	X	QTY	=	EXTENDED PRICE
DATE PALM SPECIES	$350.00	x	150	=	$52,500.00	$360.00	x	150	=	$54,000.00	$375.00	x	150	=	$56,250.00
WASHINGTONIA PALM SPECIES	$100.00	x	150	=	$15,000.00	$105.00	x	150	=	$15,750.00	$115.00	x	150	=	$17,250.00
FIRST YEAR SUBTOTAL					$67,500.00	SECOND YEAR SUBTOTAL				$69,750.00	THIRD YEAR SUBTOTAL				$73,500.00
THREE-YEAR TOTAL FOR PALM PRUNING *(sum of First Year + Second Year + Third Year subtotals)*					$210,750.00										

5. UNIT PRICES FOR TREE REMOVAL (TO 6 INCHES ABOVE SOIL LINE)

SIZE CLASS	FIRST YEAR OF CONTRACT					SECOND YEAR OF CONTRACT					THIRD YEAR OF CONTRACT				
	UNIT PRICE	X	QTY	=	EXTENDED PRICE	UNIT PRICE	X	QTY	=	EXTENDED PRICE	UNIT PRICE	X	QTY	=	EXTENDED PRICE
Up to 6 d.b.h.	$125.00	x	50	=	$6,250.00	$131.00	x	50	=	$6,550.00	$137.00	x	50	=	$6,850.00
7 – 12 d.b.h.	$275.00	x	100	=	$27,500.00	$285.00	x	100	=	$28,500.00	$325.00	x	100	=	$32,500.00
13 – 24 d.b.h.	$600.00	x	200	=	$120,000.00	$625.00	x	200	=	$125,000.00	$650.00	x	200	=	$130,000.00
25 – 36 d.b.h.	$1,200.00	x	100	=	$120,000.00	$1,300.00	x	100	=	$130,000.00	$1,400.00	x	100	=	$140,000.00
37 – 48 d.b.h.	$2,000.00	x	100	=	$200,000.00	$2,100.00	x	100	=	$210,000.00	$2,200.00	x	100	=	$220,000.00
49+ d.b.h.	$3,500.00	x	50	=	$175,000.00	$3,675.00	x	50	=	$183,750.00	$3,858.00	x	50	=	$192,900.00
FIRST YEAR SUBTOTAL					$648,750.00	SECOND YEAR SUBTOTAL				$683,800.00	THIRD YEAR SUBTOTAL				$722,250.00
THREE-YEAR TOTAL FOR TREE REMOVAL *(sum of First Year + Second Year + Third Year subtotals)*															$2,054,600.00

6. UNIT PRICES FOR STUMP GRINDING

SIZE CLASS	FIRST YEAR OF CONTRACT					SECOND YEAR OF CONTRACT					THIRD YEAR OF CONTRACT				
	UNIT PRICE	X	QTY	=	EXTENDED PRICE	UNIT PRICE	X	QTY	=	EXTENDED PRICE	UNIT PRICE	X	QTY	=	EXTENDED PRICE
Up to 6 d.b.h.	$230.00	x	50	=	$11,500.00	$240.00	x	50	=	$12,000.00	$250.00	x	50	=	$12,500.00
7 – 12 d.b.h.	$345.00	x	100	=	$34,500.00	$360.00	x	100	=	$36,000.00	$375.00	x	100	=	$37,500.00
13 – 24 d.b.h.	$600.00	x	200	=	$120,000.00	$650.00	x	200	=	$130,000.00	$700.00	x	200	=	$140,000.00
25 – 36 d.b.h.	$800.00	x	100	=	$80,000.00	$840.00	x	100	=	$84,000.00	$880.00	x	100	=	$88,000.00
37 – 48 d.b.h.	$950.00	x	100	=	$95,000.00	$1,000.00	x	100	=	$100,000.00	$1,050.00	x	100	=	$105,000.00
49+ d.b.h.	$1,150.00	x	50	=	$57,500.00	$1,200.00	x	50	=	$60,000.00	$1,250.00	x	50	=	$62,500.00
FIRST YEAR SUBTOTAL					$398,500.00	SECOND YEAR SUBTOTAL				$422,000.00	THIRD YEAR SUBTOTAL				$445,500.00
THREE-YEAR TOTAL FOR STUMP GRINDING *(sum of First Year + Second Year + Third Year subtotals)*															$1,266,000.00

PRICING SCHEDULE TOTALS	
THREE-YEAR TOTAL FOR BASIC SERVICES *(from Section 7, above)*	$229,900.00
THREE-YEAR TOTAL FOR DEMAND PRUNING *(from Section 2, above)*	$487,530.00
THREE-YEAR TOTAL FOR PROGRAM PRUNING *(from Section 3, above)*	$2,731,100.00
THREE-YEAR TOTAL FOR PALM PRUNING *(from Section 4, above)*	$210,750.00
THREE-YEAR TOTAL FOR TREE REMOVAL *(from Section 5, above)*	$2,054,800.00
THREE-YEAR TOTAL FOR STUMP GRINDING *(from Section 6, above)*	$1,266,000.00
PROPOSAL TOTAL *(sum of Three-Year Totals for Section 7, 2, 3, 4, 5, and 6, above)*	$ $6,980,080.00

PRICING SCHEDULE NOTES:

1. The estimated quantities are for bid evaluation purposes only, actual work assigned will be based upon availability of funds and actual needs as they occur throughout the contract period. Unscheduled work (storm or other emergency work) shall be billed portal to portal, not to exceed 1.5 hours, round trip. Rates should be based on a typical three-person crew, including a qualified lead worker. Equipment needs should include a truck equipped with a chip box and an aerial lift with a minimum working height of 55 feet, a brush chipper, and all associated tools and equipment to complete a typical tree pruning or removal assignment per the General Requirements that follow in this document.

2. The hourly labor rates quoted must be all inclusive. Quotes will be based on an hourly rate, based upon the time the Contractor begins work on site. Cost for travel time should be incorporated into the hourly rate that is quoted (except as noted in 1., above). No surcharges, fees, or other additional costs will be allowed.

3. The prices quoted to the City shall be as low as, or lower than those charged the Contractor's most favored customer for comparable quantities under similar terms and conditions, in addition to any discounts for prompt payment.

4. In determining the amount quoted by each contractor, the City shall disregard mathematical errors in addition, subtraction, multiplication, and division that appear obvious on the face of the Proposal. When such a mathematical error appears on the face of the Proposal, the City shall have the right to correct such error and to compute the total amount bid by said bidder on the basis of the corrected figure or figures.

5. When an item price is required to be set forth in the Proposal, and the total for the item set forth separately does not agree with a figure which is derived by multiplying the item price times the Project Manager's estimate of the quantity of work to be performed for said item, the item price shall prevail over the sum set forth as the total for the item unless, in the sole discretion of the City, such a procedure would be

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE THE FY2021 CONTRACT FOR TREE PRUNING AND MAINTENANCE SERVICES WITH WEST COAST ARBORISTS, INC.

WHEREAS, the City performs annual cyclical pruning and tree maintenance on our urban forest to promote public safety and tree health; and

WHEREAS, West Coast Arborists Inc.; a tree maintenance company, provides municipal tree maintenance service to other local communities, including the Cities of Roseville, Elk Grove, West Sacramento, Davis and Sacramento; and

WHEREAS, "piggy-backing" on the City of Sacramento's competitively bid tree maintenance contract would benefit the City by economy of scale pricing; and

WHEREAS, the proposed contract results in an annual cost of two hundred and sixty thousand dollars for tree maintenance services provided to the City of Woodland; and

WHEREAS, funding in support of this contract is provided in the FY2021 annual budget previously approved by the Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland hereby authorizes the City Manager to execute the FY2021 contract with West Coast Arborists, Inc. in an amount not to exceed $260,000. The City Attorney is hereby authorized to make clarifying and confirming changes to the Agreement provided the total contract amount does not change.

PASSED AND ADOPTED by the City Council this 6th day of October, 2020, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Rich Lansburgh, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, Interim City Attorney

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 6, 2020
ITEM #: I.14
SUBJECT: Lower Cache Creek Flood Feasibility Study, CIP #09-15; Approve Contract Amendment #7 with MBK Engineers for Consulting Services.

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute Amendment #7 to the consultant services agreement with MBK Engineers (MBK) for the Lower Cache Creek Feasibility Study for an additional amount up to $50,000 for the Lower Cache Creek Feasibility Study, CIP #09-15.

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

Fiscal Impact:
MBK's contract involves a review of the City's flood protection efforts, evaluation of financial viability and possibilities for leveraging State and Federal fund sources, and development of a strategic plan for flood control along with managing the City's overall flood management program. Approval of amendment #7 for Project 09-15 will bring the total not to exceed cost for the Lower Cache Creek Feasibility Study (LCCFS) program management services to $944,000 from the current contract amount of $894,000. The amendment covers MBK's services through June 2021 and through completion of the LCCFS and the Urban Flood Risk Reduction (UFRR) grant.

This project is included in the Capital Budget approved by Council with $5,050,000 being advanced from the sewer enterprise fund with a future repayment from the storm drain enterprise fund as approved by Council on June 16, 2020. The budget includes approximately $600,000 in funding that is expected to be reimbursed through the UFRR grant. In addition, as part of the long-term financing plan for the project, the team will pursue cost-sharing, including project management services, with public agency and private property stakeholders with an interest in partnering on a flood solution for Lower Cache Creek.

Background:
The Army Corps of Engineers led Lower Cache Creek Feasibility Study recently completed the Agency Decision Milestone (ADM) and is now working towards the Feasibility Level Design Milestone. The majority of the work in this milestone consists of refinement of the engineering for the Recommended Plan (Modified Alternative 2A). The Woodland Flood Risk Reduction Project (Project) collects floodwater that leaves Cache Creek, intercepts the water prior to entering Woodland, and directs the flood water to the Yolo Bypass. The Project conveys the flood water into the Cache Creek Settling Basin (CCSB) and partially into the City's storm drainage system. Additionally, local modifications are necessary to enhance the Corps Alternative 2A to provide a 200-year level of flood protection as required by California SB-5. The draft Environmental Impact Report has been completed and the public comment period closed on August 14, 2020. Recent Council actions on the project have included contract amendments with consultants including the Ferguson Group, Wood Rodgers, Madrone, and ICF to advance both the draft EIR and the non-federal sponsor contribution to the LCCFS.

In November of 2013, the City engaged MBK Engineers, under contract authority of the City Manager, to assume Program Management responsibilities for the Lower Cache Creek Feasibility Study. This Contract Amendment is now being presented to Council for the following reasons:

• This amendment provides for continuing program management services to complete the work under both the LCCFS and UFRR grant. Program management activities include coordination with project partners including the Corps and DWR, providing technical advice to the City, and directing the work of project consultants in coordination with City Staff.

• The scope of work includes coordination with the DWR and Corps for the Lower Cache Creek Feasibility Study (aka the 3x3x3 process), UFRR work tasks, and process in-kind credit submittals.

• The scope of work includes program management and coordinating for a joint City/DWR feasibility study under the UFRR Program. The work includes: pursuing preliminary evaluation of the benefits and costs to the City for both local enhancements to the Alternative 2A flood solution and a regional flood control project and completion of the feasibility study.

• The scope of work includes assistance with California Environmental Quality Act compliance including assistance in completing the Environmental Impact Report.

• The scope of work also includes preparation and implementation of a public outreach program to relay information developed as part of the feasibility study and will be used in discussions with all stakeholders. These stakeholders are State and Federal agencies, local government agencies, residents, businesses, and community organizations.

Discussion:

Significant effort has gone into completing the Agency Decision Milestone of the LCCFS and preparation of the draft Environmental Impact Report. The Corps has prepared a schedule that provides for completion of the LCCFS around the end of June 2021.

MBK will continue to provide program management and technical assistance to the City through completion of the LCCFS in a strategic manner to minimize the City's financial commitments, optimize potential crediting of in-kind contributions, and maintain flexibility to pursue whichever option produces the highest probability of success. MBK will also direct the team of consultants in preparation of the feasibility study in coordination with City Staff for the UFRR study.

Conclusion:

Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute Amendment #7 to the consultant services agreement with MBK Engineers (MBK) for the Lower Cache Creek Feasibility Study for an additional amount up to $50,000 for the Lower Cache Creek Feasibility Study, CIP #09-15.

Prepared by: Tim Busch, Principal Utilities Civil Engineer

Reviewed by: Brent Meyer, Acting Community Development Director / City Engineer

Attachments:

1. Reso MBK amend 7 100620
2. Woodland Contract Amendment No. 7 2020-09-24

RESOLUTION NO. ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AMENDMENT #7 WITH MBK FOR ENGINEERING CONSULTING SERVICES

WHEREAS, the City of Woodland wishes to enter into an engineering consulting services agreement with MBK for Engineering Services ("Agreement"); and

WHEREAS, MBK was selected through a quality based selection process; and

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

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

WHEREAS, the contract amendment with MBK authorizes an additional contract amount of 50,000 to cover the scope of work. The current contract amount is $894,000 and with this amendment, the new contract amount is $944,000; 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 approves Amendment #7 with MBK in the amount of $50,000 for a total contract amount of $944,000. The City Manager is hereby authorized and directed to execute the Agreement, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the Agreement does not change.

Section 2. Copies of the Consultant Agreement are available and on file in the City Clerk's office, and are incorporated herein by reference and made a part of this Resolution.

PASSED AND ADOPTED this 6th day of October 2020, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Richard Lansburgh, Mayor

82093.00001\8555510.2

ATTEST:

_____
Ana B. Gonzalez, City Clerk

MBK ENGINEERS
Water Resources ◆ Flood Control ◆ Water Rights

GILBERT COSIO, JR., P.E.
MARC VAN CAMP, P.E.
WALTER BOUREZ, III, P.E.
RIC REINHARDT, P.E.
DON TRIEU, P.E.
DARREN CORDOVA, P.E.
NATHAN HERSHEY, P.E., P.L.S.
LEE G. BERGFELD, P.E.
BEN TUSTISON, P.E.
THOMAS ENGLER, P.E., CFM
MICHAEL MONCRIEF, P.E.

ANGUS NORMAN MURRAY
1913-1985

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

September 24, 2020

Mr. Ken Hiatt
Woodland City Manager
300 First Street
Woodland, CA 95695

Subject: Amendment Number 7 to City of Woodland Professional Services Agreement No. CM000301 – MBK Contract for Engineering and Project Management Support Services through June 2021

Dear Mr. Hiatt:

Enclosed is a Scope of Work to support a contract amendment for MBK Engineers (MBK) to provide engineering services for the Lower Cache Creek Feasibility Study (LCCFS). We will continue to assist the City of Woodland (City) in achieving flood risk reduction in a manner that is supportive of community objectives; fiscally responsible; compatible with the federally authorized projects for flood management within the region; and supportive of the Central Valley Flood Protection Plan, adopted by the California Central Valley Flood Protection Board.

MBK's support to the City during the course of this effort has continued to evolve. MBK has supported securing the California Department of Water Resources (DWR) Urban Flood Risk Reduction (UFRR) Program grant funding; provided detailed evaluation of U.S. Army Corps of Engineers (USACE) alternatives, which took place during a pause in the federal feasibility study; continued review of USACE alternatives through completion of the USACE's tentatively selected plan milestone; investigated the potential impact of flood risk reduction alternatives on the long-term functionality of the Cache Creek Settling Basin; and integrated the City's flood risk reduction objectives into an evolving regional improvement plan, including identification of potential non-structural measures intended to supplement the USACE Project.

MBK anticipates continued assistance to the City through the completion of the USACE Chief's Report, scheduled for June 30, 2021. Support will be provided through project management, planning, and technical support, along with recommendations for management of the cost, scope, and schedule for the LCCFS. In addition, MBK assistance will include support

with the City's in-kind contributions for the ongoing federal feasibility study, which is expected to have a District Engineer's Notice in February 2021.

A budget that identifies MBK's anticipated level of effort for each task is provided as Exhibit 1. This budget incorporates MBK's 2020 Schedule of Fees (Exhibit 2). Although the intensity of our efforts is difficult to determine based on the nature of the work, we anticipate that an additional $50,000 will be expended through June 2021. As a result, our contract will increase from $894,000 to $944,000.

We appreciate the opportunity to assist you with this effort. Please let me know if you have any questions.

Sincerely,
MBK ENGINEERS



Ric Reinhardt, P.E.

RR/oh
R:_Flood Control/AGRMTS/Woodland Contract Amendment No. 7 2020-09-23

Enclosures: Scope of Work through June 2021
2020 MBK Schedule of Fees

MBK Engineers
Scope of Work through June 2021
Lower Cache Creek Flood Risk Reduction Study

AMENDMENT NUMBER 7

1. Support of USACE Feasibility Study		
1.1	Program Management	$30,000
1.2	Planning Technical Support	$15,000
1.3	UFRR Funding Agreement Support	$ 5,000
	Total	**$50,000**

Exhibit 1

SCHEDULE OF FEES

1. Standard Fees:

	Per Hour
Principal/Principal Engineer	$220–290
Supervising Engineer	180–260
Senior Project Manager	190–260
Project Manager	160–220
Senior Engineer	160–230
Engineer/Hydrologist	130–190
GIS Professional	120–190
Water Resources Associate	110–180
Assistant Engineer	100–160
Prevailing Rate Surveyor, Chief of Party	194
Prevailing Rate Surveyor, Rodman/Chainman	180
GIS Specialist	80–150
Technician/Drafter	80–150
Junior Engineer	75–120
Engineering Aide	50–90
Technical Editor	50–125
3-Person Survey Crew	300
2-Person Survey Crew	265

2. Time spent in appearances at courts or quasi-judicial State or Federal boards and commissions is billed at $450 per hour for principals and supervising engineers, $400 per hour for registered engineer staff, and $250 per hour for other staff.

3. Automobile mileage is billed at the Federal reimbursement rate. Local mileage (less than 20 miles) will not be billed.

4. All other direct non-salary expense, including transportation and subsistence, long-distance telephone charges, commercial printing, reproduction costs, and similar out-of-pocket expenses are billed at actual cost plus a service charge of 10%. Use of GPS equipment is billed at $55 per hour. Use of MBK owned boat will be billed at $135/day. Use of MBK owned drones will be billed at $145/day. Professional services provided by others billed through MBK at cost plus a service charge of 5%–15%.

5. Billings will be made monthly and payment will be due within 45 days. Accounts not paid within 90 days of presentation will bear interest at the rate of 1½% per month or fraction thereof from the billing date unless other arrangements are made in advance.

6. If accounts are not paid within 90 days of presentation, the firm may retain an attorney to obtain payment. In the event that it does so and payment of all or part of the account is thereafter obtained, reasonable attorney's fees and other costs incurred to obtain such payment shall also be paid, or if payment is obtained by Judgment, shall be awarded as part of the Judgment.

Exhibit 2

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 6, 2020
ITEM #: I.15
SUBJECT: Lower Cache Creek Flood Feasibility Study, CIP 09-15; Approve Contract Amendment #1 with ICF for Consulting Services.

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute Amendment #1 to the consultant services agreement with ICF for the Lower Cache Creek Feasibility Study for an additional amount up to $53,900.

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

Fiscal Impact:
ICF has been involved in the City's flood protection and storm water management efforts since 2019 including work in support of California Environmental Quality Act (CEQA) compliance. The original contract amount is $460,035. Approval of amendment #1 for Project 09-15 will bring the total not to exceed cost for the Lower Cache Creek Feasibility Study (LCCFS) services to $513,935. The amendment covers ICF's services through the attached scope of work. The work included in this scope is cost shared under the California Department of Water Resources (DWR) – Urban Flood Risk Reduction Grant.

This project is included in the Capital Budget approved by Council with $5,050,000 being advanced from the sewer enterprise fund with a future repayment from the storm drain enterprise fund as approved by Council on June 16, 2020. The budget includes approximately $600,000 in funding that is expected to be reimbursed through the Urban Flood Risk Reduction (UFRR) grant. In addition, as part of the long-term financing plan for the project, the team will pursue cost-sharing, including project management services, with public agency and private property stakeholders with an interest in partnering on a flood solution for Lower Cache Creek.

Background:
The Army Corps of Engineers led Lower Cache Creek Feasibility Study recently completed the Agency Decision Milestone (ADM) and is now working towards the Feasibility Level Design Milestone. The majority of the work in this milestone consists of refinement of the engineering for the Recommended Plan (Modified Alternative 2A). The Woodland Flood Risk Reduction Project (Project) collects floodwater that leaves Cache Creek, intercepts the water prior to entering Woodland, and directs the flood water to the Yolo Bypass. The Project conveys the flood water into the Cache Creek Settling Basin (CCSB) and partially into the City's storm drainage system. Additionally, local modifications are necessary to enhance the Corps Alternative 2A to provide a 200-year level of flood protection as required by California SB-5.

Contract Amendment #1 with ICF includes the scope of work necessary to coordinate with both the design and environmental teams and complete the analyses necessary to respond to comments on the draft EIR and complete CEQA compliance activities.

Discussion:
The public comment period for the draft EIR closed on August 14th. Some of the comment letters received require detailed review and responses, including some additional analyses. The contract amendment is

necessary for coordination with the LCCFS team on changes to the project as the study moves forward, responding to public comments on the draft EIR, preparation of the final EIR, and coordination with the flood management team. The work on the EIR is included in the UFRR grant with the City and DWR each covering 50% of the cost of the work, including this amendment.

Conclusion:

Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute Amendment #1 to the consultant services agreement with ICF for the Lower Cache Creek Feasibility Study for an additional amount up to $53,900.

Prepared by: Tim Busch, PE, Principal Utilities Civil Engineer

Reviewed by: Brent Meyer, Acting Community Development Director/ City Engineer



Ken Hiatt
City Manager

Attachments:

1. LCCFS Budget Augmentation
2. Reso ICF amendment 1 100620

September 2, 2020

Tim Busch
Principal Utilities Civil Engineer
City of Woodland
300 First Street
Woodland, CA 95695
Sent via e-mail to Tim.Busch@cityofwoodland.org

Subject: Lower Cache Creek EIR Budget Augmentation

Dear Mr. Busch:

In accordance with discussions between ICF Jones & Stokes, Inc. ("ICF"), MBK Engineers, and the City of Woodland, ICF is requesting a budget augmentation to complete work associated with the Lower Cache Creek Environmental Impact Report (EIR) (CM000873). Due to the additional efforts required to develop the project description and analysis concurrent with changes to the project design at the SR 113 crossing, supplemental funds are required to complete the Final EIR. A cost estimate is enclosed with this letter, laying out the costs necessary for ICF to complete responses to public comments and to prepare the Final EIR. ICF proposes to invoice costs monthly, on a time and materials basis.

ICF shall provide services in accordance with the existing agreement number 000873 with the City dated March 1, 2019. Given the current impacts, both known and unknown, of the COVID-19 pandemic, for which there will likely be effects into the foreseeable future; personnel assignments, travel restrictions and other government mandates, may constrain our ability to conduct our services and provide deliverables as envisioned in this proposal. ICF reserves all rights to revise our delivery schedule and price due to such impacts from COVID-19 and will provide written notice of such proposed changes as needed. Please do not hesitate to contact me, Sara Martin at Sara.Martin@icf.com, or Gregg Ellis at Gregg.Ellis@icf.com with any questions.

Sincerely,

Trina L. Fisher
Contracts Administrator

Enclosure: Cost Estimate for Budget Augmentation

cc: Ric Reinhardt, MBK Engineers

Woodland Flood Risk Management Project: Budget Augmentation

	Consulting Staff																				ICF Production Staff				
Employee Name	Ellis Gregory	Martin Sara	Williams Nicole	Yoon Laura	Erecius Lesa	Foley Elizabeth	Webber Lisa	Gardiner Rachel	Peters Jeffrey	Mihm Tami	Sorvari Tina	Volk Jason	Reese Amanda	Wolf Barbara	Barnard Alan	Angier Alex	Ban Jennifer	Mendoza Tiffany	Hicks Kendal	Allen Erik		Monzon Stephanie	Job Jody			
Project Role	Project Director	Project Manager	Senior Review	AQ/GHG	Water Quality/ Agriculture	Transportation	Botany/ Wetlands	Wildlife	Geomorph	Energy	Hazards/ Public Services	Noise	Historian	Tribal Cultural Resources Specialist	Graphics Specialist	GIS Analyst	Visual Resources Analyst	Outreach Specialist	Project Coordinator	Archaeologist						
Labor Classification	Proj Dir	Sr Consult III	Mng Consult	Sr Consult III	Sr Consult II	Sr Consult I	Sr Consult II	Sr Consult II	Sr Consult III	Sr Consult III	Sr Consult I	Sr Consult III	Assoc Consult III	Asst Consult	Sr Consult I	Assoc Consult II	Sr Consult II	Sr Consult I	Assoc Consult I	Assoc Consult II		Assoc Consult I	Asst Consult			
Task																					Subtotal			Subtotal	Labor Total	Total Price
Task 3. Environmental Impact Report																					$0			$0	$0	$0
3c. Administrative Final EIR	24.0	60.0	12.0	4.0	20.0	4.0	2.0	2.0	10.0	2.0	4.0	2.0	2.0	2.0	4.0	7.0	3.0		22.0	2.0	$29,140	40.0	32.0	$7,040	$36,180	$36,180
3d. Final EIR and CEQA Completion	12.0	40.0																12.0	20.0		$12,680	20.0	32.0	$5,040	$17,720	$17,720
Total hours **396.0**	36.0	100.0	12.0	4.0	20.0	4.0	2.0	2.0	10.0	2.0	4.0	2.0	2.0	2.0	4.0	7.0	3.0	12.0	42.0	2.0		60.0	64.0			
Billing Rates	$240.00	$150.00	$195.00	$155.00	$130.00	$130.00	$155.00	$155.00	$155.00	$150.00	$125.00	$180.00	$130.00	$95.00	$150.00	$145.00	$155.00	$150.00	$100.00	$120.00		$100.00	$95.00			
Subtotal	$8,640	$15,000	$2,340	$620	$2,600	$520	$310	$310	$1,550	$300	$500	$360	$260	$190	$600	$1,015	$465	$1,800	$4,200	$240	$41,820	$6,000	$6,080	$12,080	$53,900	
Total price																										$53,900.00

RESOLUTION NO. ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AMENDMENT #1 WITH ICF FOR ENGINEERING CONSULTING SERVICES

WHEREAS, the City of Woodland wishes to enter into an engineering consulting services amendment with ICF for Environmental Services ("Amendment"); and

WHEREAS, ICF was selected through a quality based selection process; and

WHEREAS, ICF has been working on the Lower Cache Creek Feasibility Study and has assisted the City of Woodland in flood management since 2019; and

WHEREAS, ICF will continue providing environmental services, including coordination with Department of Water Resources and City consultants to advance the feasibility studies and environmental documents that are currently underway; and

WHEREAS, the contract amendment with ICF authorizes an additional contract amount of $53,900 to cover the additional scope of work. The current contract amount is $460,035. With this amendment, the new contract amount is $513,935; and

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

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

Section 1. The City Council hereby approves the Amendment with ICF in the amount of $53,900 for a total contract amount of $513,935. The City Manager is hereby authorized and directed to execute the Amendment, 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 Amendment does not change.

Section 2. Copies of the Consultant Amendment for Environmental Services are available and on file in the City Clerk's office, and are incorporated herein by reference and made a part of this Resolution.

PASSED AND ADOPTED this 6th day of October 2020, by the following vote:

AYES:
NOES:
ABSENT:

ABSTAIN:

_____
Richard Lansburgh, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 6, 2020
ITEM #: I.16
SUBJECT: Housing Element and Comprehensive Zoning Code Contracts

Recommendation for Action: Staff recommends that the City Council:
1. adopt Resolution No. _____, to:
a) re-allocate $83,000 of funding from the Local Early Action Planning (LEAP) Grant Project (CIP# 21-08) to the Zoning Ordinance and CEQA Project (CIP#07- 07) - Fund 325; and
b) authorize the City Manager to execute an Agreement with the State Department of Housing and Community Development for the LEAP Planning Grant Program funds; and
c) authorize the City Manager to execute contract amendment No.2 with Lisa Wise Consulting, Inc. (LWC) for Planning Services for the Comprehensive Zoning Code Update, for $36,160; and
2) adopt Resolution No. _____, to:
a) appropriate $20,000 of grant funding from the Sacramento Area Council of Governments (SACOG) Regional Early Action Planning grant program to the Local Early Action Planning (LEAP) Grant Project (CIP# 21-08) - Fund 325; and
b) authorize the City Manager to execute a contract with Lisa Wise Consulting, Inc. (LWC) in the amount of $107,205 to prepare the 6th Cycle Housing Element.

Staff Contact:
Cindy Norris, Principal Planner (530) 661-5911, cindy.norris@cityofwoodland.org

Fiscal Impact:
The City of Woodland was successful in securing a State Planning Grant from the Department of Housing and Community Development in the amount of $300,000. Funds were appropriated to CIP# 21-08 - Fund 325 as part of the Capital Budget approval in June 2020. The intended use of the funds is to provide additional funding for the City's Comprehensive Zoning Code project, to fund the 6th cycle update to the Housing Element, and to allocate any remaining funding to the future evaluation of affordable in-lieu fees.

The City recently received an additional grant from the Sacramento Area Council of Governments (SACOG) in the amount of $20,000 that will be appropriated to CIP# 21-08 - Fund 325.

The following actions are proposed for the $320,000 Local Early Action State Planning (LEAP) and Regional Early Action Planning (REAP) Grants:

- $83,000 will be allocated to Zoning Ordinance and CEQA Project (CIP# 07-07) to supplement the existing program funding in order to cover additional work related to public review ($36,160) as well as staff time. The additional grant funds will provide a total project budget of $493,000.

- $107,205 will be directed to the 6th Cycle Housing Element Update Project that is part of CIP#21-08.

- $45,600 will be used to fund an inclusionary housing fee analysis nexus study.

- $84,195 of remaining funding will be used to cover staff time and any potential future qualifying project needs.

Staff recommends approval of contract amendment No.2 for Lisa Wise Consulting, Inc.(LWC) for professional planning services amending the scope, timing, and budget for the Comprehensive Zoning Code Update, adding $36,160 for a total contract amount of $394,770. The City recommends preparing a separate contract with Lisa Wise Consulting, Inc. (LWC) to provide professional planning services to prepare the 6th Cycle Housing Element in the amount of $107,205.

Background:

SB 2 (2017) was part of a 15 bill housing package that was aimed at addressing the state's housing shortage and high cost of housing. Specifically, SB 2 established a permanent source of revenue intended to increase the affordable housing stock in California. The initial Planning Grant Program (PGP) is intended to provide financial and technical assistance to local governments to update planning documents in order to:

- Accelerate housing production;
- Streamline the approval of housing development affordable to owner and renter households at all income levels;
- Facilitate housing affordability, particularly for all income groups;
- Promote development consistent with the State Planning Priorities; and
- Ensure geographic equity in the distribution and expenditure of allocated funds.

In furtherance of housing affordability goals, the State has provided additional funding in the amount of $119,040,000 statewide as part of the Local Early Action Planning Grants Program (LEAP). The LEAP program provides one-time grant funding for technical assistance, preparation, and adoption of planning documents, and process improvements. The over-arching goals of the Program are to accelerate housing production; and facilitate compliance to implement the sixth cycle of the Regional Housing Needs Assessment (RHNA).

Further, City of Woodland is eligible for REAP grant funds, that are passed through and administered by the SACOG. The City is eligible to receive an allocation of $20,000 as part of an initial grant release. An additional allocation of grant funds may be available in the fall. However, the potential grant amount is not known at this time and whether it will be competitive or non-competitive.

All grants are provided on a reimbursement basis. After expenditure, the City shall provide all reporting documentation including invoicing and progress reports to receive reimbursement for expenditures.

On May 21, 2019, the City Council of the City of Woodland approved Resolution No. 7283 authorizing the City Manager to submit a grant application to the State Department of Housing and Community Development (HCD) SB 2 Planning Grants Program. The City received authorization to expend funds upon acceptance of the application by HCD and the contract agreement between the City and HCD was executed on December 19, 2019. On August 20, 2019 the City appropriated $310,000 of SB 2 grant money into CIP #07-07 for the Zoning Ordinance and CEQA Project, Fund 325. In May of 2019 the City selected the firm of Lisa Wise Consulting, Inc. based on responsiveness to the review criteria and significant depth of experience preparing code and housing element updates. The City will submit Request for Reimbursement of Funds once milestones and achievements have been met. The City must expend city allocated funds before requesting reimbursement.

On June 2, 2020, the City Council of the City of Woodland approved Resolution No.7475 authorizing the City Manager to submit a grant application to the State Department of Housing and Community Development

(HCD) Local Early Action Planning Grants Program (LEAP) in the amount of $300,000 and appropriate funds to the Local Early Action Planning (LEAP) Grant Project (CIP# 21-08) included in the FY2021 Capital Budget. The grant funds are intended to be used in three main areas: 1) fund the State required 6th Cycle Housing Element, 2) supplement the on-going Zoning Ordinance and CEQA Project (CIP# 07-07), and 3) fund an inclusionary housing fee analysis nexus study. The City submitted an application to HCD on June 10, 2020. Upon acceptance of the application the City was authorized to begin expending funds and will be executing a final contract with HCD when provided.

On September 15, 2020, the City of Woodland received notice of the initial grant release of $20,000 in funds from SACOG as part of the Regional Early Action Planning (REAP) grant program in which funds are passed through from the State and administered by SACOG. The funds are to be used to assist in preparation of the 6th cycle housing element. On September 17, 2020 the City executed a Memorandum of Agreement with SACOG.

Discussion:

The three projects proposed for funding through the planning grant programs are described below:

6th Cycle Housing Element:

The 6th cycle housing element work will involve a thorough evaluation of city's current programs, policies, and actions related to housing consistent with State legislation. One of the most significant elements of the update will be the available sites inventory, which will be conducted per Section 65583 of the California Government Code to ensure that the City of Woodland clearly meets the State mandated RHNA allocation. The 6th cycle RHNA allocation requires the City to provide available land for at least 3,087 housing units of which, 34.4%, or 1,062 of the units shall be available to low and very low- income households, 601 available to moderate income households, and 1,424 available to higher income households. This is an increase of 1,210 housing units from the 5th cycle, of which 398 are lower income households. The city will implement a zoning analysis, and possible housing overlay, to ensure that there are adequate sites to accommodate the required 6th cycle RHNA allocation.

The adoption deadline for the Housing Element is May 15, 2021.

The total anticipated costs will include additional work to support staff administration and work on the project, and additional CEQA analysis related to any proposed land use changes from the General Plan EIR.

Comprehensive Zoning Code Update:

In 2019, the City of Woodland received $310,000 in SB2 funds to support work toward a Comprehensive Zoning Code update. The additional LEAP grant funds proposed for this project will support completion of this project thereby facilitating new development, particularly new housing. The Code update will provide clear and reasonable standards, guidelines, and procedures. The new Code will incorporate a mix of form-based multi-family and conventional zoning. The new Code will provide objective development standards and will encourage additional housing types, such as duplexes, four-plexes and garden courts, in more traditional single family districts using sensitive design criteria that is clearly and objectively identified. Together with the analysis conducted for the Housing Element sites and assessment of zone categories, it is anticipated that the zoning code update will result in a greater amount of land zoned for housing, and together with streamlined standards will have the result of accelerating housing production.

Additional funding is requested to support staff administration and work on the project, to facilitate concurrent

general plan amendments and related CEQA evaluation, and to provide for additional public engagement in areas most affected by proposed modified standards.

Inclusionary Housing Fee Analysis and Housing Trust Fund Evaluation and Policy Guidance:
As a third component to a multi-pronged approach to facilitating and streamlining housing production, the City will initiate an affordable housing fee analysis. The goal will be to determine an inclusionary in-lieu fee on a square foot basis rather than per unit. Once determined, the fee will be approved per resolution and reflected in a revised fee schedule. Providing such a fee will ensure clarity and certainty to the development community. Additionally, the fee, will allow the city to continue to effectuate affordable housing with a streamlined approval process.

All three of the proposed project components to be funded through the SB2, LEAP, and REAP grants will have the combined effect of clarifying standards, review, and fiscal requirements for housing projects. Once implemented, these updates will make housing development in Woodland more attractive to prospective builders by increasing certainty and streamlining process.

Upon authorization from the City Council and execution of contracts, staff and the consultant will begin work on the 6th cycle Housing Element immediately.

Conclusion:
Staff recommends that City Council:
1. adopt Resolution No. _____, to:
a) re-allocate $83,000 of funding from the Local Early Action Planning (LEAP) Grant Project (CIP# 21-08) to the Zoning Ordinance and CEQA Project (CIP# 07- 07) - Fund 325; and
b) authorize the City Manager to execute an Agreement with the State Department of Housing and Community Development for the LEAP Planning Grant Program funds; and
c) authorize the City Manager to execute contract amendment No.2 with Lisa Wise Consulting, Inc. (LWC) for Planning Services for the Comprehensive Zoning Code Update, for $36,160; and
2) adopt Resolution No. _____, to:
a) appropriate $20,000 of grant funding from the Sacramento Area Council of Governments (SACOG) Regional Early Action Planning grant program to the Local Early Action Planning (LEAP) Grant Project (CIP# 21-08)-Fund 325; and
b) authorize the City Manager to execute a contract with Lisa Wise Consulting, Inc. (LWC) in the amount of $107,205 to prepare the 6th Cycle Housing Element.

Prepared By: Cindy Norris, Principal Planner

Reviewed By: Brent Meyer, Acting Community Development Director/ City Engineer

Ken Hiatt
City Manager

Attachments:

1. Resolution for the Comprehensive Zoning Update Project
2. Resolution Housing Element appropriation and contract
3. Housing Element Scope and Budget

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND RE-ALLOCATING $83,000 IN FUNDS FROM THE LOCAL EARLY ACTION PLANNING (LEAP) PROJECT CIP# 21-08 TO THE ZONING ORDINANCE & CEQA PROJECT (CIP# 07-07) AND APPROVE THE SECOND AMENDMENT TO THE CONSULTANT AGREEMENT FOR PROFESSIONAL SERVICES FOR LISA WISE CONSULTANTS, INC. TO PREPARE A COMPREHENSIVE ZONING CODE UPDATE

WHEREAS, On May 16, 2017 the City of Woodland approved the 2035 General Plan; and

WHEREAS, On May 16, 2017 the City of Woodland approved a professional services agreement for $25,820 from CIP# 07-07 with Dyett and Bhatia, Urban and Regional Planners to prepare a draft Interim Zoning Ordinance; and

WHEREAS, On May 1, 2018 the City of Woodland approved the Interim Zoning Ordinance; and

WHEREAS, the City of Woodland approved the 2019/2020 Capital Budget and included CIP #07-07 as part of the Capital Budget (the project) with a budget of $100,000 of which approximately $50,000 is remaining; and

WHEREAS, On May 21, 2019 the City Council of the City of Woodland authorized the City Manager to submit a grant application to the State of California Department of Housing and Community Development Planning Grants Program SB 2 in the amount of $310,000 and City received authorization to expend funds upon acceptance of the application by HCD and the contract agreement between the City and HCD was executed on December 19, 2019; and

WHEREAS, On April 5, 2019 the City of Woodland released a Request for Proposals to planning firms for professional services to prepare a comprehensive zoning code update and housing element update; and

WHEREAS, on May 7, 2019 the City of Woodland received two proposals for professional services, from which the firm Lisa Wise Consulting, Inc. was selected on the basis of responsiveness to the review criteria and significant depth of experience in preparing code updates; and

WHEREAS, on August 20, 2019 the City Council appropriated $310,000 of SB 2 grant money into CIP #07-07 for the Zoning Ordinance & CEQA Project, Fund 325: and

WHEREAS, On June 2, 2020 the City Council of the City of Woodland authorized the City Manager, Resolution No. 7475, to submit a grant application to the State of California Department of Housing and Community Development Local Early Action Planning Grants Program (LEAP) in the amount of $300,000 and appropriated funds to the Local Early Action Planning (LEAP) Grant Project (CIP# 21-08); and

RESOLUTION NO. _____

WHEREAS, on July 27, 2020 a First Amendment to the Professional Services Contract CM 000976 was approved to modify the scope task descriptions and fund allocations; and

WHEREAS, the City wishes to re-allocate $83,000 from the Local Early Action Planning (LEAP) Program (CIP#21-08) into CIP# 07-07 for the Zoning Ordinance & CEQA Project, Fund 325; and

WHEREAS, the City wishes to enter into an Agreement with the State of California Department of Housing and Community Development to receive reimbursement of funds from the Local Early Action Planning Grants Program and authorize the City Manager to execute the Agreement through adoption of this Resolution; and

WHEREAS, the City wishes to amend the a professional services contract with Lisa Wise Consultants, Inc. to prepare a Comprehensive Zoning Code Update, to modify the scope, schedule, and budget to add $36,160 to the original contract amount of $358,610 for an overall contract amount not to exceed $394,770 and authorize its execution by the City Manager through 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 re-allocates $83,000 from Fund 325, State Department of Housing and Community Development Local Early Action (LEAP) Planning Grants Program to CIP#07-07, Zoning Code and CEQA Project.

Section 2. The City Council hereby authorizes the City Manager to execute the Agreement, subject to City Attorney approval, between the City of Woodland and the State Department of Housing and Community Development Local Early Action Planning Grants Program.

Section 3. The City Council hereby authorizes the City Manager to execute a second amendment to the professional services contract with Lisa Wise Consultants, Inc. to modify the scope, schedule, and budget to add $36,160 to the consultant contract for an overall contract amount of $394,770 to prepare a Comprehensive Zoning Code Update.

RESOLUTION NO. _____

PASSED AND ADOPTED by the City council this 6th day of October, 2020, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Rich Lansburgh, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO APPROPRIATE $20,000 FROM THE SACRAMENTO AREA COUNCIL OF GOVERNMENTS REGIONAL EARLY ACTION GRANT PROGRAM (REAP) TO CIP# 21-08 AND APPROVE THE PROFESSIONAL SERVICES CONTRACT WITH LISA WISE CONSULTANTS, INC. TO PREPARE THE 6TH CYCLE HOUSING ELEMENT UPDATE

WHEREAS, On May 16, 2017 the City of Woodland approved the 2035 General Plan which includes the 5th Cycle Housing Element as a required Element; and

WHEREAS, On June 2, 2020 the City Council of the City of Woodland authorized the City Manager to submit a grant application to the State of California Department of Housing and Community Development Local Early Action Planning Grants Program (LEAP) in the amount of $300,000; and

WHEREAS, The Local Early Action Planning grant is a non-competitive, reimbursable grant program through which the City of Woodland received approval to fund the 6th Cycle Housing Element Update project; and

WHEREAS, On September 15, 2020 the City received notification from the Sacramento Area Council of Governments Regional Early Action Planning (REAP) Grants program, which is a non-competitive, reimbursable grant program, that the City is eligible for $20,000 which may be used to fund the 6th Cycle Housing Element Update; and

WHEREAS, the City wishes to appropriate $20,000 of REAP grant funds to the Local Early Action Program (LEAP) project CIP# 21-08 for the purpose of updating the Housing Element; and

WHEREAS, the City wishes to enter into a professional services contract with Lisa Wise Consultants, Inc. to prepare the 6th Cycle Housing Element Update, at a cost not to exceed $107,205 and authorize its execution by the City Manager through 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 appropriates $20,000, from the Sacramento Area Council of Governments Regional Early Action Planning (REAP) program to the Local Early Action Planning (LEAP) program CIP#21-08 – Fund 325.

Section 2. The City Council hereby authorizes the City Manager to execute a professional services contract, subject to City Attorney approval, with Lisa Wise Consultants, Inc. in the amount of $107,205 to prepare the City of Woodland 6th Cycle Housing Element Update.

RESOLUTION NO.

PASSED AND ADOPTED by the City council this 6th day of October, 2020, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

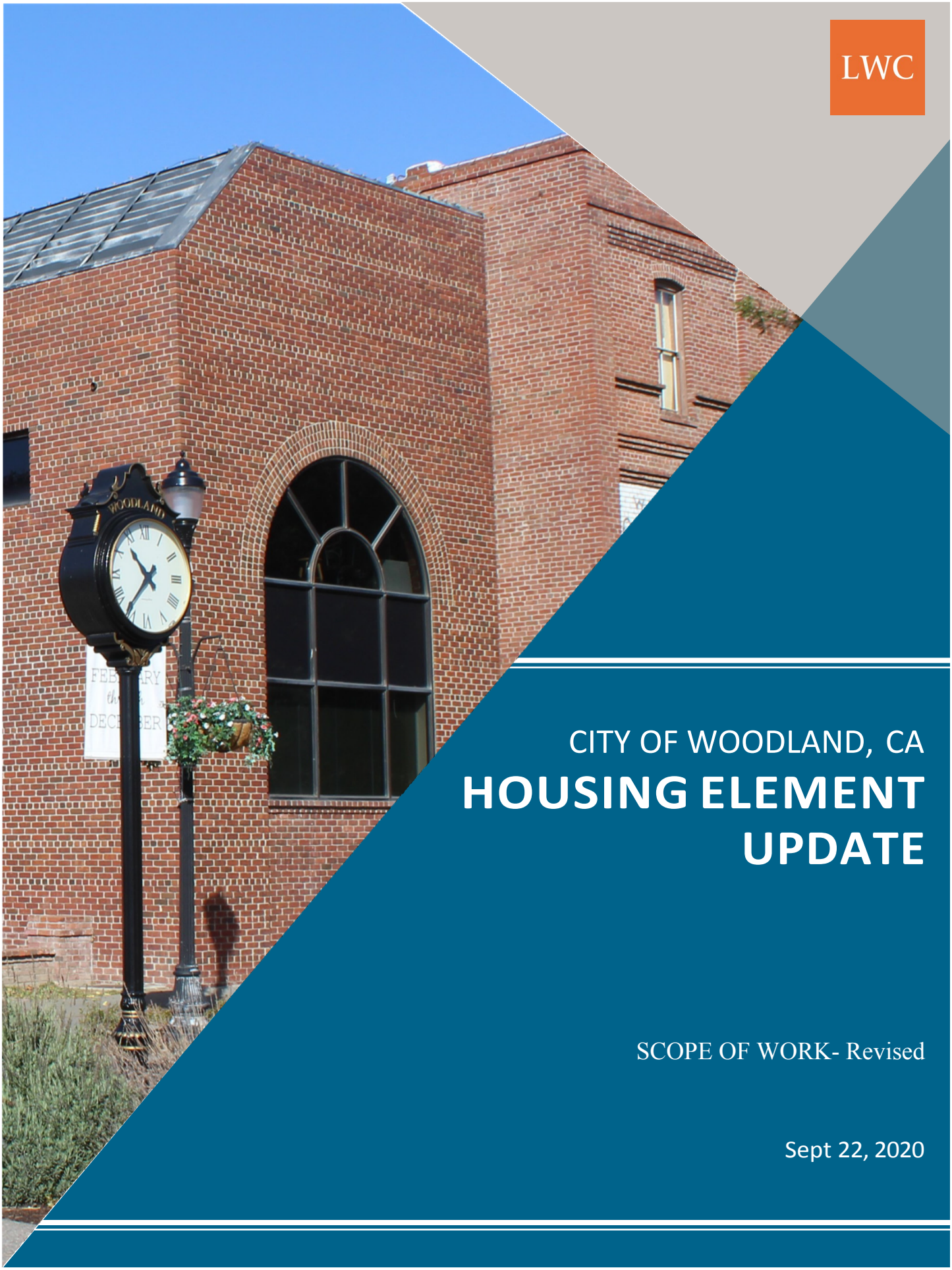
_____
Rich Lansburgh, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney



LWC

CITY OF WOODLAND, CA

HOUSING ELEMENT UPDATE

SCOPE OF WORK- Revised

Sept 22, 2020



Prepared for:

City of Woodland
300 First Street
Woodland, CA 95695

Prepared by:

Lisa Wise Consulting, Inc.
983 Osos Street,
San Luis Obispo, CA
93401
www.lisawiseconsultin
g.com (805) 595-1345

01 WORKPLAN

Scope of Work

Task 1: Project

Initiation Task 1.1

Kick-Off Meeting

LWC will prepare for and attend a kickoff meeting with City staff.

The meeting will include key personnel in order to:

- Establish project goals and objectives
- Clarify RHNA, SACOG and HCD processes and requirements
- Refine the scope and clarify the roles and responsibilities of all parties involved
- Identify major milestones and dates for intermediate deliverables
- Establish communication expectations and coordinate procedures

The meeting will be held via video conference, teleconference with email and phone follow ups.

Task 1.2 Data Collection

LWC will identify and gather key information, reports, maps, and databases, as well as submit a data request to the City for relevant material that has not been previously complied. The intent of the data request and research is to gain a better understanding of the City's existing housing conditions and policy priorities.

Key Deliverables

Meeting agendas and summary notes with follow-up items. Refined project schedule, Gantt Chart documenting key milestones and deliverables for the project.

Task 2: Technical Assessment

Task 2.1 Review Existing Plans and Policies

LWC will review the City's current Housing Element, General Plan and other supporting materials as needed to gain insight and understanding of Woodland's housing progress and priorities. This review will include an evaluation of previous housing programs, policies, and incentives, as well as a summary of their effectiveness.

Task 2.2 Housing Needs Assessment

LWC will analyze and update key population, housing, and employment characteristics and their implications to identify the Woodland's specific housing needs. LWC will establish the nature and extent of housing needs for the City of Woodland, including existing and projected housing needs and the housing needs of special groups. Demographics and

housing characteristics and their influence on housing needs will be identified.

Key data characteristics include:

- Demographics (e.g. age, race/ethnicity, employment projections)
- Household type/size, age and income (by race and ethnicity)
- Housing stock characteristics (e.g. type, vacancy, age/condition, and cost/affordability, including where households are most significantly impacted by costs, the results of previously implemented housing programs and policies, and potential resources and programs to address the housing need)
- Assessment of overcrowding and cost burden

Task 2.3 Site Inventory

In this task, LWC will prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment. The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period. LWC will work closely with staff to develop a parcel-level inventory of sites with near-term residential development potential. The inventory must be adequate to accommodate the Regional Housing Needs Assessment (RHNA) figures as provided by Sacramento Area Council of Governments (SACOG). The assessment will also include an analysis of the relationship of zoning and the availability of public facilities and services for sites included in the inventory.

Task 2.4 Housing Constraints Assessment

LWC will conduct an independent review to identify housing constraints, quantify (to the degree feasible) the monetary cost and supply-hampering effect of those constraints, and make specific recommendations to induce increased housing development activity. This report will differentiate between zoning constraints (such as height and setbacks) and other constraints (such as impact fees) to inform decision makers on the most effective and appropriate policies to increase housing production.

Task 2.5 Housing Resource Assessment

In this task, LWC will identify existing housing resources within the City by cataloging the present and availability of below market rate housing in Woodland, as well as documenting local and regional-serving supportive housing operations and programs. The resource assessment will track utilization and demand for available resources and will be supported by qualitative information based on outreach to housing providers in addition to quantitative information

Key Deliverables

Draft interim reports for review by the City including a review of existing housing policies, a quantitative review of existing conditions, an inventory of suitable residential sites, a preliminary housing needs assessment, a constraints analysis, and an assessment of housing resources.

Task 3: Community Engagement

Task 3.1 Public Participation Plan

LWC will work with the City to finalize the public participation strategy that will include outreach to the community in a manner that is consistent with State requirements. This plan will prioritize opportunities for on-line and remote activities complaint with social distancing restrictions in the context of the current COVID-19 crisis. LWC will work closely with City staff to identify key community members, organizations and institutions to participate in the community consultation process.

Task 3.2 Public Presentations and Meetings

LWC will lead one workshop and three focus group meetings. Focus group meetings will target participation and engagement of a diverse cross section of the community. LWC will also provide support for City staff during meetings with the, Planning Commission and City Council. Due to the current statewide shelter in place order from the Governor of California, the outreach will will be held online via teleconferencing platforms.

The City will provide Spanish language translation services, as appropriate.

LWC will facilitate:

- One community-wide public workshop
- Three Focus Group meetings
- One Planning Commission meeting
- One City Council meeting for adoption
- Additional meetings as requested by the City on a time and materials basis as an optional task.

Key Deliverables

Public outreach plan that is reflective of social distancing requirements and compliant with State of California statutes. Meetings, presentations, and recording of public comments.

Task 4: Housing Element Documents

Task 4.1 Prepare Draft Housing Element

In this task, LWC will produce a draft Housing Element in compliance with all applicable State and federal laws, including all supporting documents, tables, maps, charts, etc..

Draft copies will include:

- Administrative Draft
- Public Review Draft

After the drafts have been circulated LWC will revise the Administrative Draft Housing Element to incorporate comments from City staff and prepare a Public Review Draft for HCD 60-day review.

Task 4.2 Prepare Final Documents

Based on comments on the Public Review Draft LWC will prepare a Public Hearing Draft Housing Element (if needed) for review during public hearings. Depending on the number of comments, LWC may summarize input from HCD and present at public hearings (see Task 3). Following City Council adoption, LWC will prepare the final Housing Element in compliance with all applicable State and federal laws, and including all supporting documents, tables, maps, charts, etc.

Documents will include the following:

- Public Hearing Draft
- Final Adopted Housing Element (to submit to HCD)

Key Deliverables

Draft and final Housing Element document suitable for approval

Task 5: Project Management

Task 5.1 Client Check-In Meetings

LWC will maintain a close working relationship with the City, through open and frequent email, phone and videoconference communication. As needed, LWC will schedule conference calls with City staff to provide progress reports, gather feedback and assure the work is accomplished in an effective and timely manner.

Task 5.2 Coordination with HCD

LWC will communicate with HCD throughout the project and during the Housing Element review and approval period.

Key Deliverables

Documentation of communication with HCD

Budget- Revised

Woodland, CA 6th Cycle Housing Element Update		LWC, Inc.									
		Principal $275		Director $205		Senior $180		Associate $145		PROJECT TOTAL	
		Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost
Task 1	**Project Initiation**										
1.1	Kick-Off Meeting	2	$ 550	1	$ 205	1	$ 180	3	$ 435	7	$ 1,370
1.2	Data Collection		$ -		$ -	10	$ 1,800	15	$ 2,175	25	$ 3,975
Task 2	**Technical Assessment**										
2.1	Review Existing Plans and Policies	2	$ 550	5	$ 1,025	10	$ 1,800	15	$ 2,175	32	$ 5,550
2.2	Housing Needs Assessment	3	$ 825	10	$ 2,050	10	$ 1,800	30	$ 4,350	53	$ 9,025
2.3	Sites Inventory	3	$ 825	10	$ 2,050	10	$ 1,800	20	$ 2,900	43	$ 7,575
2.4	Housing Constraints Assessment	3	$ 825	10	$ 2,050	10	$ 1,800	25	$ 3,625	48	$ 8,300
2.5	Housing Resources Assessment	2	$ 550	5	$ 1,025	5	$ 900	15	$ 2,175	27	$ 4,650
Task 3	**Community Engagement**										
3.1	Public Participation Plan	2	$ 550	2	$ 410	5	$ 900	5	$ 725	14	$ 2,585
3.2	Public Presentations and Meetings	20	$ 5,500	20	$ 4,100	25	$ 4,500	25	$ 3,625	90	$ 17,725
Task 4	**Housing Element Documents**										
4.1	Prepare Draft Housing Element	10	$ 2,750	9	$ 1,845	40	$ 7,200	59	$ 8,555	118	$ 20,350
4.2	Prepare Final Documents	5	$ 1,375	5	$ 1,025	10	$ 1,800	20	$ 2,900	40	$ 7,100
Task 5	**Project Management**										
5.1	Client Check-In Meetings	10	$ 2,750	20	$ 4,100	20	$ 3,600	20	$ 2,900	70	$ 13,350
5.2	Coordination with HCD	5	$ 1,375	5	$ 1,025	10	$ 1,800	10	$ 1,450	30	$ 5,650
	TOTAL FEE	**67**	**$ 18,425**	**102**	**$ 20,910**	**166**	**$ 29,880**	**262**	**$ 37,990**	**597**	**$ 107,205**

Budget- Tracked Changes

	Woodland, CA 6th Cycle Housing Element Update	LWC, Inc.									
		Principal $275		Director $205		Senior $180		Associate $145		PROJECT TOTAL	
		Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost
Task 1	**Project Initiation**										
1.1	Kick-Off Meeting	2	$ 550	1	$ 205	1	$ 180	3	$ 435	7	$ 1,370
1.2	Data Collection		$ -		$ -	10	$ 1,800	15	$ 2,175	25	$ 3,975
Task 2	**Technical Assessment**										
2.1	Review Existing Plans and Policies	2	$ 550	5	$ 1,025	10	$ 1,800	15	$ 2,175	32	$ 5,550
2.2	Housing Needs Assessment	3	$ 825	10	$ 2,050	10	$ 1,800	30	$ 4,350	53	$ 9,025
2.3	Sites Inventory	3	$ 825	10	$ 2,050	10	$ 1,800	20	$ 2,900	43	$ 7,575
2.4	Housing Constraints Assessment	3	$ 825	10	$ 2,050	10	$ 1,800	25	$ 3,625	48	$ 8,300
2.5	Housing Resources Assessment	2	$ 550	5	$ 1,025	5	$ 900	15	$ 2,175	27	$ 4,650
Task 3	**Community Engagement**										
3.1	Public Participation Plan	2	$ 550	2	$ 410	5	$ 900	5	$ 725	14	$ 2,585
3.2	Public Presentations and Meetings	20	$ 5,500	20	$ 4,100	25	$ 4,500	25	$ 3,625	90	$ 17,725
Task 4	**Housing Element Documents**										
4.1	Prepare Draft Housing Element	10	$ 2,750	9	$ 1,845	40	$ 7,200	59	$ 8,555	118	$ 20,350
4.2	Prepare Final Documents	5	$ 1,375	5	$ 1,025	10	$ 1,800	20	$ 2,900	40	$ 7,100
Task 5	**Project Management**										
5.1	Client Check-In Meetings	10	$ 2,750	20	$ 4,100	20	$ 3,600	20	$ 2,900	70	$ 13,350
5.2	Coordination with HCD	5	$ 1,375	5	$ 1,025	10	$ 1,800	10	$ 1,450	30	$ 5,650
	TOTAL FEE	**67**	**$ 18,425**	**102**	**$ 20,910**	**166**	**$ 29,880**	**262**	**$ 37,990**	**597**	**$ 107,205**

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SAN LUIS OBISPO



SAN FRANCISCO



LOS ANGELES

LWC

LISAWISECONSULTING.COM | 805-595-1345

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 6, 2020
ITEM #: I.17
SUBJECT: Appropriation of CARES Act Community Development Block Grant Funds for Emergency Shelter Project (CIP 20-12)

Recommendation for Action: Staff recommends that the City Council:
1) Determine by a four-fifths vote that there is a need to continue the emergency action to construct a temporary homeless shelter at County Road 102 and East Beamer Street in accordance with Public Contract Code Section 22050; and
2) Adopt Resolution No. _____, approving an appropriation of $302,041 to the Homeless Housing Fund (331) and a project budget increase of the same amount to the Emergency Shelter Project (CIP 20-12) for the purchase of commercial modular trailers.

Staff Contact

Dan Sokolow, Senior Planner – 530-661-5927, dan.sokolow@cityofwoodland.org

Fiscal Impact

There is no impact to the General Fund. The City received an allocation of $302,041 in CDBG CARES Act funds from the Federal government. These funds were budgeted in the FY2020/21 adopted budget and will be transferred to the the Homeless Housing fund (331) where project expenses will be incurred through the Emergency Shelter Project (CIP 20-12).

Background

The City Council on July 7, 2020 approved an amendment to the Fiscal Year 2019/20 CDBG Action Plan to add $302,041 in CARES Act funds and direct use of the funds for the purchase of commercial modular trailers for use at the Emergency Shelter Project. The four trailers purchased will provide restroom, shower, laundry, and kitchen services.

On April 21, 2020, the City Council declared conditions of emergency and authorized the performance of the Emergency Shelter Project without public bidding and determined that the Emergency Shelter Project is exempt from the requirements of the California Environmental Quality Act as a project undertaken to prevent or mitigate an emergency. The City Council subsequently continued its emergency action on May 5, 2020, May 19, 2020, June 2, 2020, June 16, 2020, July 7, 2020, July 21, 2020, August 18, 2020, September 1, 2020, and September 15, 2020 by unanimous or four-fifths votes.

Discussion

While the City Council has approved the use of the CDBG CARES Act funds for the commercial modular trailers purchase, tonight's recommended action appropriates CDBG funds of $302,041 for the Emergency Shelter Project (CIP 20-12). The City Council's emergency action on April 21, 2020 was taken in response to the sudden emergency of COVID-19 and the need to take immediate action so that unsheltered homeless people living in the City can have additional indoor shelter options as as addition health and sanitation resources. Because these conditions persist, there is a need to continue the City Council's emergency action.

Conclusion

Staff recommends that the City Council:
1) Determine by a four-fifths vote that there is a need to continue the emergency action to construct a temporary homeless shelter at County Road 102 and East Beamer Street in accordance with Public Contract

Code Section 22050; and
2) Adopt Resolution No. _____, approving an appropriation of $302,041 to the Homeless Housing Fund (331) and a project budget increase of the same amount to the Emergency Shelter Project (CIP 20-12) for the purchase of commercial modular trailers.

Prepared by: Dan Sokolow, Senior Planner

Reviewed by: Evis Morales, Financial Services Manager

Reviewed by: Christine Engel, Community Services Director



Ken Hiatt
City Manager

Attachments:

1. Reso CDBG CARES Act Funds Oct 6, 2020

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE APPROPRIATION OF ADDITIONAL FUNDS FOR THE EMERGENCY SHELTER PROJECT, CIP #20-12

WHEREAS, the City Council on April 21, 2020 declared conditions of emergency and authorized the performance of an emergency shelter project without public bidding and determined that the Emergency Shelter Project is exempt from the requirements of the California Environmental Quality Act as a project undertaken to prevent or mitigate an emergency;

WHEREAS, the City Council subsequently continued its emergency action at its May 5, 2020, May 19, 2020, June 2, 2020, June 16, 2020, July 7, 2020, July 21, 2020, August 18, 2020, September 1, 2020, and September 15, 2020 meetings;

WHEREAS, the Federal government awarded the City $302,041 in Community Development Block Grant CARES Act funds; and

WHEREAS, the City Council on July 7, 2020 adopted an amendment to the City's Fiscal Year 2019/20 CDBG Action Plan to add $302,041 in CARES Act funds and directed the use of the funds for the purchase of commercial modular trailers for use at the Emergency Shelter Project (CIP 20-12).

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

Section 1. (a) approves an appropriation of $302,041 to the Homeless Housing Fund (331) and a project budget increase of the same amount to the Emergency Shelter Project (CIP 20-12) for the purchase of commercial modular trailers.

PASSED AND ADOPTED by the City Council this 6th day of October, 2020, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Rich Lansburgh, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 6, 2020
ITEM #: I.18
SUBJECT: Memorandum of Understanding Agreement with the Friends of the Mission

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute a Memorandum of Understanding Agreement with the Friends of the Mission (FOM) for the preparation of infrastructure necessary for the installation of Permanent Supportive Housing (PSH) at East Beamer Way (EBW), in substantially the same form as presented to the Council.

Staff Contact:
Stephen Coyle, Deputy Community Development Director, (530) 661-5910, stephen.coyle@cityofwoodland.org

Fiscal Impact:
The $83,220 cost of preparing design and construction documents for completing the site improvements for the EBW PSH units will be funded by Friends of the Mission, as follows:
• Laugenour and Meikle, Inc. preparation of civil documents
• Sacramento Engineering Consultants, preparation of plumbing and electrical documents
• City of Woodland staff time and legal services related to the overall site design and management of the consultants, and preparation of the bid document.

Background:
Responding to City Council direction, City staff continues its efforts begun in late 2018 to move forward with the development of the East Beamer Way campus at 1901 East Beamer Street (northwest corner of East Beamer Street and County Road 102). The City Council certified a Mitigated Negative Declaration (MND) for the development of the overall project that includes the PSH site determining that the development was in compliance with the California Environmental Quality Act, and approved the parcelization of the City's existing 128-acre parcel to create four separate parcels including the PSH-designated parcel. The City also continues to work on the construction of the 100 bed Emergency Shelter, and anticipates completion in mid-November. The next phase of the EBW project consists of completion of site infrastructure necessary for installation of the PSH units. The City and FOM are working to finalize the terms of the funding for the infrastructure work and the timing of installation and conveyance of the units. In the meantime, however, City and FOM desire to proceed with designing the infrastructure and preparing construction documents for that will serve the Permanent Housing and certain infrastructure for the adjacent Walter's House Substance Abuse Treatment Facility, to avoid any delay with implementation of the overall project.

Discussion:
The ongoing shelter construction and flood-mitigation earthwork for the three EBW parcels constitute a solid physical context for bidding the site improvements, refining the construction costs, and leverage the availability of non-City funding resources. Therefore City staff supports proceeding with the design of the remaining infrastructure (finish grading, utilities, streets, lighting and building pads) for the PSH on that parcel and preparation of the required construction documents. Through this Agreement, Friends of the Mission's (FOM) Board agrees to provide the funding necessary to move forward with the design and bidding of the PSH site

improvements. Once the construction costs and adequacy of funding are determined, staff anticipates returning to Council with a more comprehensive agreement or set of agreements to address the funding for the construction of the infrastructure, financing for the installation of the PSH units, and the conveyance of the property from the City to FOM. In the meantime, FOM agrees to cover both the engineering and consultant costs and cost of the City's management of construction contract.

Conclusion:
Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute a Memorandum of Understanding Agreement with the Friends of the Mission (FOM) for the preparation of infrastructure necessary for the installation of Permanent Supportive Housing (PSH) at East Beamer Way (EBW), in substantially the same form as presented to the Council.

Prepared By: Stephen Coyle, Deputy Community Development Director

Reviewed By: Brent Meyer, Acting Community Development Director / City Engineer

Ken Hiatt
City Manager

Attachments:
1. Resolution
2. Exh A MOU
3. MOU Exh A Description of Property
4. MOU Exh B Design Work
5. Site Plan

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A MEMORANDUM OF UNDERSTANDING CONCERNING INFRASTRUCTURE DESIGN WORK FOR EAST BEAMER WAY PERMANENT SUPPORTIVE HOUSING PROJECT

WHEREAS, the City owns certain property located in unincorporated Yolo County right outside of City limits, at the corner of East Beamer Street and County Road 102, with an address of 1901 E. Beamer Street, and designated as Yolo County Assessor's Parcel Number 027-360-010 (the "Property"); and

WHEREAS, the City has been working with Friends of the Mission ("FOM") in furtherance of development to serve the homeless population in the City of Woodland and surrounding areas, including an emergency homeless shelter, substance abuse treatment center and permanent supportive housing; and

WHEREAS, as part of this overarching project the City desires to facilitate the development of 61 units of permanent supportive rental housing (inclusive of a manager's unit, which may be not be restricted to a specific income level) (on a separate portion of the Property comprised of approximately 2.8 acres, to provide affordable housing for individuals and families that are currently homeless; and

WHEREAS, FOM desires to partner with the City for the development and operation of the Permanent Housing, and in furtherance of that goal, FOM has sought and secured grants and financing to be used in part for the development of the Permanent Housing, including but not limited to Partnership HealthPlan, the Dignity Health Foundation, the Sutter Foundation and other funds as may become available (the **"Funding Sources**"); and

WHEREAS, the City and FOM anticipate that the Permanent Housing Site will be conveyed to FOM, and the Permanent Housing will be developed and operated by FOM, however, the parties are still in the process of structuring the specific roles of the parties with regard to the development of the Permanent Housing, and the manner in which the Permanent Housing Site will be conveyed by the City to FOM; and

WHEREAS, while the City and FOM are finalizing the terms and the financing structure for the development and conveyance of the Permanent Housing, the parties desire that the City commence with the design of certain infrastructure that will serve the Permanent Housing and the adjacent Walter's House Substance Abuse Treatment Facility, which will be development concurrently with the Permanent Housing, in order to complete the Permanent Housing as expeditiously as possible, and FOM has stated its willingness to make the Funding Sources available for such design work; and

WHEREAS, the City Council desires that the City enter into a Memorandum of Understanding with FOM that will set forth the terms pursuant to which the City will commence with the design and related work, and FOM will fund such work;

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

Section 1. The City Council authorizes the City Manager to execute a Memorandum of Understanding Concerning Infrastructure Design Work for East Beamer Way Permanent Supportive Housing Project with the Friends of the Mission in substantially the same form as presented to the Council;

PASSED AND ADOPTED by the City Council this 6th day of October, 2020, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Rich Lansburgh, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

Exhibit - A: MEMORANDUM OF UNDERSTANDING CONCERNING East Beamer Way Permanent Supportive Housing

MEMORANDUM OF UNDERSTANDING

CONCERNING INFRASTRUCTURE DESIGN WORK FOR

EAST BEAMER WAY PERMANENT SUPPORTIVE HOUSING PROJECT

This Memorandum of Understanding Concerning Infrastructure Design Work for East Beamer Way Permanent Supportive Housing Project ("MOU") is entered into this 6th day of October 2020, by and between the City of Woodland, a municipal corporation of the State of California ("City"), and Friends of the Mission, a not for profit California corporation ("FOM"), each of whom shall be referred to as a "party" and collectively as the "parties."

RECITALS

WHEREAS, there is a growing number of individuals and families in the City of Woodland who are homeless and lack access to affordable housing; and

WHEREAS, the City owns that certain real property (as described in **Exhibit A,** attached hereto and incorporated herein), located in unincorporated Yolo County right outside of City limits, at the corner of East Beamer Street and County Road 102, with an address of 1901 E. Beamer Street, and designated as Yolo County Assessor's Parcel Number 027-360-010 (the **"Property")**; and

WHEREAS, FOM is a non-profit corporation that provides affordable housing for people in need, particularly to individuals and families that are homeless in Woodland and Yolo County; and

WHEREAS, the City, FOM and Fourth and Hope, a not for profit California corporation **("F&H")** previously entered into that certain Memorandum of Understanding Concerning Emergency Homeless Shelter dated September 28, 2020 (the **"Emergency Shelter MOU"**), pursuant to which the parties established the expectations and obligations of the parties concerning development, construction and operation of an emergency homeless shelter (the **"Emergency Shelter"**) currently under construction on a 1.25 acre portion of the Property (the **"Emergency Shelter Site"**); and

WHEREAS, the City additionally desires to facilitate the development of 61 units of permanent supportive rental housing (inclusive of a manager's unit, which may be not be restricted to a specific income level) (the **"Permanent Housing")** on a separate portion of the Property comprised of approximately 2.8 acres (the **"Permanent Housing Site"**), to provide affordable housing for individuals and families that are currently homeless; and

WHEREAS, the City Council has authorized the creation of four separate legal parcels on the Property, including separate parcels for the Emergency Shelter Site and the Permanent Housing Site, and approved a Mitigated Negative Declaration that included the required environmental analysis for the Emergency Shelter and the Permanent Housing; and

WHEREAS, FOM desires to partner with the City for the development and operation of the Permanent Housing, and in furtherance of that goal, FOM has sought and secured grants and financing to be used in part for the development of the Permanent Housing, including but not limited

to grants from the Partnership HealthPlan, the Dignity Health Foundation, the Sutter Foundation and other funds as may become available (the **"Funding Sources**"); and

WHEREAS, the City and FOM anticipate that the Permanent Housing Site will be conveyed to FOM, and the Permanent Housing will be developed and operated by FOM, however, the parties are still in the process of structuring the specific roles of the parties with regard to the development of the Permanent Housing, and the manner in which the Permanent Housing Site will be conveyed by the City to FOM; and

WHEREAS, while the City and FOM are finalizing the terms and the financing structure for the development and conveyance of the Permanent Housing, the parties desire that the City commence with the design of certain infrastructure that will serve the Permanent Housing and the adjacent Walter's House Substance Abuse Treatment Facility, which will be development concurrently with the Permanent Housing, in order to complete the Permanent Housing as expeditiously as possible, and FOM has stated its willingness to make the Funding Sources available for such design work;

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties agree as follows:

AGREEMENT

1. **Incorporation of Recitals.** The recitals set forth above are expressly incorporated herein by reference.

2. **Infrastructure Design Work.** City and FOM agree that the City will (a) retain one or more licensed engineers to design certain infrastructure to serve the Permanent Housing and the Walter's House Substance Abuse Treatment Facility, as more particularly described in the Scopes of Work attached to this MOU as **Exhibit B**, and incorporated herein by this reference (the **"Design Work"**); and (b) conduct such City staff design and project management work, including legal work, as necessary to manage the Design Work and prepare and finalize the documentation necessary for the construction bid documents for the infrastructure work described in Exhibit A (the **"Staff Design/Project Management"**). Upon completion of the Design Work the City will issue a request for bids for the contemplated infrastructure work in compliance with the requirements of the Public Contracts Code and all applicable City procurement requirements.

3. **Payment for Design Work and Staff Design/Project Management.** City and FOM further agree that FOM shall pay for such Design Work and Staff Design/Project Management from the Funding Sources in the following manner. Within 10 days after the effective date of this MOU, FOM shall deposit with the City Eighty-Three Thousand Two Hundred Twenty Dollars ($83,220.00) from the Funding Sources (the **"FOM Deposit"**), which amount is equal to the amount of the contracts for the Design Work entered into by the City plus Twenty Thousand Dollars ($20,000.00) for the City's estimated costs for Staff Design/Project Management.

a The City shall pay for the Design Work directly from the FOM Deposit, in accordance with the terms of the contracts entered into by the City for the Design Work.

b. On a monthly basis, City shall provide FOM with timesheets or equivalent documentation evidencing the costs incurred for Staff Design/Project Management in the prior month, along with a rate sheet showing the current hourly rate for the City staff members responsible for work to be conducted in connection with this MOU, along with any invoices from any consultants or attorneys whose work is included as part of the Staff Design Costs. City shall pay for such costs directly from the FOM Deposit. In the event that the amount remaining in the FOM Deposit is not sufficient to pay for the Staff Design/Project Management Costs, FOM shall deposit additional funds into the FOM Deposit in an amount estimated by City to be sufficient to pay for the remaining costs.

c. Upon completion of the Design Work and Staff Design/Project Management, in the event that any additional funds remain in the FOM Deposit, the City shall either return such funds to FOM, or allocate the funds to other components of the overall project, as agreed to by City and FOM.

4. **Additional Design Work.** City and FOM agree that the City may expand the work to include the design/project management for additional infrastructure that will serve and/or benefit the East Beamer Way site. Specifically, the City and FOM anticipate that the work will be expanded to include the design of and preparation of construction documents for infrastructure to serve Walter's House, a substance abuse treatment facility to be developed adjacent to the Permanent Housing Site. In the event that City and FOM agree that the City shall proceed with such expanded design work and utilize the Funding Sources to pay for such work, the City shall provide FOM with the scope of work for such additional infrastructure work and the estimated cost of such work. FOM may then approve the use of the Funding Sources for such work, which approval must be provided in writing. Concurrent with such approval, FOM shall deposit additional funds from the Funding Sources into the FOM Deposit in the amount required to pay for such additional work, and the City will pay for the additional work from the FOM Deposit.

5. **Development of Permanent Housing.** City and FOM have been working diligently toward the development of the Permanent Housing, with the expectation that it will ultimately be owned and operated by FOM to provide housing for homeless individuals and families from Woodland and the surrounding areas. City and FOM will continue to diligently work together to finalize the terms necessary to fulfill that goal, including but not limited to:

a. Agreeing upon the terms and conditions pursuant to which the construction of the infrastructure shall proceed to serve the Permanent Housing, Walter's House and the Emergency Shelter;

b. Agreeing to the terms pursuant to which the Permanent Housing will be acquired and installed upon the Permanent Housing Site, including the sources and terms of financing for the development of the Permanent Housing, responsibility for the design of the improvements, and securing of necessary approvals for the improvements;

c. Agreeing to the terms and the timing of conveyance of the Permanent Housing Site and the Emergency Shelter Site from the City to FOM.

City and FOM agree and acknowledge that the parties shall enter into subsequent agreements in order to commemorate the terms of such agreements.

6. **Term.** This MOU shall become effective and commence upon the execution of it by the last party to execute it. This MOU shall continue in full force and effect until the Design Work is complete and FOM has paid the City for all Design Work and Staff Design Costs, unless earlier terminated by the parties or superseded by a subsequent agreement between the parties. The term of the MOU shall be extended until the work authorized in Section 4 has been completed and FOM has paid the City for all authorized work.

7. **Termination.** This MOU may be terminated by any party with respect to the other party for default.

8. **General Provisions.**

A. Notice. Any communication, notice, or demand of any kind whatsoever that any party may be required or may desire to give to, or serve upon, another party shall be in writing and delivered by personal delivery (including express or courier service), by facsimile transmission (if confirmed in writing sent by registered or certified mail, postage prepaid, return receipt requested), or by registered or certified mail, postage prepaid, return receipt requested, addressed as follows:

City: City of Woodland
Woodland City Hall
300 First Street
Woodland, CA 95695
Attn: City Manager
Facsimile: (530) 661-5813

FOM: Friends of the Mission
P.O. Box 8485
Woodland, CA 95695

Any party may change its address for notice by written notice given to the other parties in the manner provided in this Section. Any such communication, notice, or demand shall be deemed to have been duly given or served on the date personally served, if by personal service, one (1) day after the date of confirmed dispatch, if by electronic communication, or three (3) days after being placed in the U.S. Mail, if mailed.

B. Entire Agreement. This MOU contains all agreements, promises, and understandings among the parties, and no other oral agreements, promises, or undertakings will be binding upon any of the parties, and any addition, variation, or modification to this MOU shall be void and ineffective unless made in writing and signed by all of the parties.

C. Assignment. Neither party may assign this MOU without the prior express written consent of the other party, which consent may be withheld in a party's sole discretion.

D. Successors. This MOU shall be binding on, and shall inure to the benefit of, the successors and assigns.

E. Waiver. The waiver by any party of any breach of any term, covenant, condition, or provision contained herein shall not be deemed to be a waiver of such term, covenant, condition, or provision for any subsequent breach of the same or any other term, covenant, condition, or provision contained herein.

F. Attorneys' Fees. The prevailing party in any action brought by any party hereto, based on any claim arising under this MOU, and shall be entitled to reasonable attorneys' fees and court costs.

G. Invalidity**.** If any provision of this Lease is invalid or unenforceable with respect to either party, the remainder of this Lease or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, shall not be affected and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

H. Governing Law and Choice of Forum. This MOU, and performance hereof, shall be governed, interpreted, construed, and regulated by the laws of the State of California. Venue shall be in Yolo County.

I. Authority to Enter MOU**.** Each party represents to the other parties that it have the requisite power and authority to conduct their business and to execute, deliver, and perform the requirements of, this MOU. Each party warrants that the individuals who have signed this MOU have the legal power, right, and authority to enter into this MOU and bind each respective party.

J. Counterparts. This MOU may be executed in counterparts and when so executed by the parties, each such counterpart will constitute an original document.

IN WITNESS WHEREOF, the parties hereto have executed this MOU as of the day and year written next to their names.

CITY OF WOODLAND

_____ Date _____
Ken Hiatt, City Manager

FRIENDS OF THE MISSION

_____ Date _____

EXHIBIT A

Description of the Property

EXHIBITB

DESIGN WORK

[Insert Scopes of Work from Engineering Firms]

LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING

449-146-4
August 27, 2020

EXHIBIT A
PARCEL 1

THAT portion of real property situate in the City of Woodland, County of Yolo, State of California, being a portion of Section 27, Township 10 North, Range 2 East, Mount Diablo Base and Meridian, more particularly described as follows:

BEGINNING at a point on the North line of East Beamer Street, said point being distant the following two (2) courses from City of Woodland Survey Station "T-16" marking the Quarter Section corner of said Section 27: (1) along the Quarter Section line of said Section 27, North 89°50'44" West 959.20 feet; and (2) leaving said Quarter Section line, North 00°09'16" East 30.00 feet; thence, from said POINT OF BEGINNING, leaving said North line of East Beamer Street, North 00°09'16" East 230.00 feet; thence South 89°50'44" East 300.00 feet; thence South 00°09'16" West 230.00 feet to a point on said North line; thence, along said North line, North 89°50'44" West 300.00 feet to the POINT OF BEGINNING.

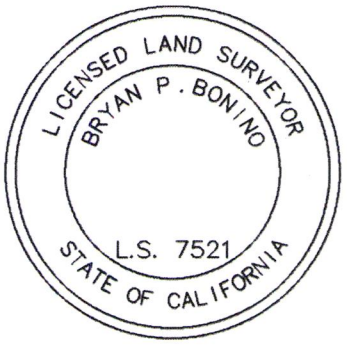
RESERVING the Southerly 80.00 feet for a Public Utility Easement for sanitary sewer and storm drain.

Containing 1.584± acres (69,000 square feet) of land, more or less.

The basis of bearings for this description is the Quarter Section line of said Section 27, shown as South 89°50'44" East in Book 9 of Maps and Surveys, at Pages 25 and 26, said County Records.

End of description.

This description was prepared by me or under my direction in accordance with Section 8761 of the Professional Land Surveyors Act.



Bryan P. Bonino, L.S. 7521 — Date: 8/28/20

LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING

EXHIBIT B
PARCEL 2

THAT portion of real property situate in the City of Woodland, County of Yolo, State of California, being a portion of Section 27, Township 10 North, Range 2 East, Mount Diablo Base and Meridian, more particularly described as follows:

BEGINNING at a point being distant the following two (2) courses from City of Woodland Survey Station "T-16" marking the Quarter Section corner of said Section 27: (1) along the Quarter Section line of said Section 27, North 89°50'44" West 959.20 feet; and (2) leaving said Quarter Section line, North 00°09'16" East 260.00 feet; thence, from said POINT OF BEGINNING, North 00°09'16" East 400.00 feet; thence South 89°50'44" East 300.00 feet; thence South 00°09'16" West 400.00 feet; thence North 89°50'44" West 300.00 feet to the POINT OF BEGINNING.

Containing 2.755± acres (120,000 square feet) of land, more or less.

The basis of bearings for this description is the Quarter Section line of said Section 27, shown as South 89°50'44" East in Book 9 of Maps and Surveys, at Pages 25 and 26, said County Records.

End of description.

This description was prepared by me or under my direction in accordance with Section 8761 of the Professional Land Surveyors Act.



Bryan P. Bonino, L.S. 7521 — Date 8/28/20

LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING

EXHIBIT C
PARCEL 3

THAT portion of real property situate in the City of Woodland, County of Yolo, State of California, being a portion of Section 27, Township 10 North, Range 2 East, Mount Diablo Base and Meridian, more particularly described as follows:

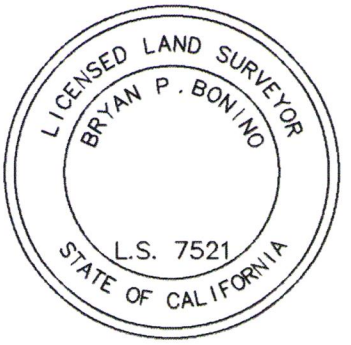
BEGINNING at a point being distant the following two (2) courses from City of Woodland Survey Station "T-16" marking the Quarter Section corner of said Section 27: (1) along the Quarter Section line of said Section 27, North 89°50'44" West 959.20 feet; and (2) leaving said Quarter Section line, North 00°09'16" East 660.00 feet; thence, from said POINT OF BEGINNING, North 00°09'16" East 150.00 feet; thence South 89°50'44" East 300.00 feet; thence South 00°09'16" West 150.00 feet; thence North 89°50'44" West 300.00 feet to the POINT OF BEGINNING.

Containing 1.033± acres (45,000 square feet) of land, more or less.

The basis of bearings for this description is the Quarter Section line of said Section 27, shown as South 89°50'44" East in Book 9 of Maps and Surveys, at Pages 25 and 26, said County Records.

End of description.

This description was prepared by me or under my direction in accordance with Section 8761 of the Professional Land Surveyors Act.



Bryan P. Bonino, L.S. 7521 — Date 8/28/20

LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING

EXHIBIT D
RESERVATION FOR EMERGENCY ACCESS EASEMENT AND PRIVATE ACCESS EASEMENT

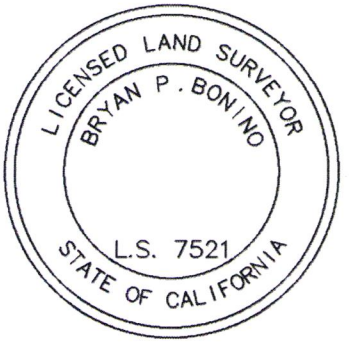
THAT portion of real property situate in the City of Woodland, County of Yolo, State of California, being a portion of Section 27, Township 10 North, Range 2 East, Mount Diablo Base and Meridian, more particularly described as follows:

THE Easterly 24.00 feet of Parcel 1, as described in Exhibit A, attached hereto and made a part hereof.

TOGETHER with the Easterly, Northerly, Westerly, and Southerly 24.00 feet of Parcel 2, as described in Exhibit B, attached hereto and made a part hereof.

End of description.

This description was prepared by me or under my direction in accordance with Section 8761 of the Professional Land Surveyors Act.



Bryan P. Bonino, L.S. 7521 — Date: 8/28/20

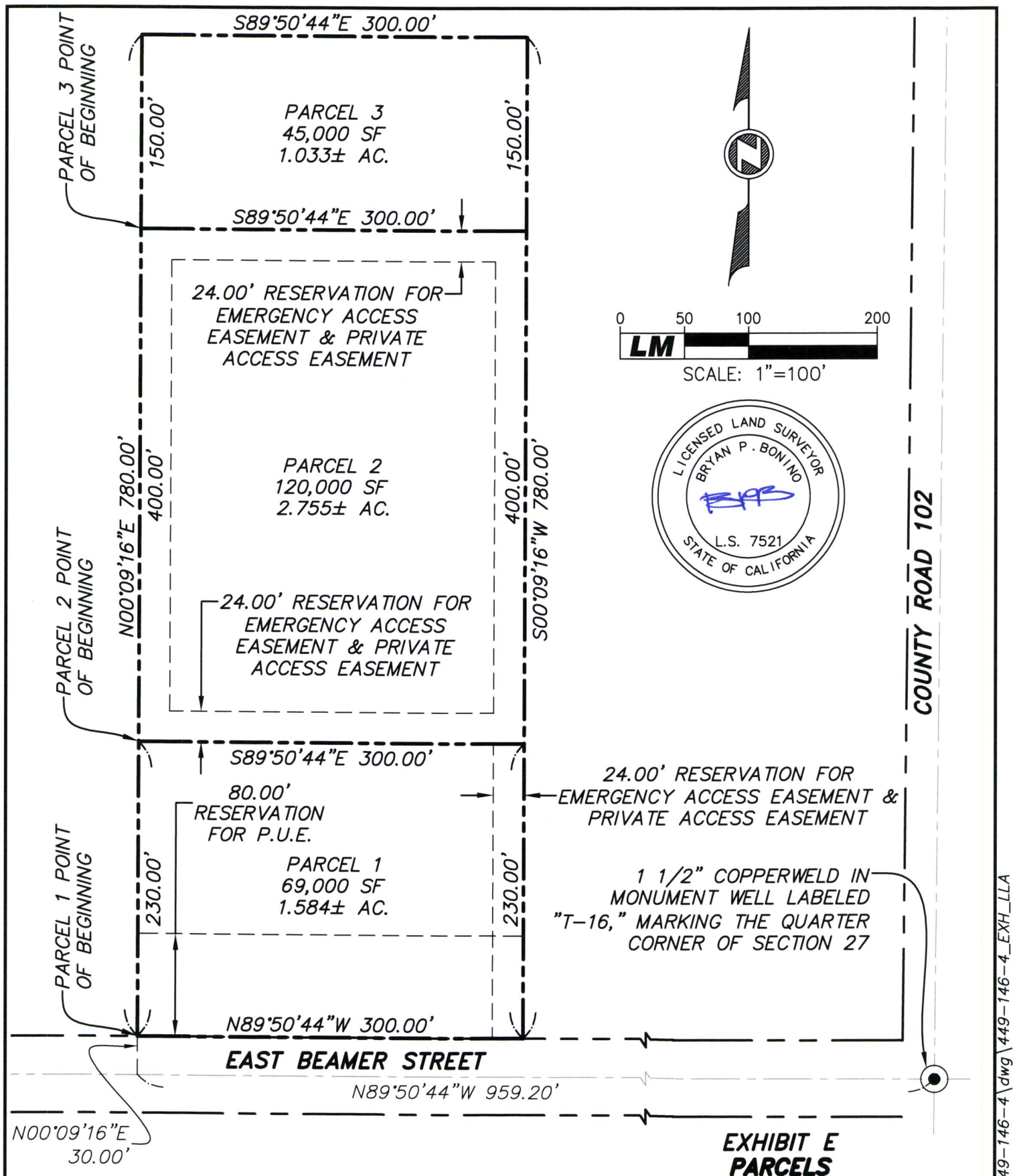


EXHIBIT E
PARCELS
FOR
CITY OF WOODLAND

LOCATED IN A PORTION OF SECTION 27, TOWNSHIP 10 NORTH, RANGE 2 EAST, MOUNT DIABLO MERIDIAN, CITY OF WOODLAND, YOLO COUNTY, CALIFORNIA

SHEET 1 OF 1 AUGUST 27, 2020

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

X:\Land Projects\449-146-4\dwg\449-146-4_EXH_LLA

Closure Calculations for City of Woodland

Date: 8/27/2020 5:10:05 PM

Parcel Name: PARCEL 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:2,011,457.1747' East:6,638,559.3533'

Segment# 1: Line
Course: S0° 09' 16"W Length: 230.00'
North: 2,011,227.1755' East: 6,638,558.7333'

Segment# 2: Line
Course: N89° 50' 44"W Length: 300.00'
North: 2,011,227.9842' East: 6,638,258.7344'

Segment# 3: Line
Course: N0° 09' 16"E Length: 230.00'
North: 2,011,457.9833' East: 6,638,259.3544'

Segment# 4: Line
Course: S89° 50' 44"E Length: 300.00'
North: 2,011,457.1747' East: 6,638,559.3533'

Perimeter: 1,060.00' Area: 69,000.00Sq.Ft.
Error Closure: 0.0000 Course: N0° 00' 00"E
Error North : 0.00000 East: 0.00000

Precision 1: 1,060,000,000.00

Parcel Name: PARCEL 2
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:2,011,457.1747'	East:6,638,559.3533'
Segment# 1: Line	
Course: N89° 50' 44"W	Length: 300.00'
North: 2,011,457.9833'	East: 6,638,259.3544'
Segment# 2: Line	
Course: N0° 09' 16"E	Length: 400.00'
North: 2,011,857.9819'	East: 6,638,260.4326'
Segment# 3: Line	
Course: S89° 50' 44"E	Length: 300.00'
North: 2,011,857.1732'	East: 6,638,560.4315'
Segment# 4: Line	
Course: S0° 09' 16"W	Length: 400.00'
North: 2,011,457.1747'	East: 6,638,559.3533'
Perimeter: 1,400.00'	Area: 120,000.00Sq.Ft.
Error Closure: 0.0000	Course: N0° 00' 00"E
Error North : 0.00000	East: 0.00000

Precision 1: 1,400,000,000.00

Parcel Name: PARCEL 3
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:2,012,007.1727'	East:6,638,560.8366'

Segment# 1: Line

Course: S0° 09' 16"W	Length: 150.00'
North: 2,011,857.1732'	East: 6,638,560.4323'

Segment# 2: Line

Course: N89° 50' 44"W	Length: 300.00'
North: 2,011,857.9819'	East: 6,638,260.4334'

Segment# 3: Line

Course: N0° 09' 16"E	Length: 150.00'
North: 2,012,007.9813'	East: 6,638,260.8377'

Segment# 4: Line

Course: S89° 50' 44"E	Length: 300.00'
North: 2,012,007.1727'	East: 6,638,560.8366'

Perimeter: 900.00'	Area: 45,000.00Sq.Ft.
Error Closure: 0.0000	Course: N0° 00' 00"E
Error North : 0.00000	East: 0.00000

Precision 1: 900,000,000.00

EXHIBIT "B"

SCOPE OF SERVICES & COMPENSATION

I. SCOPE OF SERVICES:

A. PROJECT MANAGEMENT & MEETINGS:

- Manage the contract scope, schedule and budget for all project activities.
- Coordination calls with Client.
- Project meetings/coordination with Agencies associated with project.
- Periodic project reviews with Client.
- Provide monthly invoices to Client.
- Support costs are based on a time and materials estimate per work item requested.
- Scope of work does not include Laugenour and Meikle coordinating submittals with the various authorities having jurisdiction.

B. SUPPLEMENTAL TOPOGRAPHIC SURVEY & BASE MAPPING:

- Supplemental topographic survey of the project area for civil design, including setting project control and benchmarks to supplement previously completed work.
- Determine utility inverts for design (based on being able to physically determine inverts and does not include potholing).
- Create a topographic base map showing property lines and easements created from the Preliminary Title Report (to be provided by Client), record data, and the topographic survey. This base map will be used in our analysis and design.
- Supply Client with electronic file (AutoCAD).

C. PRELIMINARY GRADING & UTILITY SERVICES PLAN FOR PHASE 2:

- Review "initial" site plan of Phase 2 Shelter provided by Client.
- Develop preliminary grading and drainage scheme for "initial" Client's plan.
- Determine site constraints for grading, storm water quality compliance, and ADA accessibility for site topography and Agency standards.
- Make site plan recommendations based on design constraints.
- Make site plan recommendations based on earthwork volume calculations.

- Conference call with Client on options to adjust site plan due to grading constraints.
- Review "revised initial" Client's site plan.
- Develop Preliminary grading and drainage scheme for "revised initial" Client's plan for Agency Submittal.
- Outline grading and drainage constraints for "revised initial" Client's plan.
- Develop options for site design, source control and treatment control options for storm water quality per Agency requirements.
- Preliminary onsite utility layout for water, sewer, storm drain and fire main for Agency Submittal.
- Verify revised earthwork volume calculations for site balance, if possible.

D. 60% CIVIL ONSITE IMPROVEMENT PLANS:

- Review project conditions of approval and Client design requirements for Phase 2 Shelter.
- Grading and drainage plan and hydraulic calculations for pipe sizing.
- Design site grading for project site and prepare a Grading Plan showing all surface drainage, curb and asphalt elevations and finish floor elevations of all buildings in conformance to the Site Plan provided.
- Design underground utilities to service all buildings within the project with domestic water, fire protection, and sanitary sewer. Prepare a Utility Plan showing all utilities incorporated within said design together with all elevations necessary for the implementation of the design.
- Fire pump system, if required, is not part of this scope of services.
- Assist the Client in coordination of design services such as geotechnical engineer, traffic engineer, structural engineer, public utility (gas, electric, telephone, cable television, etc.) representative and consultants, environmental consultants, and landscape architect.

E. DRAINAGE & STORM WATER QUALITY REPORT FOR CITY:

- Review project and proposed drainage design criteria and conceptual drainage plan concepts with City staff.
- Prepare a drainage/stormwater quality report for review by the City.

F. 100% CIVIL ONSITE IMPROVEMENT PLANS:

- Provide details within said civil plans to identify the construction requirements of appurtenances to be constructed within the project.
- Includes revisions for one (1) round of Agency comments for onsite improvements, any additional revisions will be charged on a time and materials basis.

- This scope does not include work associated with developing separate Grading Permit Plans. If separate Grading Permit Plans are required, a separate proposal will be prepared for Client's consideration.
- Assumes no offsite work. If offsite work is required, Laugenour and Meikle will provide a separate proposal to the Client.

G. STORM WATER POLLUTION PREVENTION PLAN (SWPPP):

- Prepare Storm Water Pollution Prevention Plan (SWPPP) for Construction Activities.
- Prepare erosion and sedimentation control plan.
- Complete Notice of Intent (NOI) for filing by Owner.
- A single SWPPP to be developed for onsite improvements.
- Excludes Qualified SWPPP Practitioner (QSP) services which are required for implementation and monitoring of SWPPP.

H. CONSTRUCTION ADMINISTRATION:

- Attend meeting (progress and coordination meeting at owner's request).
- Site visit during construction (per Owner's request).
- Review and comment on project submittals related to civil design items.
- Conduct final project review of site improvements and assist in preparation of punch list.
- Costs are based on a time and materials estimate per work item requested.

I. REIMBURSABLES:

- Reimbursement for printing.

SACRAMENTO ENGINEERING CONSULTANTS

10555 Old Placerville Road
Sacramento, CA 95827-2503
Phone: (916) 368-4468
FAX: (916) 368-4490
A California Corp
www.saceng

MECHANICAL, ELECTRICAL & FIRE PROTECTION ENGINEERING SERVICES

September 12, 2020

Mr. Stephen Coyle, Deputy Director
City of Woodland
Community Development Department
300 First Street
Woodland, CA 95695
Stephen.coyle@cityofwoodland.org
530-661-5910

We are pleased to confirm scope Neighborhood Campus Phase 1 Shelter, East Beamer Way Phase 2 SEC 20008 as follows:

Power to 61 mobile housing units
Site lighting
Power to community center consisting of 12 foot pre-finished units

Design includes:

Site power engineering
Primary switchgear
Assist owner in utility coordination for power Wave and ATT
Site lighting with point by point photometrics
Site telephone conduit only
Plumbing engineering to assist with domestic water and sewer calculations for service sizing by Civil Engineer

Services include:

Preparation of 100% electrical construction drawings
Incorporation of comments
Title 24 documents for site lighting only
Review of bid proposals
Review of submittals and shop drawings under construction admin
RFIs, Change Orders, answering contractor question under construction admin scope
Trips to site as a separate line item

Services exclude:

Any scope and services not noted above
Commissioning of electrical systems
Acceptance test of electrical systems
Site fire sprinkler design
Site plumbing design (consultation only provided)
Landscaping and site furnishings
Irrigation for landscaping
Joint trench plans
Trips to site during design
Trips to site during construction
Pre-bid and pre-construction meeting at site

We are pleased to quote the above scope as follows:

Construction documents through bidding:

Electrical engineering.....$ 10,800
Plumbing engineering.....$ 1,200

Construction administration during 4 month construction period (excluding trips to site):

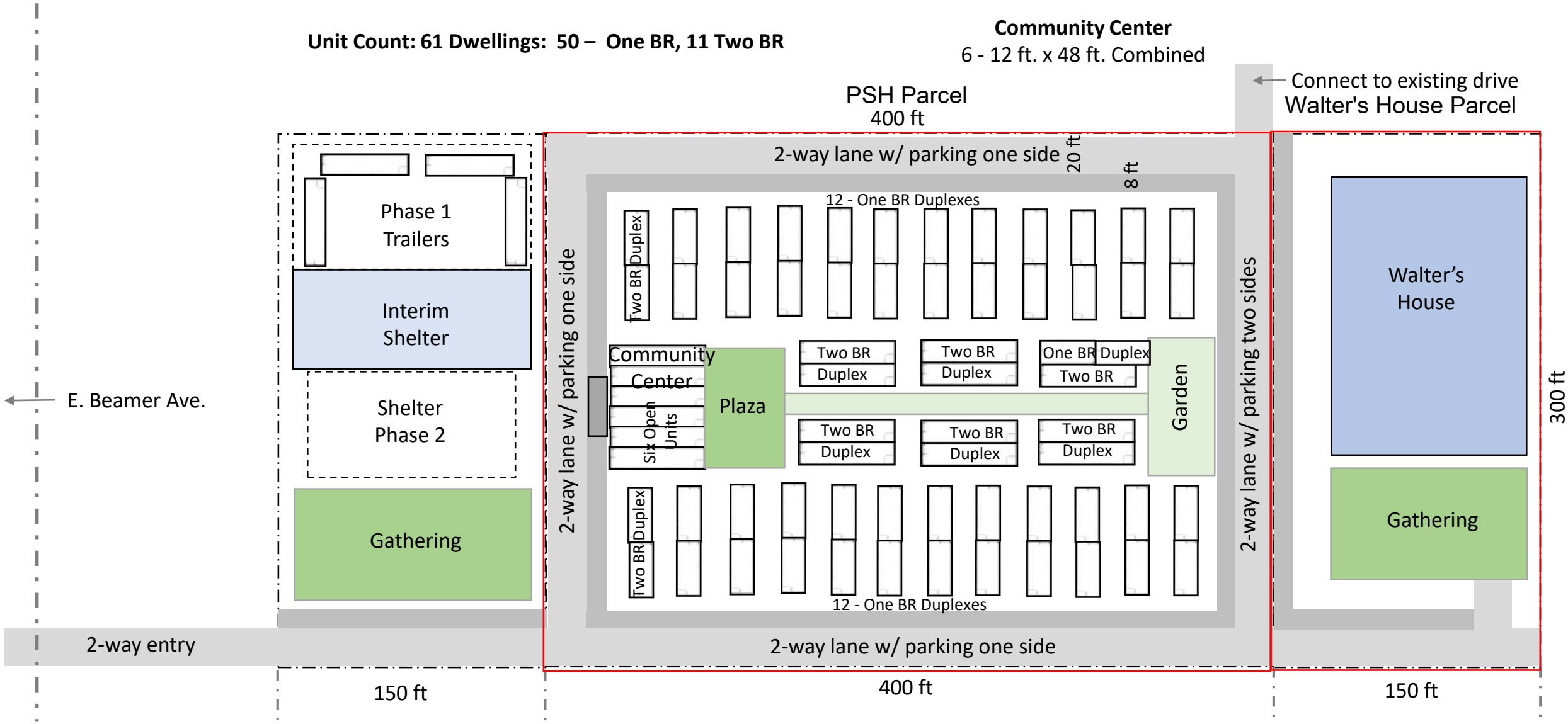
Electrical engineering.....$ 2,900

Cost for trip to site, per trip,
per discipline. ..$ 800

Indicate acceptance of this proposal by signature below.

SIGNED

Rickert Henriksen
ME (M29,816), EE (E10,629)
FPE (FP01,497), LEED AP
President _____



East Beamer Way Schematic Site Plan

Manufactured Housing and Community Center

9-3-20 not to scale

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 6, 2020
ITEM #: I.19
SUBJECT: Project Specific Maintenance Agreement (PSMA) for the E. Main Street Improvement Project, CIP 13-05

Recommendation for Action: Staff recommends that the Council adopt Resolution No. _____, approving the Project Specific Maintenance Agreement (PSMA) with the State of California Department of Transportation (Caltrans) for the East Main Street Improvement project, CIP 13-05.

Staff Contact
Clara Olmedo, Associate Engineer – (530) 661-5824, clara.olmedo@cityofwoodland.org

Fiscal Impact
The E. Main Street Improvement Project, CIP 13-05, is included in the Capital Budget in the amount of $5,706,000. Funding includes $2,956,000 of Bike/Pedestrian and Local /Regional Transportation Grant funds from the Sacramento Area Council of Governments (SACOG), $50,000 of Water Enterprise Funds, $50,000 of Sewer Enterprise Funds, $1,000,000 of Road Maintenance and Rehabilitation Account (RMRA- SB1) Funds and $1,650,000 of Measure E funds.

The project budget includes the costs for design, project management, construction management/inspection and construction.

Background
The project is located on East Main Street from East Street to the Interstate 5 (I-5) Northbound off ramp. Part of the project is located within the State of California right of way and work within the State's right of way will need to be completed under an encroachment permit.

The project will install a landscape separated, off-street bike path on the north side of E. Main Street between Pioneer Avenue and Matmor Road. The project also includes microsurfacing the pavement, and restriping the road between East Street and the I-5 overcrossing of East Main Street. Restriping will include the narrowing of travel lanes to reduce travel speeds and the widening of the existing on-street bike lanes and adding bike lanes where they do not exist. Additionally, the project will install curb and gutter, landscape, fencing, irrigation and storm drainage improvements on the north side of East Main between Pioneer Avenue and East Street.

Discussion
In early 2019, Caltrans informed the City that they had funding for operational and safety improvements for E. Main Street near the Southbound I-5 on-ramp to reduce E. Main Street congestion. Since the City project was scheduled to be constructed prior to the Caltrans project, the Agencies agreed to an agreement whereby Caltrans would provide the City $265,000 to put toward the improvements which would meet both Caltrans' and the City's needs. The improvements include reduced curb return radii and new curb ramps to calm traffic turning onto the I-5 Southbound on ramp, crosswalk striping at the intersection, and a new median island with passageways to allow safer passage for pedestrians and bicyclists.

The improvements across the Caltrans right of way require an encroachment permit with Caltrans. During the

encroachment permit process it was discovered that, while the City has been maintaining E. Main Street since it was transferred to the City, there was no written documentation of the maintenance agreement. As such, Caltrans' Encroachment Permits office requires that the City enter into a formal maintenance agreement to document what has been occurring and to include maintenance of the new improvements. The agreement identifies maintenance responsibilities for both the City and Caltrans. Execution of the maintenance agreement is required to receive the encroachment permit and authorization to begin construction on any part of the E. Main Street project.

Caltrans typically does not execute agreements for specific interchanges. They prefer to have agreements for interstate corridors. Included in the approval process for this agreement is that the City agrees to work with Caltrans to execute a Freeway Maintenance Agreement for the I-5 corridor over the next year.

Staff anticipates bidding the project in late 2020 for a construction start date in Spring 2021 in coordination with PG&E relocation of their facilities that are in conflict with the project. Staff is recommending that the agreement be adopted now so that the City can get an encroachment permit with Caltrans as soon as possible.

Conclusion

Staff recommends that the Council adopt Resolution No. _____, approving the Project Specific Maintenance Agreement (PSMA) with the State of California Department of Transportation (Caltrans) for the East Main Street Improvement project, CIP 13-05.

Prepared by: Clara Olmedo, Associate Engineer

Reviewed by: Brent Meyer, Acting Community Development Director/City Engineer

Attachments:

1. PSMA Resolution100620
2. PSMA E MAIN ST UC_Final

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A PROJECT SPECIFIC MAINTENANCE AGREEMENT WITH CALIFORNIA DEPARTMENT OF TRANSPORTATION

WHEREAS, the E. Main Street Improvement Project, CIP 13-05 is fully funded in the Capital Budget; and

WHEREAS, Caltrans requires the City to enter into a Freeway Maintenance Agreement for improvements across their right of way before the City can obtain an encroachment permit from Caltrans and obtain authorization to begin construction of this federally funded project; and

WHEREAS, the City wishes to approve the Project Specific Maintenance Agreement with the Department of Transportation through the adoption of this Resolution.

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

Section 1. The City Council hereby approves Project Specific Maintenance Agreement with the California Department of Transportation and authorizes the Mayor and the City Manager to sign the Agreement.

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

PASSED AND ADOPTED this 6th day of October 2020, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Rich Lansburgh, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

82093.00001\8555510.2

PROJECT SPECIFIC MAINTENANCE AGREEMENT
FOR E MAIN ST UNDERCROSSING IN THE CITY OF WOODLAND

THIS AGREEMENT is made effective this _____ day of _____, 20__, by and between the State of California, acting by and through the Department of Transportation, hereinafter referred to as "STATE" and the City of Woodland; hereinafter referred to as "CITY" and collectively referred to as "PARTIES".

SECTION I

RECITALS

1. WHEREAS, Cooperative Agreement Number 03-0699 was executed between CITY and STATE to include bike path and other striping changes on Interstate (I) 5, hereinafter referred to as "PROJECT", and

2. WHEREAS, in accordance with the said agreement, it was agreed by PARTIES that prior to or upon PROJECT completion, CITY and STATE will enter into a Maintenance Agreement, and

3. WHEREAS, the PARTIES hereto mutually desire to identify the maintenance responsibilities for improvements of PROJECT constructed under the Cooperative Agreement Number 03-0699, and

NOW THEREFORE, IT IS AGREED AS FOLLOWS:

SECTION II

AGREEMENT

4. Exhibit A consists of plan drawings that delineate the areas within STATE right of way which are the responsibility of the CITY to maintain in accordance with this Maintenance Agreement.

5. If there is mutual agreement on the change in the maintenance duties between PARTIES, the PARTIES can revise the Exhibit A by a mutual written-execution of the exhibit

6. CITY must obtain the necessary Encroachment Permits from STATE's District 3 Encroachment Permit Office prior to entering STATE right of way to perform CITY maintenance responsibilities. This permit will be issued at no cost to CITY.

7. VEHICULAR AND PEDESTRIAN UNDERCROSSINGS

7.1. STATE will maintain the entire structure of all STATE-constructed vehicular and pedestrian undercrossings of STATE freeways except as hereinafter provided.

7.2. CITY will maintain the roadway sections, including the traveled way, shoulders, curbs, sidewalks, wall surfaces (including eliminating graffiti), signing and striping for the bike lane, and drainage installations that may be required for the benefit or control of traffic using that undercrossing.

7.3. CITY will request STATE's District Encroachment Permit Engineer to issue the necessary Encroachment Permit for any proposed change in minimum vertical clearances between CITY roadway surface and the structure that results from modifications to the roadway (except when said modifications are made by STATE). If the planned modifications will result in a reduction in the minimum clearance within the traveled way, an estimate of the clearance reduction must be provided to STATE's Transportation Permit Engineer prior to starting work. Upon completion of that work, a vertical clearance diagram will be furnished to STATE's Transportation Permit Engineer that shows revised minimum clearances for all affected movements of traffic, both at the edges of the traveled way and at points of minimum clearance within the traveled way.

8. LANDSCAPED AREAS - CITY is responsibility for the maintenance of any plantings or other types of roadside development lying outside of the area reserved for exclusive freeway use.

9. BICYCLE PATH - CITY will maintain, at CITY expense, a safe facility for bicycle travel along the entire length of the path by providing sweeping and debris removal when necessary; and all signing and striping and pavement markings required for the direction and operation of that non-motorized facility. If constructed as permitted encroachments within STATE's right of way, permittee is solely responsible for all path improvements, all fences, guard railing, drainage facilities, slope and structural adequacy of any bicycle path located and constructed within STATE's right of way.

10. LEGAL RELATIONS AND RESPONSIBILITIES

10.1. Nothing within the provisions of this Agreement is intended to create duties or obligations to or rights in third parties not parties to this Agreement or to affect the legal liability of a PARTY to the Agreement by imposing any standard of care with respect to the operation and maintenance of STATE highways and local facilities different from the standard of care imposed by law.

10.2. Neither CITY nor any officer or employee thereof is responsible for any injury, damage or liability occurring by reason of anything done or omitted to be done by, under or in connection with any work, authority or jurisdiction conferred upon STATE under this Agreement. It is understood and agreed that STATE shall fully defend, indemnify and save harmless CITY and all of their officers and employees from all claims, suits or actions of every name, kind and description brought forth under, including, but not limited to, tortious, contractual, inverse condemnation or other theories or assertions of liability occurring by reason of anything done or omitted to be done by STATE under this Agreement.

10.3. Neither STATE nor any officer or employee thereof is responsible for any injury, damage or liability occurring by reason of anything done or omitted to be done by CITY under or in connection with any work, authority or jurisdiction conferred upon CITY under this Agreement. It is understood and agreed that CITY shall fully defend, indemnify and save harmless STATE and all of its officers and employees from all claims, suits or actions of every name, kind and description brought forth under, including section but not limited to, tortious, contractual, inverse condemnation or other theories or assertions of liability occurring by reason of anything done or omitted to be done by CITY under this Agreement.

11. PREVAILING WAGES:

11.1. Labor Code Compliance- If the work performed under this Agreement is done under contract and falls within the Labor Code section 1720(a)(1) definition of a "public works" in that it is construction, alteration, demolition, installation, or repair; or maintenance work under Labor Code section 1771. CITY must conform to the provisions of Labor Code sections 1720 through 1815, and all applicable provisions of California Code of Regulations found in Title 8, Chapter 8, Subchapter 3, Articles 1-7. CITY agrees to include prevailing wage requirements in its contracts for public works. Work performed by CITY's own forces is exempt from the Labor Code's Prevailing Wage requirements.

11.2. Requirements in Subcontracts - CITY shall require its contractors to include prevailing wage requirements in all subcontracts funded by this Agreement when the work to be performed by the subcontractor is a "public works" as defined in Labor Code Section 1720(a)(1) and Labor Code Section 1771. Subcontracts shall include all prevailing wage requirements set forth in CITY's contracts

12. - INSURANCE –

12.1. SELF-INSURED - CITY is self insured. CITY agrees to deliver evidence of self-insured coverage providing general liability insurance, coverage of bodily injury liability and property damage liability, naming the STATE, its officers, agents and employees as the additional insured in an amount of $1 million per occurrence and $2 million in aggregate and $5 million in excess. Coverage shall be evidenced by a certificate of insurance in a form satisfactory to the STATE that shall be delivered to the STATE with a signed copy of this Agreement.

12.2. SELF-INSURED using Contractor - If the work performed on this Project is done under contract CITY shall require its contractors to maintain in force, during the term of this agreement, a policy of general liability insurance, including coverage of bodily injury liability and property damage liability, naming the STATE, its officers, agents and employees as the additional insured in an amount of $1 million per occurrence and $2 million in aggregate and $5 million in excess. Coverage shall be evidenced by a certificate of insurance in a form satisfactory to the STATE that shall be delivered to the STATE with a signed copy of this Agreement.

13. TERMINATION - This Agreement may be terminated by timely mutual written consent by PARTIES, and CITY's failure to comply with the provisions of this Agreement may be grounds for a Notice of Termination by STATE.

14. TERM OF AGREEMENT - This Agreement shall become effective on the date first shown on its face sheet and shall remain in full force and effect until amended or terminated at any time upon mutual consent of the PARTIES or until terminated by STATE for cause.

PARTIES are empowered by Streets and Highways Code Section 114 and 130 to enter into this Agreement and have delegated to the undersigned the authority to execute this Agreement on behalf of the respective agencies and covenants to have followed all the necessary legal requirements to validly execute this Agreement.

IN WITNESS WHEREOF, the PARTIES hereto have set their hands and seals the day and year first above written.

THE CITY OF WOODLAND

By: _____
Rich Lansburgh, Mayor

Initiated and Approved

By: _____
Ken Hiatt, City Manager

ATTEST:

By: _____
Ana Gonzalez, City Clerk

By: _____
Ethan Walsh, City Attorney

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

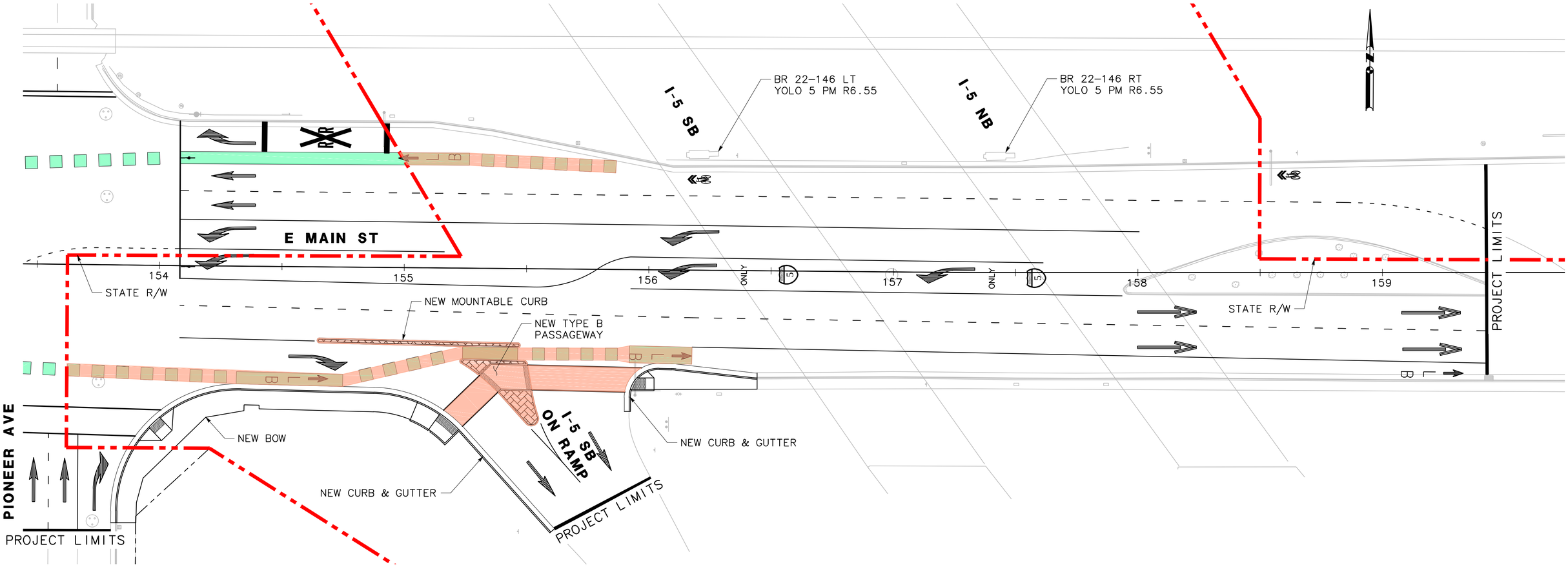
TOKS OMISHAKIN
Director of Transportation

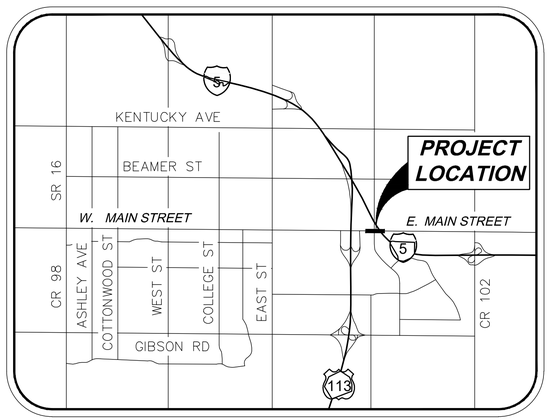
By: _____
Deputy District Director 3
Maintenance District

LEGEND

TO BE MAINTAINED BY CITY AT CITY EXPENSE

STATE R/W





VICINITY MAP

SCALE: NTS

0 20 40 80

Graphic Scale

SCALE: 1" = 20'

DATE: 9/21/2020

EXHIBIT "A"
CALTRANS MAINTENANCE AGREEMENT WITH THE CITY OF WOODLAND FOR ENCROACHMENT PERMIT NO. 0320-NCS0322

MARK THOMAS

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 6, 2020
ITEM #: J.20
SUBJECT: Spring Lake Specific Plan, Beeghly Ranch Lot D and Lot G (PLNG 20-0001) – Request to approve two Tentative Subdivision Maps (TSM #5196 Lot D and #5197 Lot G), to allow Planned Development Overlay, a Conditional Use Permit, Site Plan and Design Review, and an Amended and Restated Development Agreement for two parcels of land located within the Spring Lake Specific Plan Area to develop 72 single-family lots; 62 on Lot D, and 10 on Lot G, consistent with the Medium Density General Plan land use designation and multi-family R-15 Spring Lake Specific Plan designation.

Recommendation for Action: Staff recommends that the City Council: 1. Receive a staff report; 2. Conduct a Public Hearing; a) adopt Resolution No. _____, confirming the previously certified Turn of the Century EIR as the appropriate environmental review document in accordance with the California Environmental Quality Act; b) adopt Resolution No. _____, approving a Planned Development Overlay and Conditional Use Permit; c) adopt Resolution No. _____, approving Tentative Subdivision Maps #5196 and #5197 for Beeghly Ranch Lot D and Lot G; d) adopt Resolution No. _____, approving Site Plan and Architectural Design Review; and (e) introduce and waive the first reading of Ordinance No. approving the Development Agreement between the City of Woodland and TL Partners X, L.P to use and develop the Beeghly Ranch R-15 project areas located within the Spring Lake Specific Plan Area with Conditions of Approval.

Staff Contact:
Cindy Norris, Principal Planner, (530) 661-5911, cindy.norris@cityofwoodland.org

Fiscal Impact:
All application processing costs have been paid for by the applicant. The Tentative Subdivison Maps provide for 72 lots on the two multi-family R-15 sites. The Spring Lake Infrastructure Fee (SLIF) equivalent is currently $32,133 per multi-family unit, for a total of $2,313,576. In addition to paying SLIF, this project will also pay citywide Development Impact Fees (DIF). For purposes of the fee calculation, the 18 units that are 1,450 square feet will pay the multifamily rate of $18,895 per unit for a total of $340,110, and the remaining 54 units will pay $29,699 per unit, for a total of $1,603,746. The project development agreement includes a negotiated fee payment for potential SLIF reimbursement and bike and pedestrian related activities. The general purpose fee is $3,000 per unit for a total sum of $216,000.

Background:
The entire SLSP area was prezoned under Ordinance No. 1346, adopted on July 2, 2002. The 5.0 acres of Lot D and 0.9 acres on Lot G were pre-zoned R-15/Multi-Family Residential with an allowed density between 10 and 15 units per acre.

The subject properties were historically part of the Beeghly Vesting Tentative Subdivision Map No 4669 and Development Agreement approved January 13, 2004. Lot D was approved with the assumption that it would be developed with 75 units (15 units/acre) and Lot G was approved as an affordable cluster with 10 units (11

units/acre).

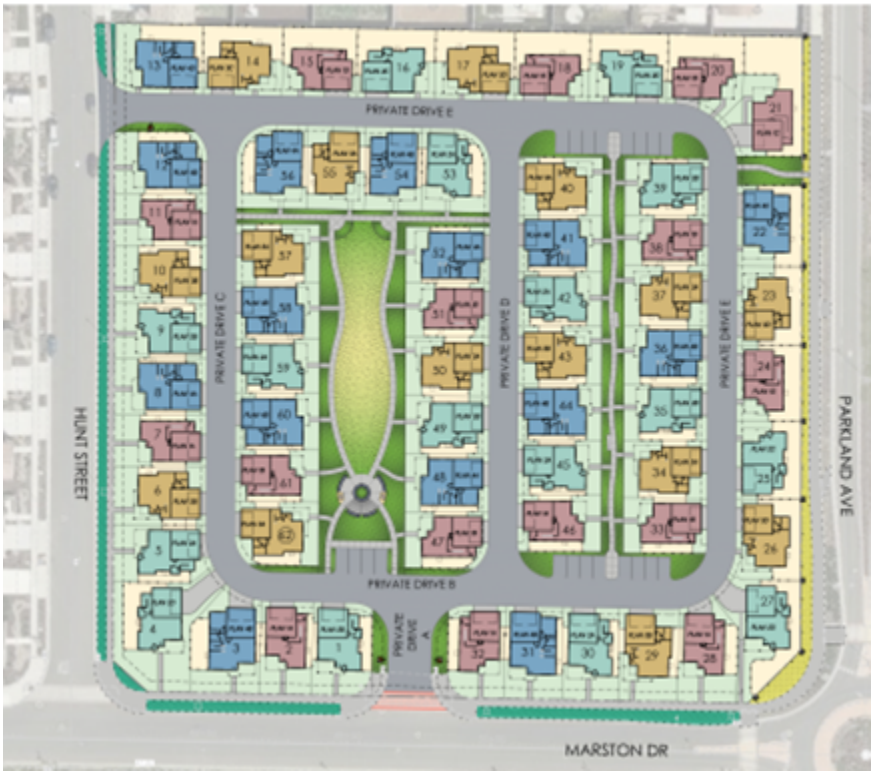
On December 20, 2019, the project applicant, Fieldstone Consulting, submitted an application to the City requesting development approvals for the two Beeghly Ranch Spring Lake remainder residential development areas, “Lot D” and “Lot G.” The two project areas are not contiguous, but owned by the same corporate entity. The project proposes similar development and product type on both properties and a combined HOA. Development will include lot configuration, site layout, landscape, and architectural plans.

Discussion:

Project Site Description

The project is composed of two remainder parcels in the Original Beeghly Ranch vesting tentative map 4669 approved January 13 2004. Lot D; (APN 042-574-001-000, 5.01 acres) is located at the northwest corner of Marston Drive and Parkland Avenue, and Hunt Street on the West. Lot G; (APN 042-561-015-000, 0-.9 Acres) is located on the northwest corner of Stewart Circle and is at the southeast corner of Heritage Parkway and Parkland Avenue. Both sites are vacant.

Lot D is bordered to the north with existing homes with wood fencing that back up to the property and existing single-family homes that front Hunt Street and the project site to the west. To the south is Marston Avenue, a 40-foot greenbelt, fencing, and single family homes that back up to the greenbelt. To the east is Parkland Avenue, a 10-foot path, privacy masonry wall, and existing DR Horton homes.



Lot G is located southeast of the intersection of Parkland Avenue and Heritage Parkway and is bounded by an existing masonry wall and landscaping in the public right of way along both streets. The site has access from Stewart Circle. Existing single-family homes side-on to the south and east of the subject parcel. To the northwest is the Rochdale Grange R-15 multi-family 42-unit development, and to the northeast are the existing

DR Horton single-family homes.



Project Proposal

The applicant proposes two Tentative Subdivision Maps (TSM #5196 Lot D and #5197 Lot G), Planned Development standards, a Conditional Use Permit, and a Development Agreement for two parcels of land located within the Beeghly Ranch Development in the Spring Lake Specific Plan. The project proposes 72 single-family lots, with 62 lots on Lot D and 10 lots on Lot G, consistent with the Medium density General Plan land use and multi-family R-15 Spring Lake Specific Plan designations. The original TSM 4669 provided for 75 units on Lot D and 10 units on Lot G.

The applicant is proposing a small-lot single-family detached home product, with units ranging in size from 1,450 square feet to 1,908 square feet. The proposed project includes lot and site layout, conceptual landscaping as well as architectural home designs. The project proposes private drive circulation for both sites. Lot D includes interior paseos, walkways, and a common open space feature. The architectural plans feature rear-entry and side-entry garage orientations off the private driveways. On both project sites, home fronts are generally oriented toward public streets or common areas.

Typically, the design and layout of a multi-family apartment project is only subject to Site Plan and Design Review approval by the Planning Commission. However, the applicant is requesting to subdivide the property into individual lots and is requesting modification from standards for individual lot coverage and setbacks to facilitate the product type, which results in updated conditions of approval and a Development Agreement amendment, which requires City Council approval.

The residential land use pattern in the Spring Lake Specific Plan is designed to allow for a diversity of housing choices within neighborhoods and multi-family sites were intentionally located on perimeters and arterials in the Plan area to allow greater access to transit and amenities. Working with city staff, the applicant has proposed a moderate density single-family concept, approximately 12.2 units/acre for both sites (12.4 units/acre Lot D and 11 units/acre Lot G), including enhancements within both project areas to preserve the traditional neighborhood feel, create a desirable community, and provide potential housing opportunities for moderate-income households. Added pedestrian paseos provide bicycle and pedestrian connections to collector roads and “short-cuts” to future and existing Spring Lake park sites and greenbelts.

Tentative Subdivision Map Request
Tentative Subdivision Maps #5196 and 5197 will provide 72 single-family residential lots as follows:
1. TSM # 5196 (Lot D) 5.01 acres of R-15, Multi Family – 62 single family lots
2. TSM # 5197 (Lot G), 0.9 acres of R-15 Multi Family – 10 single family lots

The developer will construct all internal private streets and utilities and any project components including open space access paths and privacy walls. New internal fencing located adjacent to existing fences will be located 2 inches from the existing fence and employ an L style footing and retaining wall to ensure that there is both a full 6-foot high privacy fence on either side and that there be minimal nuisance concerns due to adjacent fencing.

A single homeowners association will cover both properties and will require fees in addition to other Spring Lake fees and taxes. The Association will assist in the management of landscaping, utilities, as well as use restrictions in each development on parking along interior driveways and that garage space be maintained for parking not storage.

Planned Development and Conditional Use Permit Request
The project proposes modification from the minimum individual lot coverage zoning requirement and interior setback requirements provided in the Spring Lake Specific Plan. The purpose of the PD overlay is to encourage creative and more efficient approach to the use of land and to provide greater flexibility in the design of integrated developments not otherwise possible through the strict application of zoning standards.

The Spring Lake Specific Plan expresses a desire to see a variety of housing types, including small lot infill. However, the standards provided in Table 2.4 do not explicitly allow exceptions for this product type. Therefore, the PD will clarify the intent of the Plan. The setbacks for the perimeter conditions meet the required Plan standards and it is the project interior where exceptions are requested.

Site Plan and Design Review Request
The project application request includes site development plans including floor plans, landscaping, and architectural renderings. The project design review was performed using the Spring Lake Specific Plan (SLSP) (adopted December 18, 2001 and subsequently amended) and the Spring Lake Plan Design Standards (SLSPDS) as approved May 20, 2003 and subsequently amended.

Lot D is designed with homes that front on to Marston Drive and Hunt Street, in a pattern similar to existing homes in the area. Homes will back on the Parkland Avenue or interior private drives, while interior lots face on to either a central common open space area or landscaped paseo. Homes will have a minimum of 3.5-foot wide side yard, which is less than the minimum 5-foot side yard standard. A reciprocal use easement between homes will allow one home an access rights to the adjacent property side yard providing in effect a total 7-foot side yard space on one side for each lot. All homes will feature a two-car garage and there will be on site guest parking provided in addition to on-street parking. A central common open space, Lot A, is provided for residents and is approximately 55 by 250 feet and will include amenities such as seating and a gazebo. The project provides an interior paseo, lot B, at 13 feet in width. Each home has a 4 foot setback from the paseo providing a 21 foot open area between home fronts. The project will construct a minimum 6-foot masonry privacy wall on Parkland Avenue consistent with existing wall design along Parkland.

Lot G, bounded by existing privacy walls and public landscaping on Heritage Parkway and Parkland Avenue, provides a common private driveway and orients home fronts to Stewart Circle with remaining homes backing on to the major arterials. All homes will have a two-car garage and most lots have a minimum 18-foot long

driveway to allow additional on-site parking. The homes are set a minimum of 7-feet from any adjacent existing property, which exceeds the standard minimum 5-foot side setback.

Development Agreement Request
Resolution No. 3542, adopted on May 15, 1990, establishes procedures for the consideration of Development Agreements in Woodland. These procedures essentially parallel the requirements of Section 65864 et.seq. of the Government Code. The Spring Lake Specific Plan (SLSP) requires that each developer enter into a Development Agreement with the City. Development Agreements allow the City to negotiate certain development rights for the applicant in exchange for benefits to the City that might not otherwise be required of a developer. The proposed project include an amended and restated Development Agreement to be approved by the City Council between the project developer (T L Partners X L.P.) and the City of Woodland.

The project is subject to both Spring Lake Infrastructure fees as a Multifamily project over 8 dwelling units per acre. With regard to City Development Impact Fees, the project, which consists of individual units on a multifamily site, is subject to the multifamily dwelling unit provisions in that units 1,450 square feet or less may pay the multi-family rate, and units over 1,450 shall pay a single family rate. The goal was to incentivize smaller units and infill development.

The proposed development agreement provides for negotiated features or amenities for the public benefit. The proposed draft development agreement requires the applicant to pay a SLIF/General Purpose fee in the amount of $3,000 per lot, which results in an overall payment of $216,000. In addition, the project shall comply with Homeowners Association restrictions.

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.
• Notices were mailed to all property owners within the Spring Lake Planning Area and within 300 feet of the project site.

Copies of the factual staff report for the proposed project have been on file at City Hall since October 1, 2020.

Planning Commission Review:
On September 17, 2020 the item was heard by the Planning Commission as a public hearing via Zoom. Approximately 16 individuals attended the meeting and 8 provided comments either via email or Zoom. The majority of the comments had to do with the proposed development on Lot G regarding concerns with density, traffic, and parking from the 10 additional units. An additional member of the public had contacted staff before the meeting to express concern with potential cut through traffic on Hunt Street and to request traffic calming. After hearing the presentation, taking all public testimony, the Planning Commission voted to approve (5 Ayes, 0 Noes, 2 Absent) the project subject to addition added conditions:
- That pigeon proofing screens be installed around rooftop solar installations;
- That staff clarify the Development Impact Fee calculation on Exhibit E to the Development Agreement; and
- That the applicant install traffic calming speed humps on Hunt Street subject to the review and approval of the City Engineer.

Environmental Clearance

On August 15, 2000, the City Council certified the Turn of the Century Final EIR (State Clearinghouse Number 1199022069; Resolution No. 4215 adopted August 15, 2000). The City Council subsequently adopted several CEQA Addenda to the Turn of the Century EIR.

Technical Studies

The SLSP requires that each development application include certain project level and property specific technical analyses to demonstrate consistency with the performance thresholds and requirements of the SLSP and SLSP Mitigation Monitoring Plan. The following studies have been prepared in fulfillment of these requirements as part of the original Beeghly Ranch Tentative Subdivision analysis, and there have been no new conditions that would require submittal of new studies:

• Biological Resources Analysis, SLSP TOC 403 acres, Foothill and Associates, April 28, 2003
• Memorandum Traffic Impact Study for Beeghly and Heidrick Tentative Maps, Grandy and Associates, November 7, 2003
• Noise Assessment, Bollard and Brennan, Inc, April 15, 2003
• Cultural Resources Survey and Assessments, TOC Development, Cultural Resources Unlimited, March 2003
• Phase I Environmental Site Assessment, TOC 160 Acres and Beeghly Parcel, Geocon Consultants, April 2003

City staff have previously reviewed each of these studies and reached the following conclusions:

a. The studies satisfy the SLSP requirements;
b. Applicable requirements or conditions recommended in the study have been included as conditions of approval for this project;
c. The studies identify no environmental circumstances specific to the site or the proposed project that were not previously anticipated and addressed in the original EIR.

Agricultural and Swainson Hawk Mitigation Easements

In 2006 the property secured mitigation easements via participation in the Merritt Property conservation easement. The project shall comply with the Swainson Hawk and Ground Nesting Raptor survey Requirements of the SL TOC EIR Mitigation Plan.

Review Agency Comments

The application was circulated for review by agencies of jurisdiction. The comments from Development Engineering, Public Works, Building, and Fire, have been incorporated as Conditions of Approval.

Staff Analysis

Staff supports this project, subject to the recommended provisions in the First Amendment to the Development Agreement and conditions of approval, and provides the following analysis:

General Plan Consistency

The City Council initially determined that the Spring Lake Specific Plan is consistent with the General Plan. This consistency is maintained at the project level via a determination of consistency with the SLSP. The project is consistent with the medium density General Plan land use that allows density from 8.1 to 19.9 dwelling units per acre. The project is a small-lot single-family development at a proposed density of 12.4 dwelling units per acre on Lot D and 11.1 dwelling units per acre on Lot G. The project is consistent with key policies in the General Plan as summarized below:

Policy 2.A.5 Complete and Well-Designed Neighborhoods. Promote the development of complete neighborhoods with a physical layout and land use mix that allows for a diversity of incomes; puts residents in close proximity to services and amenities; promotes walking, biking and transit use; fosters community pride; enhances neighborhood identity; ensures public safety; and meets the needs of all ages and abilities.

Policy 2.A.6 Infill Development. Encourage infill, redevelopment of and development on underutilized sites, adaptive reuse, and the restoration of historic buildings in existing urbanized areas to enhance community character; promote pedestrian and bicycle friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, optimize city investment in infrastructure, support increased transit use, and enhance economic vitality.

Policy 2.C.1 Compact Form. Promote compact development patterns, mixed land use, and higher development intensities that conserve land resources, reduce vehicle trips, improve air quality, and facilitate walking, bicycling, and transit use. Achieving the benefits of compact development as supported in this General Plan may result in potential tradeoffs related to traffic, noise, open space, and privacy. Sensitive design and appropriate performance standards may assist in mitigating these concerns. Where growth and increased density is allowed pursuant to this General Plan, these issues are acknowledged and accepted.

Climate Action Plan

The project applicant completed the Climate Action Plan (CAP) Checklist and has been determined to be consistent with the City's 2035 CAP. Each home shall include installation of photovoltaic panels, be prewired for electric vehicle charging, provide high efficiency HVAC, high efficiency windows, upgraded insulation, and each garage will provide bike storage. The subdivision design encourages pedestrian use by including internal paseos and walkways that connect the project both internally but to Spring Lake as a whole. Lot D includes a 0.4-acre park allowing both active and passive recreation uses. Paseos, the park and lot landscaping will utilize native and drought tolerant landscaping. Canopy shade trees are proposed along all street fronts and adjacent to parking. Water conserving fixtures and features are included in all homes and each home will have sufficient space for solid waste as well as green waste storage. The project will comply with recently adopted 2019 Building, Residential, Building Energy Efficiency Standards, and California Green Building Codes.

Zoning Ordinance Consistency

Lot Coverage - The maximum allowable lot coverage is 50 percent. Each project map as a whole meets coverage requirements. However, a few of the individual subdivided lots exceed the 50 percent coverage. Individual lot coverages vary from 28.2% to 63.2% in Lot D whereas all homes in Lot G are under 50% coverage. Lot D also provides 0.53 acres of common open space in the 50 x 250 foot common open space.
Lot D: The houses, driveways, and porches cover 37% (1.84 acres) of the site. Common area accounts for 11% (0.53 acres) and private yard space (front/side/rear) accounts for 34% (1.73 acres) coverage.
Lot G: The houses, driveways, and porches cover 35% (0.31 acres) of the site and private yard space (front/side/rear) accounts for 51% (0.46 acres) coverage.

Off Street Parking - Pursuant to Section 25-23-10A of the Zoning Ordinance, the applicable parking ratio is two (2) parking spaces per unit. The project provides a minimum of two covered parking spaces in a garage for each unit. Additional parking, either on a driveway or as guest parking shall be available for each unit. Lot D provides 24 interior guest parking spaces and on-street parking is available on the north and south side of Marston Drive and along the east side of Hunt Street. Units on the south of Marston back on to the street and therefore will not utilize the street for parking. Lot G provides a driveway for each unit to allow additional on-site parking. The applicant has requested that driveways of 18-feet or greater be counted as additional parking.

The majority of the lots provide 2 additional on-site parking spaces. Recreational vehicle parking is not permitted. Parking diagrams are provided on Sheet TM07 of the Tentative map package for each project.

Water Conservation Ordinance - The project shall comply with the City's Water Conservation Ordinance and any applicable state water conservation requirements.

The proposed project as conditioned is consistent with the City's Zoning Ordinance.

Spring Lake Specific Plan Consistency

In order to assess project consistency with the SLSP development requirements, a detailed analysis was performed comparing the project proposal to each section of the SLSP (including text, development regulations, figures, tables) and to the various implementing documents of the SLSP including: Spring Lake Design Standards, Affordable Housing Plan, and the CEQA Mitigation Monitoring Program. The project is substantially consistent with the aforementioned documents.

The project has been reviewed for consistency with the Spring Lake Multi-family R-15 Standards.

Building Orientation – Development Standard 3.5 of the Spring Lake Specific Plan Design Standards requires street facing facades, setbacks, and street orientation for R-15 density units that emulates single-family housing. The project has been designed with unit fronts facing to Marston Drive and Hunt Street.

Pedestrian Circulation – the SL Design Standards require pedestrian access points that are separated from auto circulation routes. Standard 3.3 (d) states that "Pedestrian pathways shall include amenities such as trellises, trees, or other landscaping". The project provides a central north to south pedestrian paseo on Lot D with a significant common open space with fronting units. A pedestrian pass-through is provided at the north end of the project site to Parkland Avenue.

Open Space – Development Standard 3.7 states that private recreation amenities for tenants shall be provided in conjunction with open space. Because this project provides for individual lot ownership rather a tenant based rental project, private recreation space is provided for each lot in the form of a private space to the side or rear for each home. A common area pedestrian paseo and open space green are provided on Lot D. The paseo is 13 feet wide A total of 11 percent of the project site is in common open space on Lot D and 34 percent of Lot D and 52 percent of Lot G is in private yard area.

Energy Efficiency - The energy efficiency standards provided in the Spring Lake Development Standard 2.25 requires five percent (5%) of all units to have roof photovoltaic energy systems or other alternative energy systems. However, the project shall be required to meet the 2019 Building, Residential, Building Energy Efficiency Standards, and California Green Building Codes that now requires that all home provide solar. All homes will have rooftop solar as well as other energy efficiency features as described in the project summary.

Fencing

All wood fence footings and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with an opaque or semi-transparent water sealant to prevent water damage and staining. Consideration shall be given to the use of wood with integral stain. Fencing shall comply with Section 2.9 of the SL Design Standards. The project application illustrates that at all times a minimum 6-foot fence will be provided on each side of project boundary. Any potential double fence conditions will be minimized by placement of the new

fence adjacent, but approximately 2 inches apart from any existing fence. Continuation of the privacy wall is required along Parkland Avenue. The wall design shall be coordinated for consistency of design with the existing walls located directly north of this project site.

Affordable Housing

The project applicant is proposing to meet the remaining affordable housing obligation on both properties by constructing the required 17 low-income housing units on site.

The project is subject to the Spring Lake Affordable Housing Plan, multi-family requirement which is that either, ten percent (10%) of all multi-family units be affordable to low-income households and twenty percent (20%) of the units be affordable to very low income households, or that twenty-five percent (25%) of the multi-family units be affordable to very low income households. The two project sites were originally part of the larger Beeghly Ranch tentative subdivision map and Development Agreement. As part of the original approval, the very low-income obligation was transferred to the high-density multi-family site at the Southwest corner of Farmers Central Road and Meikle Avenue. The remaining low-income obligation from the original R-4 and R-5 portions of the original Beeghly Vesting Map were transferred to the 0.9 acre cluster (Lot G) resulting in 10 affordable units on this site. Lot D will satisfy the remaining low-income affordability requirement by providing an additional 7 affordable units. With this approval, the 17 affordable units will be scattered throughout both projects sites rather than clustered on Lot G.

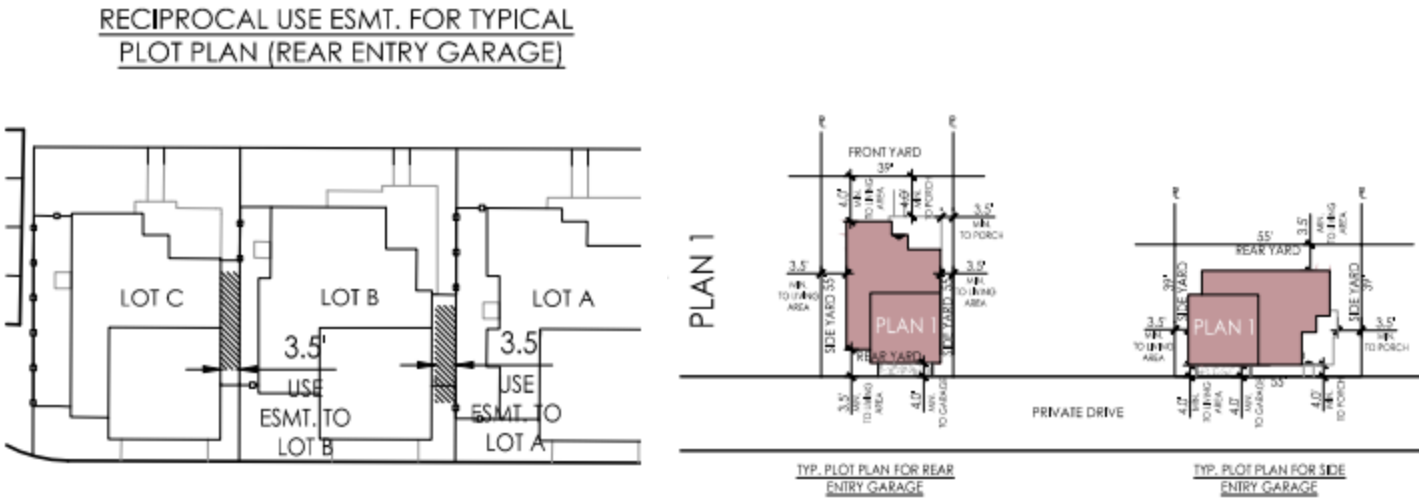
Spring Lake Infrastructure Financing (SLIF) and General Purpose Fee

In order to maintain the fiscal and financial feasibility of the SLSP, it is the City's goal in implementing the SLSP that the number of constructed units be as close as possible to the number of planned units. The proposed development results in a decrease in the total number of multi- family units on Lot D by 13 units. A per unit fee of $3,000 is required in the Development Agreement, which includes both the SLIF make up and general purpose fee.

Planned Development Overlay and Conditional Use Permit

The applicant is requesting a proposed Planned Development (PD) overlay. The purpose of a PD is to allow flexibility in project design where appropriate. The proposal requests an exception from standard interior setbacks in order to allow a small lot development with private drives. Setbacks along the project perimeter are generally consistent with Spring Lake standards. The PD and pre-plot exhibits are located on SheetTM03 in Attachments 3 & 4.

Homes in Lot D utilize an interior 3.5-foot side yard. A reciprocal use easement will allow one home the right to access to a portion of the adjacent side yard providing in effect, a minimum 7-foot side yard space for each lot. Yard areas are larger for Lot G and reciprocal use easements are not proposed. In addition, lot widths and floor plans along the north and east boundaries have been modified to allow for a side entry garage in order to provide greater setbacks along the perimeters. Setbacks along the north boundary vary from 9 feet to 14 feet as shown on Sheet TM03 of the Tentative Map exhibit.



Staff has provided a recommended condition that the minimum setback be 10-feet from the north boundary on Lot D. The setbacks provided on the Final Planned Development Site Plan identify the allowed setbacks for each lot. Allowing reasonable modifications that will facilitate infill small lot product will meet the intent of the Spring Lake Plan to provide a variety of housing types within Spring Lake. This product type may be desirable to those in varying stages of their lives who do not desire a large yard. In addition, this is a product type that can offer an attractive home at potentially moderate price range.

The project as conditioned is consistent with the Spring Lake Specific Plan.

Subdivision Ordinance Consistency

Lot Development – Table 2.4 of the Spring Lake Specific Plan (as amended) provides minimum requirements for lot development. A minimum lot width of 35-feet required for R-15 development. The Plan does not have a minimum lot depth requirement.

Lot D:

The subject property is comprised of one (1) parcel totaling 5.01 gross acres. The proposed 62 R-15 lots range in size from 2,039 to 4,525 square feet. The lot widths range from 36 to 61 feet. Lot widths along Hunt Street vary from 36 to 54 feet and from 36 to 48 feet along Marston Drive. Lot depths range from 43 to 62 feet. Lot depths along the north project boundary are generally 46 feet and lot widths along the north boundary are between 52 and 61 feet, which is consistent with lot widths of the existing homes to the north. Some of the interior lot widths on the private drives are below the minimum requirement but meet the standard along the public streets. The minimum requirements of Spring Lake Design Standards Table 2.4, requires a 35-foot minimum.

Lot G:

The subject property is comprised of one (1) parcel totaling 0.9 gross acres. The proposed ten (10) R-15 lots range in size from 2,811 to 3,892 square feet. Lot depths are varied and range from 34 to 78 feet. The lot widths range from 25 to 77 feet as measured at the closest point. The minimum requirements of Spring Lake Design Standards Table 2.4, requires a 35-foot minimum lot width. Lot width" means the horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear property lines. All lots meet or exceed this requirement.

Lot Width Variation - Development Regulation 2.35.5 states that lot widths along a block shall be varied. The tentative map meets this requirement as not more than three lots of the same width are located in a row. Due to

the unit design, variation is required to accommodate many conditions, lots are varied significantly within each development site.

Block length - Development Regulation 2.34 and Table 2.4 lists the block length in the R-15 zone as 400 feet desirable with a maximum of 500 feet. The goal is to not exceed 10 homes on one side of the block. The proposed blocks along the boundaries of the subdivision map for Lot D comply with this requirement. The perimeter blocks are broken up by the private drive entries on Hunt Street and Marston Drive and by a 20-foot pedestrian path/paseo on Parkland Avenue. Therefore, staff finds that the proposed tentative map is in substantial conformance with the block length requirements.

Bicycle / Pedestrian Access – Development Regulation 2.24 requires access connections for bicycles and pedestrians to open space, parks, and subdivision trails. Lot D provides one (1), 20-foot pedestrian/bike paseo connecting the interior of the subdivision to Parkland Avenue. Additionally, entry drives on Marston Drive and Hunt Street lead to the immediately adjacent greenbelt on Marston Drive south of the subdivision, however, the proposed streets align with the streets to the north and east, which lead to neighborhood parks.

Lot D provides a central common open space, Lot A, with lots fronting, for residents and is approximately 55 by 250 feet and will include amenities such as seating and a gazebo. An interior paseo, lot B, is 13 feet in width and each home has an additional 4 foot setback on each side allowing for a 21 foot open area between home fronts.

Alley Access Garages – Development Regulation 2.2.3 requires a minimum of 24 feet of back up space. The project drive aisle is 22 feet wide, and each unit is setback a minimum of 4-feet from the alley providing adequate back up space. Backup space for the guest parking spaces is provided at 22-feet. Section 17.116.080 (B) of the Zoning Code allows consideration for modified parking and maneuvering area dimensions subject to review of the Zoning Administrator and Traffic Engineer.

Infrastructure
Curb, gutter, sidewalk, and streetlights are existing and were installed at the time the surrounding subdivisions were constructed on both lots.

Access
Lot D has access on to Marston Drive and Hunt Street while Lot G has access to Stewart Circle. Each entry is consistent with the City's Residential Driveway Detail at 24 feet wide. All drive entries include an enhanced pavement treatment to designate entry into the project. Each unit in both subdivisions will have a two-car garage accessed from the private internal driveways. On Lot G all garages are accessed from the interior drive aisle and each unit has a driveway space that can potentially accommodate 1 to 2 cars.

On Lot D public engagement to surrounding roadways will be provided with front-on units to Marston Drive and Hunt Street and each fronting unit will have direct pedestrian access to either the existing separated sidewalks, or internal paseos. On Lot G two units, lots 1 and 2) will face on to Stewart Circle and have direct pedestrian access.

Water:
At Lot D, water is available to the site through existing 8" and 12" mains bordering the project on Hunt Street, Marston Drive, and Parkland Avenue. As a result of previous backbone infrastructure development, 8-inch stubs were provided to the site from Marston Drive and Parkland Avenue. The applicant will connect to the

existing stubs and make another connection to the 8-inch main in Hunt Street. At Lot G, a new 8-inch main will connect to the existing stub from Stewart Circle to supply domestic and irrigation water to the proposed 10 lots. Water mains, water laterals, and water meters installed by the project will be publicly owned and maintained up to and including the meter. All publicly owned and maintained water facilities will be within a public utility easement. Water laterals beyond the meter are considered private. Private water facilities will be constructed in accordance with City Standards.

Sanitary Sewer
Sanitary sewer connection is available to both Lots D & G through existing 8-inch sewer stubs installed by previous phases of backbone infrastructure development. Lot D will utilized an 8" stub from Marston Drive and Lot G will utilize an 8" stub from Stewart Circle. Sewer facilities throughout the project will be publicly owned and maintained up to and including the service cleanouts. All publicly owned and maintained sewer facilities will be within a public utility easement.

Storm Water Quality
The MS-4 Water Treatment Quality requirements for the development of the site are addressed through the treatment provided by the existing Spring Lake storm drainage system. The MS-4 hydromodification requirements for the development has been met by an area level analysis by the use of a regional retention basin, specifically the southeast area of the City which drains into the East Regional Pond (ERP).

Storm Drain
Storm drainage collection infrastructure is available to the site through existing reinforced concrete mains from Marston Drive & Parkland Avenue at Lot D, and from Stewart Circle at Lot F. The applicant is proposing on-site conveyance through a system of concrete valley gutters and drainage inlets centered on the alley roads. Storm drainage shall be privately owned and maintained through the HOA.

Homeowners Association
The project development will include initiation of a Homeowners Association (HOA). Both Lots D and G will be part of the same HOA. The HOA shall be responsible for the maintenance of the privately owned streets, streetlights, and storm drainage. In addition, conditions restrict the use of the two-car garage space for any use other than parking and do not allow RV parking.

The project as conditioned is consistent with the City's Subdivision Ordinance.

Spring Lake Specific Plan Design Standards for Architectural Review
The SLSP Design Standards adopted on May 20, 2003, identify minimum design requirements for development within the Spring Lake area including architectural requirements for the homes and landscaping requirements for public improvements. The project as proposed meets the requirements of the Design Standards.

Architecture/ Elevations:
As a multi-family project, the Spring Lake Design Standard do not specifically require a set number of floor plans and elevations. However, this project does provide individual single-family units. To achieve architectural diversity, the Spring Lake Specific Plan Design Standards requires three (3) floor plans and twelve (12) elevations, four (4 per plan) for a subdivision of 51-75 units. The Beeghly Ranch project proposes four (4) floor plans each with four (4) elevation styles for a total of sixteen (16) elevations. A detailed pre-plot

exhibit has been provided along with details concerning materials and colors for each Lot D and Lot G. Landscaping and fencing is included in the Design Package.

The proposed living area of each floor plan varies in square footage from 1,450 square feet to 1,908 square feet. These homes offer 3 to 4-bedroom configurations. The smaller plan, a three bedroom and 3-bathroom unit, is located on 18 (25%) of the lots. Each plan offers a two-car garage, a separated sidewalk to the front door and a covered entry. The applicant has pre-plotted each unit floor plan and elevation, as shown on the Planned Development Site Plan in order to ensure a balanced mix of units.

A desired intent of the SLSP is to create variety and interest along a street. Toward this end, the applicant has worked to develop architectural styles that provide for significant differentiation between plans. The plan includes both Craftsman and Farmhouse home plans differentiated by provide front facing and side facing floor plans. The design information illustrates the street scene along Hunt Street and Steward Circle below.



Hunt Street Interface with Existing Homes



Stewart Circle Street Scene

Landscaping

The project proposes to landscape both sites, including all public spaces. The homeowners will landscape the private yard space. The public parkway strips will be landscaped as well as interior paseos and patios. Final choice of street trees will be coordinated with the City's public works division prior issuance of permits and will provide for a mix of species, consistent with city policies. The HOA will maintain all public landscaping.

Conclusion:

Staff recommends that the City Council: 1. Receive a staff report; 2. Conduct a Public Hearing; a) adopt Resolution No. _____, confirming the previously certified Turn of the Century EIR as the appropriate environmental review document in accordance with the California Environmental Quality Act; b) adopt Resolution No. _____, approving a Planned Development Overlay and Conditional Use Permit; c) adopt Resolution No. _____, approving Tentative Subdivision Maps #5196 and #5197 for Beeghly Ranch Lot D and Lot G; d) adopt Resolution No. _____, approving Site Plan and Architectural Design Review; and (e) introduce and waive the first reading of Ordinance No. approving the Development Agreement between the City of Woodland and TL Partners X, L.P to use and develop the Beeghly Ranch R-15 project areas located within the Spring Lake Specific Plan Area with Conditions of Approval.

Prepared By: Cindy Norris, Principal Planner

Reviewed By: Brent Meyer, Acting Community Develoment Director/ City Engineering

Ken Hiatt
City Manager

Attachments:

1. Att 1 - Project Information Summary Beeghly
2. Att 2 Application and CAP Checklist Beeghly Ranch. pdf
3. Att 3 Resolution Confirming CEQA Determination
4. Att 4 - Resolution Approving PD and CUP
5. Att 5 - Resolution_TSM 5196 & 5197
6. Att 5A - TSM 5196 SET_LOT D
7. Att 5B - TSM 5197 SET_LOT G
8. Att 6- Resolution Approving Design Review for Lot D and Lot G
9. Att 6A - Design Review Booklet Beeghly Lot D (Exhibit 1)
10. Att 6B - Design Review Booklet Beeghly Lot G (Exhibit 2)
11. Att 7- Development Agreement Ordinance Beeghly
12. Att 7A- Beeghly Amended and Restated DA (Exhibit 1)
13. Att 7B- Beeghly Conditions of Approval (Exhibit D to the DA)

Project Information Summary Sheet
Beeghly Ranch R-15 Lots D and G

Spring Lake Specific Plan, Beeghly Ranch Lot D and Lot G (PLNG 20-0001) – Request to approve two Tentative Subdivision Maps (TSM #5196 Lot D and #5197 Lot G), to allow a Planned Development Overlay, a Conditional Use Permit, Site Plan and Design Review, and a Development Agreement for two parcels of land located within the Spring Lake Specific Plan Area to develop 72 single-family lots; 62 on Lot D (12.4 dwelling units per acre), and 10 on Lot G (11.1 dwelling units per acre), consistent with the Medium Density General Plan land use designation and Multi-Family R-15 Spring Lake Specific Plan designation.

Location: The subject properties are located within the original Beeghly Tentative Subdivision Map No 4669. The first property, (Lot D; APN 042-574-001-000, 5.01 acres) is bounded by Marston Drive on the South, Parkland Avenue on the East, and Hunt Street on the West. The second property (Lot G; APN 042-561-015-000, 0.9 Acres) is located on the Northwest Corner of Stewart Circle south of Heritage Parkway and East of Parkland Avenue

Applicant/Owner:
Applicant: Fieldstone Consulting, 601 University Avenue, Suite 213, Roseville CA, 95661
Owner: TL Partners X, LP, (Tim Lewis Consulting), 3500 Douglas Boulevard, Suite 270, Roseville CA , 95661

Environmental Review: The proposed project is consistent with the Spring Lake Specific Plan Environmental Impact Report (SCH #99022069, Turn of the Century EIR) certified on August 15, 2000 and adoption of addenda to the Turn of the Century EIR dated December 18, 200, November 19, 2002, December 17, 2002, and April 15, 2003. The proposed project is below the maximum allowed density on the properties and consistent with the Beeghly Vesting Tentative Subdivision Map No 4669 and Development Agreement approved January 13, 2004. A Swainson Hawk and Agricultural mitigation agreement with the Merritt Ranch Conservation Easement was recorded November 27, 2006, for the original Beeghly Ranch subdivision, SM 4793, which included Lots D and G.

APN: 042-574-001-000 and 042-561-015-000

Project Planner: Cindy Norris, Principal Planner

Staff Recommendation: Recommend City Council Approval with Conditions

General Plan Designation: Medium Density Residential (8.1 – 19.9 DU/Gross Acre)

Current Zoning: Spring Lake Specific Plan Multi-Family R-15 (10-15 DU/Acre)

Specific Plan Designation: Spring Lake Specific Plan

Existing Land Uses: Vacant/Undeveloped

Flood Zone: Flood Zone X – Area Outside the 2% Annual Chance Flood Event, FIRM Community Panel Number – 060426-0445H Revised May 16, 2002

Street Access: Lot D: Marston and Hunt; Lot G Heritage Parkway and Pioneer/Parkland

Adjacent Land Uses & Zoning:

Lot D

DIRECTION	LAND USE	ZONING
North	DR Horton Solara Ranch single family homes	R-5
South	Oyang South Phase I single family homes	R-4
East	Beeghly Ranch Centex single family homes	R-5
West	DR Horton Solara Ranch single family homes	R-5

Lot G

DIRECTION	LAND USE	ZONING
North	Spring Lake Central, DR Horton single-family east of Parkland, Rochdale Grange multi-family development, and vacant land west of Parkland	R-8/R-15/R-25
South	Beeghly Ranch Centex single family homes	R-5
East	Beeghly Ranch Centex single family homes	R-5
West	DR Horton Solara Ranch single family homes	R-5

Applicable Laws, Codes & Ordinances:

This project is subject to several laws, codes and ordinances:

- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance
- California Environmental Quality Act (CEQA)
- Woodland 2035 Climate Action Plan (CAP)
- Spring Lake Specific Plan (SLSP)
- SLSP Mitigation Monitoring Plan (MMP)
- SLSP Affordable Housing Plan

City of Woodland

Community Development Department
300 First St, Woodland CA 95695
Phone (530) 661-5820 Fax (530) 406-0832
www.cityofwoodland.org

General Application Form

1. OWNER/APPLICANT

Property Owner:
TL PARTNERS X LP ATTN: RICH BALESTRERI

Mailing Address:
3500 DOUGLAS BLVD, SUITE 270

City State Zip Code:
ROSEVILLE, CA 95661

Phone Number:
(916) 787-3420

E-mail Address:

RECEIVED
DEC 20 2019
City of Woodland
Community Development

Project Applicant:
FIELDSTONE CONSULTING ATTN: AARON ROSS-SWAIN

Mailing Address:
601 UNIVERSITY AVENUE, SUITE 213

City State Zip Code:
SACRAMENTO, CA 95825

Phone Number:
(925) 766-5163

E-mail Address:

2. PROJECT DESCRIPTION

Project Name:
BEEGHLY LOT D & LOT G

Total Acres or Square Feet:
LOT D - 5.01 ACRES, LOT G - 0.9 ACRES

General Plan Land Use Designation:
MEDIUM DENSITY RESIDENTIAL

Existing Zoning:
SPRING LAKE SPECIFIC PLAN (R-15)

Site Address or Location:
LOT D (BOUNDED BY MARSTON DR ON THE SOUTH, PARKLAND AVE ON THE EAST AND HUNT STREET ON THE WEST) LOT G (NORTHWEST CORNER OF STEWART CIRCLE)

Assessor's Parcel Number(s):
042-574-001-000 AND 042-561-015-000

Is Project in Flood Zone? ☒ Yes ☐ No
ZONE 'X'

Requested Entitlement/Permit Type:
TENTATIVE SUBDIVISION MAP, CONDITIONAL USE PERMIT FOR A PLANNED DEVELOPMENT, DESIGN REVIEW AND SITE PLAN REVIEW

PROJECT NARRATIVE/JUSTIFICATION STATEMENT: On a separate sheet, please provide a written description of the project being proposed for development including justification. It must include a description of the project and detailed scope of work including how the project will address potential negative effects on the community. A Design Concept Narrative is also required for Site Plan and Design Review entitlement requests.

3. AUTHORITY TO FILE APPLICATION

Check one: ☑ **Property Owner** ☐ **Power of Attorney*** ☐ **Contract to Purchase*** ☐ **Other***

*Attach Evidence of Authority/Letter of Agency (see attached template)

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

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

Fieldstone Consulting — Applicant — Date

12/20/19 — Applicant — Date

TL PARTNERS X L.P. — Legal Owner — Date 12.17.19

12.17.19 — Legal Owner DIRECTOR OF Land — Date

DEPARTMENT USE ONLY

Entitlement Type

☐ Zoning Administrator Permit (ZAP)	☐ Zoning Amendment	☐ Sign Plan
☑ Conditional Use Permit (CUP)	☐ Zone Interpretation	☐ Tentative Parcel Map
☐ CUP/PUD/ZAP Modification	☐ Design Review	☑ Tentative Subdivision Map
☐ Annexation Application	☐ Site Plan Review	☐ Amendment to Tentative Map
☐ Lot Line Adjustment	☐ General Plan Petition	☐ Variance
☐ Lot Merger	☐ General Plan Amendment	☐ Other:_____

Is this request related to another development? ☐ Yes ☐ No **Explain:**_____

Intake

Amount Paid: 25,000 ✓

Amount Owed:_____

Logged by: Laura Quintana **Date:**_____

Planner: Cindy Norris **Date:**_____

Project No: PLNG-20-00001

City of Woodland
Community Development Department, 300 First Street, Woodland CA 95695, (530) 661-5820 fax (530) 406-0832

LETTER OF AGENCY

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner, or the owner's authorized representative must be submitted which grants the applicant permission to apply for the requested entitlements(s). The Letter of Agency must be notarized.

Date: 12/20/19

To: City of Woodland
Community Development Department
300 First Street
Woodland, CA 95695

Community Development Department:

To apply for the entitlement(s) listed below

☐ General Plan Amendment	☒ Zoning Amendment	☒ Tentative Subdivision Map
☒ Tentative Parcel Map	☐ Specific Plan Amendment	☐ Lot Line Adjustment
☐ Variance	☒ Conditional Use Permit	☒ Planned Development
☒ Site Plan Review	☒ Design Review	☐ Zoning Administrator Permit
☐ Specific Plan	☐ Cannabis Business Permit	☐ Cannabis Conditional Use Permit
Is this request part of another application? Yes ☐ No ☐	Other:	

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: FIELDSTONE CONSULTING Phone: (925) 766-5163

Applicant's Address: 601 UNIVERSITY AVENUE, SUITE 213 SACRAMENTO, CA 95825

The subject property is located at: LOT D (BOUNDED BY MARSTON DR ON THE SOUTH, PARKLAND AVE ON THE EAST AND HUNT STREET ON THE WEST) LOT G (NORTHWEST CORNER OF STEWART CIRCLE)

Assessors Parcel Number: 042-574-001-000 AND 042-561-015-000

[signature] DIRECTOR OF LAND
Signature of Owner(s) of Record (must be an original signature)

TL PARTNERS X LP
Print Legal Owner(s) of Record Name

3500 DOUGLAS BLVD, SUITE 270 ROSEVILLE, CA 95661 (916) 787-3420
Address of Legal Owner (*attach title report*) Phone:

E-mail Owner(s) of Record: RBALESTRERI@TIMLEWIS.COM

State of California }

} ss.

County of Placer }

On 12.17.19, before, me Kelly Scott Broderick / Notary Public, personally appeared Richard Balestreri.

☒ Personally know to me ☐ Proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal: Kelly Scott Broderick

Signature of Notary Public



Climate Action Plan Consistency Checklist Introduction

The City of Woodland prioritizes sustainability and encourages the use of sustainable development practices. The 2035 General Plan advocates responsible growth while seeking to conserve energy, water, and other resources; reduce greenhouse gas (GHG) emissions; promote infill, green and net-zero energy development; and build community resiliency to the effects of climate change. The City's 2035 Climate Action Plan (CAP), adopted with the General Plan in 2017, provides a set of community-generated strategies to guide the City, its residents, and local businesses in reducing GHG emissions consistent with State goals for addressing California's contributions to climate change. Implementation of the CAP requires that new development projects incorporate more sustainable design standards and implement applicable GHG reduction measures consistent with the CAP. This CAP Consistency Checklist (Checklist) was developed to help plan and design projects consistent with the CAP and to assist City staff in implementing CAP strategies,

This Checklist allows proposed development projects that are subject to the California Environmental Quality Act (CEQA) to demonstrate consistency with Woodland's CAP. CEQA Guidelines require the analysis of GHG emissions as well as any potential impacts that the proposed project might have on the environment. Projects that demonstrate consistency with the CAP may be eligible to streamline the review process. The CAP is a verified GHG emissions reduction plan in accordance with CEQA Guidelines Section 15183.5. Projects that do not display consistency may, at the City's discretion, prepare an independent comprehensive project-specific GHG emissions analysis consistent with CEQA requirements. This Checklist identifies measures that are required in order to support CEQA streamlining.

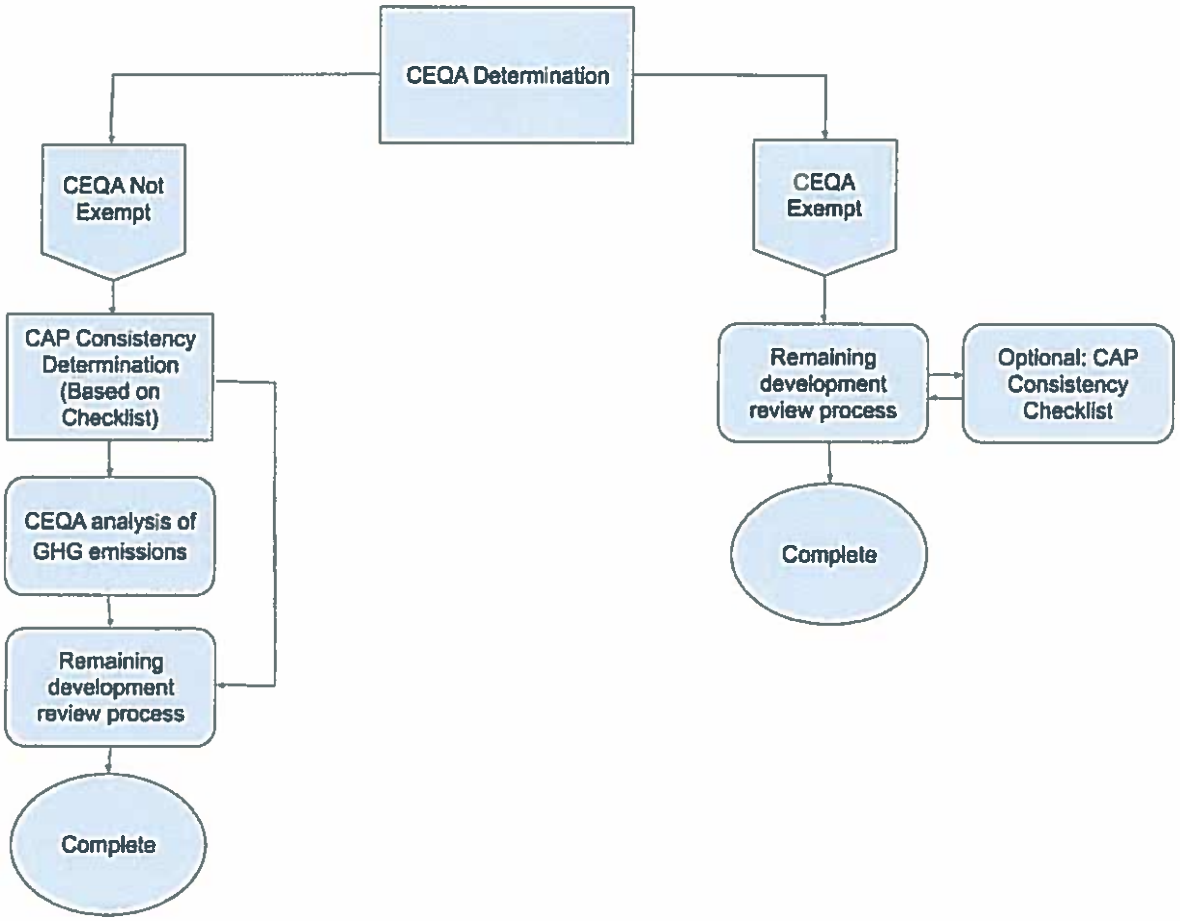
More broadly, the Checklist also identifies GHG reduction strategies that may be incorporated into proposed development projects. By encouraging development strategies and designs that conserve resources and reduce project-related GHG emissions, the Checklist supports Woodland's sustainability efforts and policies that encourage the advancement of sustainable growth, including implementation of the CAP.

There are five steps to this application:

1) CAP Consistency Checklist Application Form
2) Land Use Element Consistency
3) CAP Strategy Consistency
4) Additional Questions
5) Certification

Applicability

If a proposed development is exempt from CEQA review, then this document may act as a recommendations list for sustainable measures and designs that may be incorporated into the proposed development project. The diagram below displays the context for the CAP Consistency Checklist within the planning review process framework.



Step 1: CAP Consistency Checklist Application Form

Project Information

Project Name: Beeghly Ranch

Project Address:

Project Type: Small lot single family detached

Project Size: (72) units over six acres

Proposed Land Uses: RD-15 & w/ PD overlay

Service Population (Residents + Employees):

Brief Project Description: The project will consist of (72) lots, homes ranging in size from 1450 SF to 1908 SF, accompanied by private side & rear yards, and all two stories. The common area and front yards will be maintained by an HOA, the HOA will enforce the CC&Rs.

Applicant Information

Applicant Name: Aaron Ross-Swain

Company: Tim Lewis Communities

Contact Phone: (916)333-1823

Contact Email: aaron@fieldstoneconsult.com

Was a consultant retained to complete this checklist? ☑ Yes ☐ No

If yes, complete the following:

Consultant Name: Aaron Ross-Swain

Company: Fieldstone Consulting

Contact Phone: (916)333-1823

Contact Email: Aaron@fieldstoneconsult.com

Step 2: Land Use Consistency

This section allows the City to determine a project's consistency with the land use assumptions used in the development of the CAP. The growth projections outlined in the 2035 General Plan Land Use Element were used in Woodland's CAP to estimate community-wide GHG emissions over time. Therefore, new development projects must be consistent with the Land Use Element to be consistent with Woodland's CAP.

Land Use Consistency	Yes	No
Is the proposed project consistent with the existing General Plan land use and zoning designations?	☑	☐

If "**Yes**", please explain how the project is consistent with the existing General Plan land use and zoning designations in the space provided below and then proceed to Step 3 of the Checklist.

THE PROJECT IS PART OF THE SPRING LAKE SPECIFIC PLAN AREA WITH A GENERAL PLAN LAND USE DESIGNATION OF MEDIUM DENSITY RESIDENTIAL AND A ZONING DESIGNATION OF R-15, MULTI-FAMILY RESIDENTIAL (15 DWELLING UNITS/ACRE). THE BEEGHLY LOT D PROJECT PROPOSES 62 DWELLING UNITS WITH A DENSITY OF 12.4 DWELLING UNITS/ACRE. THE PROPOSED PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND ZONING DESIGNATIONS.

If "**No**", the proposed project must prepare a comprehensive project-specific analysis of GHG emissions and incorporate the measures in this Checklist to the extent feasible.

Step 3: CAP Strategy Consistency

Energy

Incorporating energy efficiency and/or renewable energy into a project can have long-term benefits for reducing utility bills and GHG emissions while adding value to the property. The City encourages all projects to incorporate energy efficiency and renewable energy into project design and construction.

Projects subject to CEQA that are using the Checklist for CEQA streamlining eligibility must incorporate the GHG reduction strategies marked as "**(Required)**." If "no" is marked for a required measure, the project will not be eligible to use the checklist for CEQA streamlining.

GHG Reduction Strategy	Sustainable Development Measures	Yes	No
E-1: Lighting Efficiency Upgrades (**Required**)	**Installation of high-efficiency lighting:** Does the project include LED lights, solar tubes, sky lights, and take consideration of room orientation to maximize the use of natural lighting?	☑	☐
E-3: Comprehensive Building Efficiency	**Energy efficiency:** Does the project incorporate sustainable construction and development practices in the CalGreen Code such as cool roofs, vegetation, permeable or other special pavements, shading devices, operable windows placed for cross ventilation, or other passive temperature control factors to reduce building energy use and heat island effects on and around buildings?	☑	☐
E-4: Improved Building Temperature Controls (**Required**)	**Natural climate control features:** Are natural temperature control factors such as cross ventilation, wind protection, and shade considered in site and building design for the project?	☑	☐
E-4: Improved Building Temperature Controls	**Innovative site designs:** Does the project include innovative site designs and building orientations for new construction that incorporate passive and active solar designs and natural cooling techniques?	☑	☐
	Efficient heating and cooling: Does the project include buildings with mechanical HVAC systems to decrease energy use and increase reliance on natural heating, cooling, and ventilation?	☑	☐

E-6: Renewable energy generation and procurement	**Renewable energy (residential):** Does the project include solar installations of 3 kW or larger to accommodate electric vehicle charging and achieve net zero carbon footprint without future need to increase inverter?	☑	☐
	Renewable energy use (residential): Will homes be constructed for the subsequent installation of solar photovoltaic and/or solar water heaters?	☑	☐

Please explain how the proposed project incorporates the required measures and any additional sustainable development measures consistent with the CAP.

The use of features such as LED lights, operable windows, Green Star appliances, high efficient HVAC systems will be incorporated into the design of the homes. All homes will include the installation of solar photo-voltaic panels as well as a pre-wired outlet for electric vehicle charging in each homes' garage.

If the proposed project incorporates sustainable development measures beyond what is included in the CAP, please explain.

Transportation and Land Use

Practices and infrastructure that promote ease and convenience of pedestrian, bicycle, and transit travel for daily trips that situate residents in proximity to workplaces, goods and services, and recreational opportunities are essential to reducing the use of passenger vehicles locally and regionally. The City encourages all projects to incorporate sustainable development measures into project design and construction to support reducing single-occupancy motor vehicle use and increasing the use of efficient and alternative modes of transportation.

Projects subject to CEQA that are using the Checklist for CEQA streamlining eligibility must incorporate the GHG reduction strategies marked as "**(Required)**." If "no" is marked for a required measure, the project will not be eligible to use the checklist for CEQA streamlining.

GHG Reduction Strategy	Sustainable Development Measures	Yes	No
T/LU-2: Infill Development, Redevelopment, and Repurposing	**Density (residential):** Does the project incorporate the highest level of residential density allowed in the zoning code?	☐	☑
	Infill development: Does the project develop on an underutilized or unused infill site?	☑	☐
	Use of existing structures: Does the project reuse an existing structure(s)? NA	☐	☑
T/LU-3: Smart Growth in New Development	**Infill and proximity of housing:** Does the project include infill housing and housing built within walking distance to jobs, transportation, and amenities?	☑	☐
	Transit services: Is the provision of transit services considered in the project.	☐	☑
	Proximity of transit services: Will the project be served by public transit within ¼ mile of the site?	☑	☐
	Mixed use development (residential): Does the project incorporate mixed uses within the development?	☐	☑
	Proximity to retail (residential): Does the project's plan support convenient walking and biking distances for daily shopping trips?	☑	☐
T/LU-3: Smart Growth in New Development (**Required**)	**Alternative transportation (commercial):** Does the project include bicycle parking, electric vehicle charging stations, and/or other incentives for non-fossil-fuel transportation?	☑	☐

T/LU-5: Increase Mass Transit Use, Walking, and Bicycling **(Required)**	**Bicycle-friendly design (multi-family):** Does the project provide secure bicycle storage options and/or bicycle-share programs?	☑	☐
T/LU-7: Increased Use of Alternative-Fuel Vehicles	**Electric vehicle (EV) chargers (residential):** Does the project include EV charging infrastructure?	☑	☐

Please explain how the proposed project incorporates the required measures and any additional sustainable development measures consistent with the CAP.

All homes will include the installation of solar photo-voltaic panels as well as a pre-wired outlet for electric vehicle charging in each homes' garage. Bike rack(s) will be placed in the development and all garages are sized to allow room to store bicycles. Adjacent roadways are equipped with dedicated bike lanes, providing cyclists with safe access to surrounding ammenities, schools, and shopping.

NOTE, there are no existing structures onsite that would be considered for re-purposing.

The subdivision was designed with pedestrian access in mind, by including internal passeos and walkways that connect the project internally. Pedestrian access points were thoughtfully place on the perimeter of the project to promote walking and biking.

If the proposed project incorporates sustainable development measures beyond what is included in the CAP, please explain.

Urban Forest & Open Space

Trees help reduce GHG emissions in several ways: reducing the heat island effect, reducing indoor building temperatures, and carbon sequestration. Planting trees strategically can have long-term benefits for beautifying streets, reducing utility bills and GHG emissions, and increasing comfort inside and outside of buildings. The City encourages all projects to incorporate appropriate placement and planting of trees into project design and construction.

Projects subject to CEQA that are using the Checklist for CEQA streamlining eligibility must incorporate the GHG reduction strategies marked as "**(Required)**." If "no" is marked for a required measure, the project will not be eligible to use the checklist for CEQA streamlining.

GHG Reduction Strategy	Sustainable Development Measures	Yes	No
UF-1: Urban Forest Management Plan	**Urban Forest Management Plan:** Does the project include planting mediums, planting techniques, and soil amendments that can provide multiple benefits as identified in Woodland's Urban Forest Master Plan?	☑	☐
UF-2: Increased Tree Planting **(Required)**	**Shade tree cover (residential):** Does the project include two shade trees per home on east, west, or south face of the home with trees located to prevent interference with solar PV production?	☐	☑
UF-2: Increased Tree Planting	**Shade tree cover:** Does this project include the planting of larger trees to maximize the GHG reduction benefit?	☑	☐
UF-2: Increased Tree Planting	**Shade over street cover:** Does the project include street trees to shade asphalt and parked cars?	☑	☐

Please explain how the proposed project incorporates the required measures and any additional sustainable development measures consistent with the CAP.

When construction documents are prepared, soil amendments are required for planting areas that are in response to soil fertility analyses collected by the contractor. Per our Concept Tree Schedule, all tree species with the exception of ' Accent Trees ' are large scale trees at maturity. Canopy trees have been placed along all streets and at parking areas.

A .4-Acre park is provided within lot D for recreation and passive uses. Landscaping within the park will utilize both Native & Drought tollerant plants

If the proposed project incorporates sustainable development measures beyond what is included in the CAP, please explain.

Water & Solid Waste

Incorporating water conservation and waste reduction measures into project design and construction supports long-term reductions in GHG emissions. The City encourages all projects to incorporate water conservation and waste reduction measures into project design and construction.

GHG Reduction Strategy	Sustainable Development Measures	Yes	No
W/W-1: Increased Water Conservation	**Water conservation:** Does the project exceed Title 24 water conservation building requirements?	☑	☐
	Drought-tolerant landscaping: Does the project include drought-tolerant native landscaping features in the landscape design?	☑	☐
W/W-2: Solid Waste Reduction and Waste Processing Improvements	**Construction Recycling:** Will steps be taken to ensure that the project meets or exceeds the minimum requirement for construction and demolition debris recycling in accordance with the City's ordinance?	☑	☐
	Recycling: Does the project allow adequate space for future collection of recyclable materials?	☑	☐
	Organics Recycling: Does the project allow adequate space for future collection of food waste for large-scale processing as compost or into biofuels?	☑	☐

Please explain how the proposed project incorporates the sustainable development measures consistent with the CAP.

Water conserving pluming fixtures (ie: faucets, toilets, shower heads, ect) will be used in the homes. Landscaping has been designed with drought-tolerant plants and water effieceint irrigation. Construction recycling will be implemented into the construction process, by hiring a debris hauler that will separate the materials accordingly by using separate onsite debris bins. All homes will have sufficent room for a recycle, green waste, and garbage toters.

If the proposed project incorporates sustainable development measures beyond what is included in the CAP, please explain.

Step 4: Additional Questions

1. Please provide a statement indicating the manner in which the project will meet sustainability goals and polices contained in the City's General Plan and Climate Action Plan. Examples of measures that may be utilized include, renewable energy, cross ventilation, operable windows, efficient heating and cooling systems, window awnings, light roofs, electric vehicle charging infrastructure, secure bicycle parking, and other measures.

   The homes will be designed to meet CA's stringent T24 requirements, which will provide the builder with the opportunty to install photo volatic, high efficiency HVAC systems, upgraded insultaion, high performing windows, and other energy efficient features. Garages will be pre-wired for electrical vehicle charging stations and each garage will be large enough to store bicycles. The site will also have bicycle storing station(s).

2. Urban development and increases in paved surfaces can increase the heat island effect resulting in an urban area that is significantly warmer than surrounding rural areas. Please provide a statement summarizing the measures that have been taken to reduce heat related concerns. Examples may include: covered and shaded walkways, extensive tree canopy, awnings or other shade structures, outdoor rooms or courtyards, indoor ceiling fans, and other measures.

   The interior roads/alleys of the project are narrower than a normal neighborhood collector, so the project has lesser paved roads than a normal subdivision. As trees mature, shaded canopy's will be created providing shade over paved and concrete surfaces. lastly, the narrow setbacks and placement of homes will create additional shade to parts of the project and neighboring homes.

Step 5: Certification

I hereby certify that the statements furnished herein and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge.

Signature: _____ Date: 3/18/20

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND CONFIRMING CONSITENCY WITH THE TURN OF THE CENTURY EIR

WHEREAS, on August 12, 2000, the City Council adopted Resolution No. 4215 Certifying the Environmental Impact Report (EIR)(SCH#99022069) for the Spring Lake Specific Plan (SLSP); and

WHEREAS, on December 18, 2001, the City Council adopted Resolution No. 4330 adopting EIR Addendum #1 to the Certified EIR and approving the Spring Lake Specific Plan; and

WHEREAS, on November 19, 2002, the City Council adopted Resolution No. 4399 adopting EIR Addendum #2 to the Certified EIR and approving Amendment #1 to the Spring Lake Specific Plan; and

WHEREAS, on December 17, 2002, the City Council adopted Resolution No. 4406 adopting EIR Addendum #3 to the Certified EIR and approving Amendment #2 to the Spring Lake Specific Plan; and

WHEREAS, on April 15, 2003, the City Council adopted EIR Addendum #4 for the proposed Williamson Act Rescission Agreement for the Russell Property; and

WHEREAS, on August 19, 2003, the City Council adopted Resolution No. 4467 adopting the Final Supplemental EIR to the Certified EIR and approving the Spring Lake Specific Plan Off-Site Infrastructure Facilities; and

WHEREAS, on May 4, 2004, the City Council adopted Resolution No. 4537 adopting EIR Addendum #1 to the Supplement to the Turn of the Century Specific Plan EIR to address offsite infrastructure facilities; and

WHEREAS, on October 19, 2004, the City Council held a noticed public hearing to consider EIR Addendum #5 and Spring Lake Specific Plan Amendment #3; and

WHEREAS, on February 27, 2007, the City Council held a noticed public hearing to consider EIR Addendum #6 and Spring Lake Specific Plan Amendment #4, for the purposes of amending the plan based on a request by Reynen and Bardis for the Spring Lake Central project; and

WHEREAS, on November 16, 2010, the City Council held a noticed public hearing to consider EIR Addendum #7 and Spring Lake Specific Plan Amendment # 5 for the purposes of amending the plan based on a request by Gibson Ogden Investors, LLC to remove a bike overcrossing on Gibson Road and a bike path east of the High School; and

WHEREAS, on December 14, 2010, the City Council held a noticed public hearing to consider EIR Addendum #8 and Spring Lake Specific Plan Amendment #6 for the purposes of amending the plan based on a request by Cal West Investors, LLC to modify land use designations and rezone a school site; and

WHEREAS, on March 5, 2013, the City Council held a noticed public hearing to consider EIR Addendum #9 and Spring Lake Specific Plan Amendment #7 for the purposes of amending the plan based on a request by ALC IV Woodland Spring Lake, LLC to modify land use designations and rezone a school site; and

WHEREAS, on June 17, 2014, the City Council held a noticed public hearing to consider EIR Addendum #10 and Spring Lake Specific Plan Amendment #8 for the purposes of amending the Plan based on a request by the Turn of The Century, LLC amending the Spring Lake Specific Plan land use designations, Spring Lake Specific Plan Design Standards Table 2.4 (Minimum Lot Width), and the Spring Lake Affordable Housing Plan (50-unit limit); and

WHEREAS, on February 3, 2015, the City Council held a noticed public hearing to consider EIR Addendum #11 for the purposes of amending the Spring Lake Specific Plan based on a request by Cal West Investors, LLC, and Optimistic Partners, LLC to rezone portions of the Cal West project site; and

WHEREAS, on May 5, 2015, the City Council held a noticed public hearing to consider EIR Addendum #12 for the purposes of amending the Spring Lake Specific Plan based on a request by Woodland Spring Lake Partnership to rezone portions of the Spring Lake Central project site; and

WHEREAS, on September 1, 2015, the City Council held a noticed public hearing to consider the proposed EIR Addendum #13 for the purposes of amending the Spring Lake Specific Plan based on a request by Turn of the Century, LLC, to rezone portions of the Heritage Remainder Area Project Site; and

WHEREAS, on November 15, 2016, the City Council held a noticed public hearing to consider the proposed EIR Addendum #14 for the purposes of amending the Spring Lake Specific Plan based on a request by Vacaville Land Investors, LLC, to rezone portions of the Oyang North Project Site; and

WHEREAS, on November 15, 2016, the City Council held a noticed public hearing to consider the proposed EIR Addendum #15 for the purposes of amending the Spring Lake Specific Plan based on a request by Vacaville Land Investors, LLC, to rezone portions of the Oyang South project site; and

WHEREAS, on July 2, 2019, the City Council held a noticed public hearing to consider the proposed EIR Addendum #16 for the purposes of amending the Spring Lake Specific Plan based on a request by Darkhorse Estates, LLC, to rezone portions of the of the Merritt Ranch (Merritt 3/8) Project Site; and

WHEREAS, on October 5, 2019, the City Council held a noticed public hearing to consider the proposed EIR Addendum #17 for the purposes of amending the Spring Lake Specific Plan based on a request by Pioneer-Woodland, LLC, to rezone portions of the of the Pioneer Village (Merritt 5/8) Project Site; and

WHEREAS, on September 1, 2020, the City Council held a noticed public hearing to consider the proposed EIR Addendum #18 for the purposes of amending the Spring Lake Specific Plan based on a request by Lennar Homes, to rezone a 3.5 acre infill parcel from R-8 to R-15.

WHEREAS, the proposed project is consistent with the Spring Lake Specific Plan Environmental Impact Report (SCH #99022069, Turn of the Century EIR) certified on August 15, 2000 and adoption of addenda to the Turn of the Century EIR dated December 18, 2001, November 19, 2002, December 17, 2002, and April 15, 2003. The proposed project is below the maximum allowed density on the properties and consistent with the Beeghly Vesting Tentative Subdivision Map No 4669 and Development Agreement approved January 13, 2004. A Swainson Hawk and Agricultural mitigation agreement with the Merritt Ranch Conservation Easement was recorded November 27, 2006, for the original Beeghly Ranch subdivision, SM 4793, which included Lots D and G.

WHEREAS, the SLSP requires that each development application include certain project-level and project-specific technical analyses to demonstrate consistency with the performance thresholds and requirements of the SLSP and SLSP Mitigation Monitoring Plan (MMP). All the required studies have been submitted for the subject project and reviewed by staff, and the following conclusions have been reached: a) the studies satisfy the SLSP requirements; b) applicable requirements or conditions recommended in the studies have been included in the conditions of approval for the subject project; c) the studies identify no environmental circumstances specific to the subject site or the proposed project that were not previously anticipated and addressed in the original EIR and later addenda; and

WHEREAS, the City of Woodland hereby finds that these studies provide the substantial evidence demonstrating that the Project as conditioned is consistent with the adopted Specific Plan and fulfills all conditions and CEQA mitigation measures; therefore, pursuant to Section 65457(a) of the California Government Code and Section 15182(a) of the CEQA Guidelines, no other CEQA clearance is required for the City to take action to approve this Project

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

1. Affirms that the proposed project is consistent with the Spring Lake Specific Plan Environmental Impact Report (SCH #99022069, Turn of the Century EIR) certified on August 15, 2000 and with prior addenda to the Turn of the Century EIR.

2. Affirms that the project is below the maximum allowed density on the properties as allowed in the Spring Lake Specific Plan and as evaluated in the EIR and subsequent amendments;

3. Affirms that there have been no new conditions that would require the submittal of new studies

PASSED AND ADOPTED by the City Council on October 6, 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Rich Lansburgh, Mayor

ATTEST:

_____
Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

Dated:_____

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A PLANNED DEVELOPMENT OVERLAY, AND CONDITIONAL USE PERMIT FOR THE BEEGHLY RANCH R-15 PROJECT LOT D AND LOT G

WHEREAS, the applicant, Fieldstone Consulting filed Planning Application #PLNG20-00001, Request to approve two Tentative Subdivision Maps (TSM #5196 Lot D and #5197 Lot G), to allow Planned Development Overlay, a Conditional Use Permit, Site Plan and Design Review, and an Amended and Restated Development Agreement for two parcels of land located within the Spring Lake Specific Plan Area to develop 72 single-family lots; 62 units on Lot D, and 10 units on Lot G, consistent with the Medium Density General Plan land use designation and multi-family R-15 Spring Lake Specific Plan designation; and

WHEREAS, the applicant prepared a Site Development Plans, dated March 4, 2020, to illustrate the site layout, standards, and pre-plot plan; and

WHEREAS, the applicant has prepared development standards for the Beeghly Ranch R-15 project as well as the Site Development Plan which shall serve as the approved development standards for all lots, as amended by the Conditions of Approval; and

WHEREAS, the proposed project is consistent with the Spring Lake Specific Plan Environmental Impact Report (State Clearinghouse Number 1199022069; Resolution No. 4215), certified on August 15, 2000 and subsequent CEQA Addenda to the Turn of the Century EIR.

WHEREAS, the Planning Commission of the City of Woodland held a duly noticed public hearing on September 17, 2020, to review and consider recommending approval of the proposed Beeghly Ranch R-15, Planned Development Overlay, and Conditional Use Permit, at which time interested persons had an opportunity to provide comments either in support or opposition to the Project. The Planning Commission voted (5 Ayes, 0 Noes 2 Absent) to recommend approval to the City Council; and

WHEREAS, pursuant to California state law and the Woodland Municipal Code, public hearing notices were mailed to all property owners within a 300-foot radius of the subject properties, and a public hearing notice was published for a minimum of ten days prior to the public hearing in the Daily Democrat and emailed to interested parties; and

WHEREAS, the City Council has reviewed all written evidence and oral testimony presented to date and has recommended to the City Council approval of the proposed Beeghly Ranch R-15 Planned Development and Conditional Use Permit.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby make the following findings, determinations,

and recommendations with respect to the proposed Planned Development Overlay and Conditional Use Permit for the Project:

Section 1. The proposed development is consistent with the General Plan and Spring Lake Specific Plan land use densities; and

Section 2. The proposed development will result in an improved project that will further the goals and policies of the General Plan to facilitate compact development and encourage infill development; and

Section 3. The proposed project will meet the goals and intent of the Spring Lake Specific Plan by providing creative small lot single family development that is consistent with major design policies of the Plan.

The City Council does hereby approve Planned Development Overlay, and Conditional Use Permit subject to the recommended conditions of approval for Lot D and Lot G.

PASSED AND ADOPTED on this 6th day of October ___, 2020, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Rich Lansburgh, Mayor

ATTEST:

_____
Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

Dated:_____

Exhibit 1 – Site Development Map Lot D
Exhibit 2 – Site Development Map Lot G

Site Development Map – Lot D



Site Development Map Lot G

LOCATION MAP
PROJECT SITE
E. HERITAGE PKWY
SANDER ST.
MARSTON DR
PARKLAND AVE
HUNTS ST.
HARRY LORENZO AVE
UNIT MIX
PLAN TYPE
COUNT (%)
PLAN 1
2 (20%)
PLAN 2
3 (30%)
PLAN 3
3 (30%)
PLAN 4
2 (20%)
TOTAL
10 (100%)
* AFFORDABLE HOME LOCATION (2 UNITS)
PLANNED DEVELOPMENT SETBACKS
MIN. YARD REQUIREMENTS
PROPOSED SETBACKS
SPRING LAKE SPECIFIC PLAN
FRONT YARD
4' MIN. TO GARAGE
4' MIN. TO PORCH
4' MIN. TO LIVING AREA
20' MIN. TO GARAGE
10' MIN. TO PORCH
10' MIN. TO LIVING AREA
REAR YARD
4' MIN. TO GARAGE
3.5' MIN. TO LIVING AREA
10' MIN. TO LIVING AREA
SIDE YARD
3.5' MIN. TO GARAGE
3.5' MIN. TO PORCH
3.5' MIN. TO LIVING AREA
3' MIN. FROM INTERIOR
10' MIN. FROM STREET
PRIVATE YARD AREA
185 sq.ft. MIN.
LOT COVERAGE
65% MAX.
HERITAGE PARKWAY
PARKLAND AVENUE
VILLAGE I (10) 33'x55' (TYP.) LOTS
LOT A
STEWART CIRCLE
TULADHAR 042-561-006-000
CHARTER TRUST 042-561-005-000
ODELL 042-562-001-000
NOEL 042-562-020-000
AHMADI 042-561-003-000
QU FEN 042-561-002-000
042-560-073-000
ROCHDALE 042-560-009-000
GUEVARA 042-634-009-000
BASINILLO 042-634-010-000
PLANNED DEVELOPMENT SITE PLAN
TM03
SCALE: 1" = 30'
0
30
60
120
NORTH
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St. Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767
BEECHLY - LOT G
Woodland, CA
March 4, 2020

RESOLUTION NO._____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVAL OF TENTATIVE SUBDIVISION MAP NOS. 5196 and 5197 FOR THE BEEGHLY RANCH R-15 PROJECT IN SPRING LAKE, IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL

WHEREAS, the applicant, Fieldstone Consulting, filed Planning Application # PLNG 20-00001, proposing Tentative Subdivision Maps (TSM No. 5196 and 5197) to develop 6 acres of the Merritt Ranch Project Area within Spring Lake; and

WHEREAS, the applicant prepared a tentative subdivision map, as attached to this Resolution as **Exhibit "1" for TSM 5196 and Exhibit "2" for TSM 5197;** and

WHEREAS, the City of Woodland City Council held a duly noticed public hearing on October 6, 2020, to review and consider approval of the proposed Beeghly Ranch R-15 Project in Spring Lake ("Project") Tentative Subdivision Map No. 5196 and 5197; and

WHEREAS, pursuant to California state law and the Woodland Municipal Code, public hearing notices were mailed to all property owners within a three-hundred-foot radius of the subject property, and a public hearing notice was published for a minimum of ten days prior to the public hearing in the Daily Democrat; and

WHEREAS, the SLSP requires that each development application include certain project-level and project-specific technical analyses to demonstrate consistency with the performance thresholds and requirements of the SLSP and SLSP Mitigation Monitoring Plan (MMP). All the required studies have been submitted for the subject project and reviewed by staff, and the following conclusions have been reached: a) the studies satisfy the SLSP requirements; b) applicable requirements or conditions recommended in the studies have been included in the conditions of approval for the subject project; c) the studies identify no environmental circumstances specific to the subject site or the proposed project that were not previously anticipated and addressed in the original EIR and later addenda; and

WHEREAS, the City of Woodland hereby finds that these studies provide the substantial evidence demonstrating that the Project as conditioned is consistent with the adopted Specific Plan and fulfills all conditions and CEQA mitigation measures; therefore, pursuant to Section 65457(a) of the California Government Code and Section 15182(a) of the CEQA Guidelines, no other CEQA clearance is required for the City to take action to approve this Project; and

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

WHEREAS, the City Council has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby make the following findings, and determinations, for the Tentative Subdivision Maps No.5196 and 5197:

The City Council, in approval makes the following findings regarding:

1. General Plan Consistency Findings:

    a. The Project is consistent with the goals and policies of the General Plan in that the proposed modification does not alter the land use designation for single family residential densities.

    b. The Project is consistent with the goals and policies of the Housing Element by meeting the requirements of the Spring Lake Affordable Housing Plan as conditioned.

2. Spring Lake Specific Plan Consistency Findings:

    a. The Project is consistent with the policy language (goals, policies, and objectives) of the SLSP based upon a detailed analysis performed comparing the Project proposal to each section of the SLSP, and through various conditions or components of the Development Agreement, consistency has been ensured.

    b. The Project is consistent with the land use summary and other relevant plan text throughout the SLSP in that the project itself is comprised of single family lots, this is not a substantial deviation from the Plan goal.

    c. The Project is consistent with Development Regulations in the SLSP including a determination of substantial consistency with Regulations 2.6, 6.1, 6.4, and 6.7, which preclude the submittal of final maps until infrastructure plans are completed and tentative maps made consistent, if applicable.

    d. The Project as conditioned is consistent with the SLSP design standards and SLSP Affordable Housing Plan.

3. Tentative Subdivision Map Findings concerning Tentative Subdivision Maps No. 5196 and 5197:

    a. The proposed Tentative Subdivision Map is consistent with the City's General Plan, including the Housing Element, and the Spring Lake Specific Plan. The proposed Tentative Map will implement the General Plan by providing the opportunity for development of for-sale, small lot single family housing within the community..

b. The Tentative Subdivision Maps depict sites that are physically suitable for development. There are no conditions that would render the Properties unsuitable for residential development.

c. The Project sites are physically suitable for the proposed density of development. The sites are of sufficient size and shape to allow the proposed density, and the subdivisions will be able to accommodate the future development of residential units given the shape and topography of the Project site. The Project is also consistent with the land use designations specified in the Spring Lake Specific Plan.

d. The design of the subdivisions or the proposed improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat. The project shall comply with SLSP Mitigation measures regarding biological studies prior to construction activity are required.

e. The design of the proposed subdivisions will not cause serious public health problems and is not anticipated to have any negative impacts on Project residents or occupants of the surrounding area.

f. The subdivision designs will not conflict with easements acquired by the public at large, for access through or use of property with the proposed subdivision, absent alternative, equivalent easements. Any new easements have been made conditions of map approval.

g. Any proposed phases and their proposed sequence of construction are identified on the submitted maps.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting on the 6th day of October, 2020, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Rich Lansburgh, Mayor

ATTEST:

_____
Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

Dated:_____

Exhibit "1" – Tentative Subdivision Map No. 5196
Exhibit "2' – Tentative Subdivision Map No. 5197

Exhibit 1 – TSM 5196

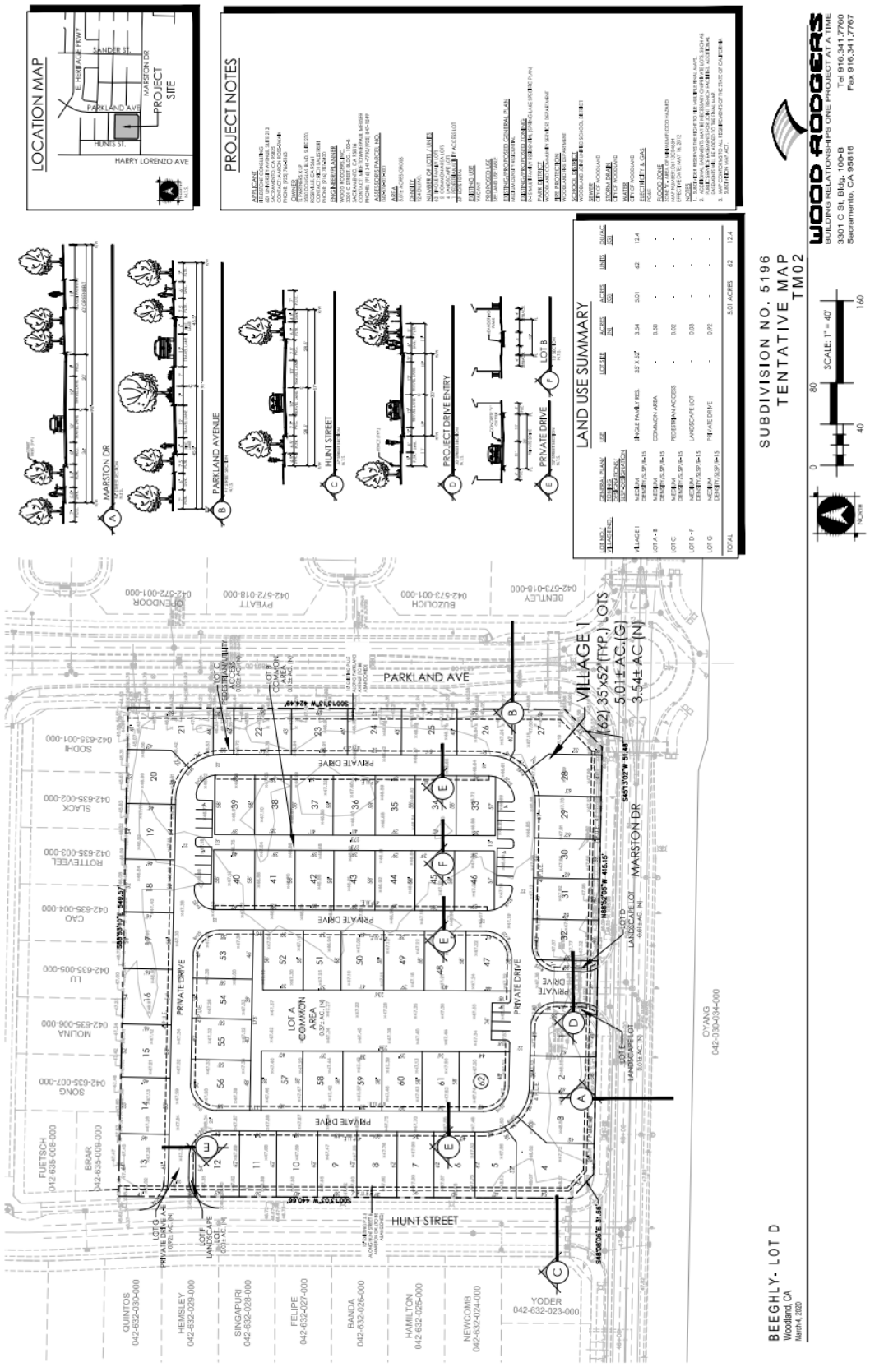
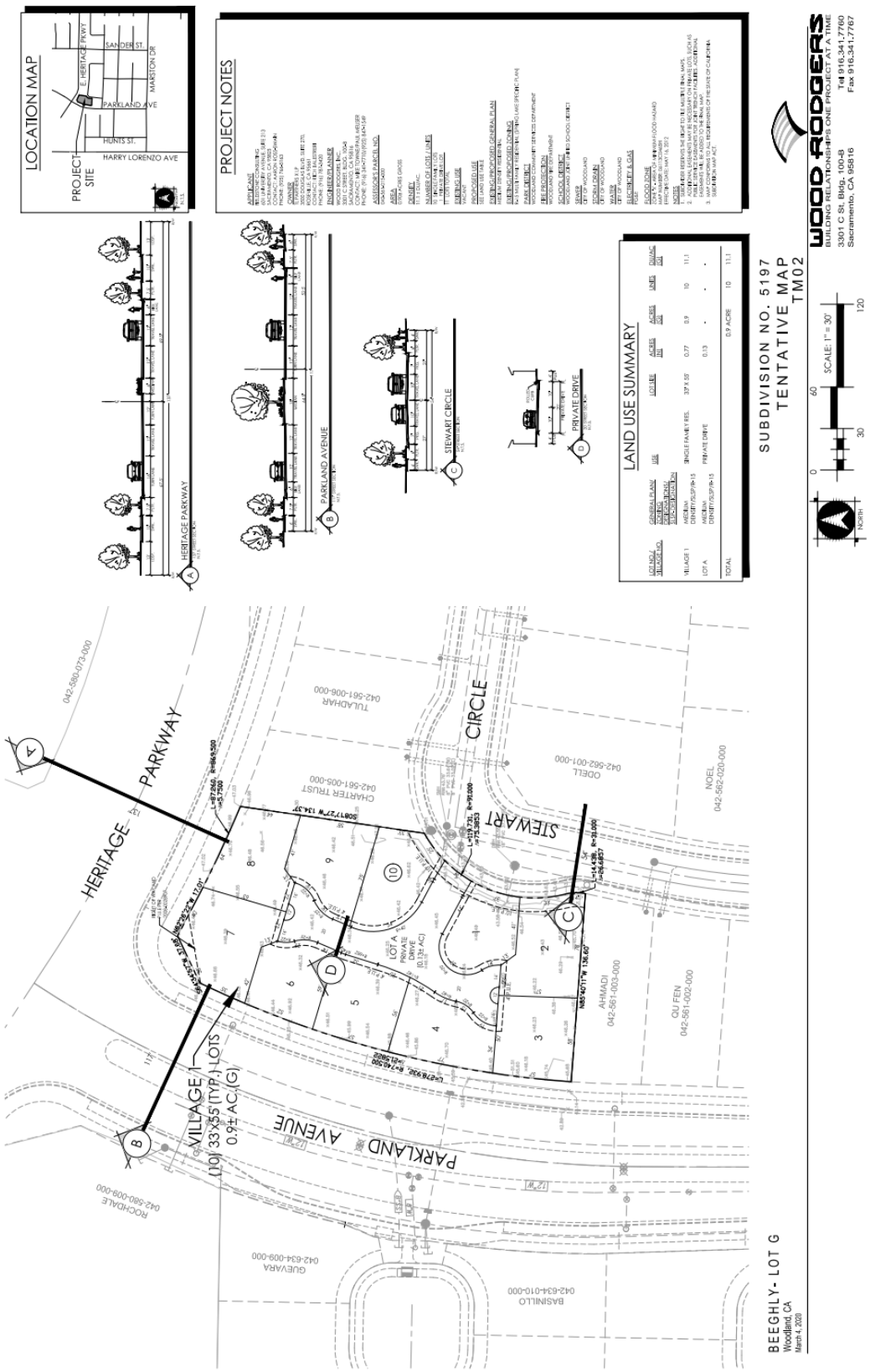
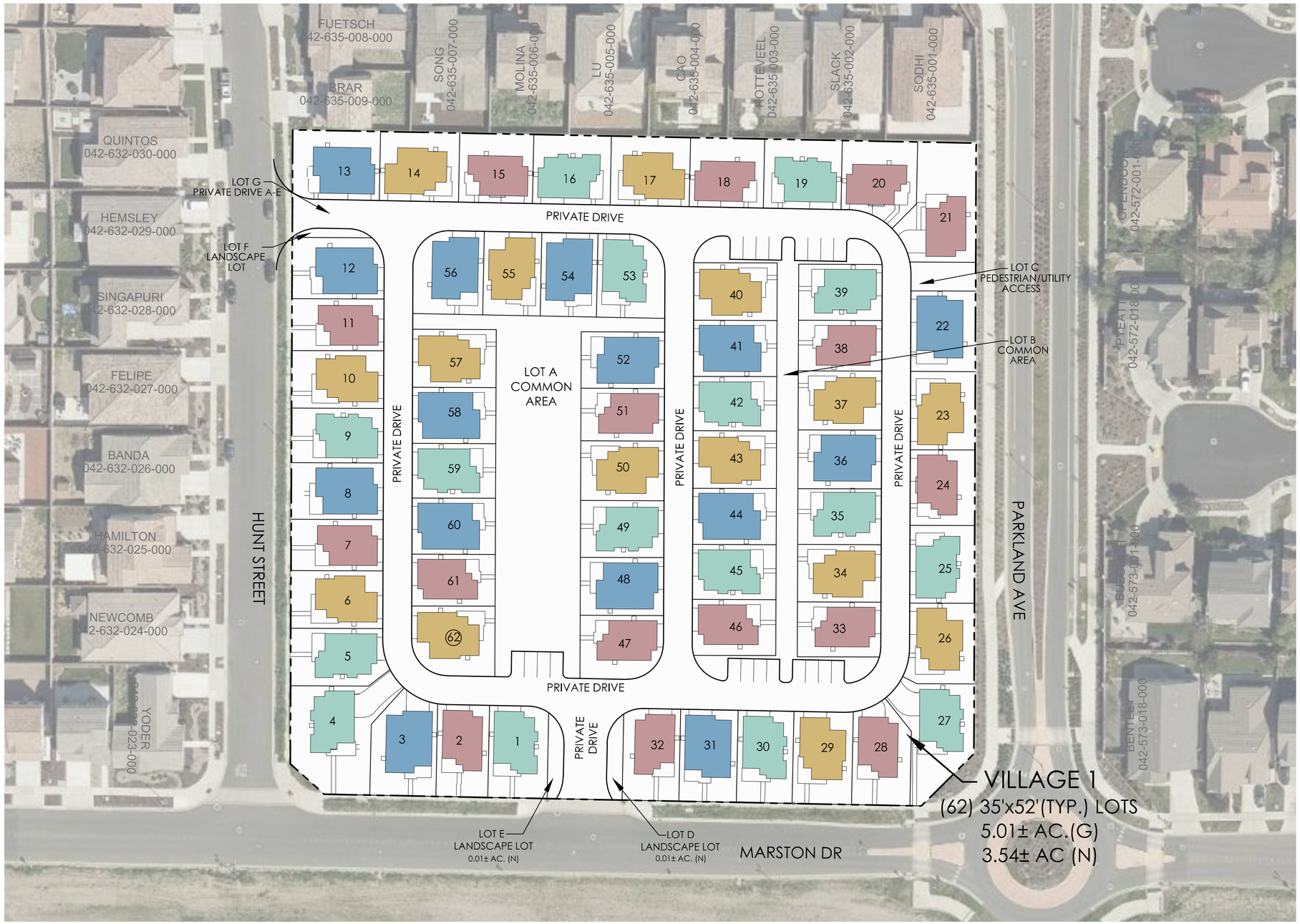
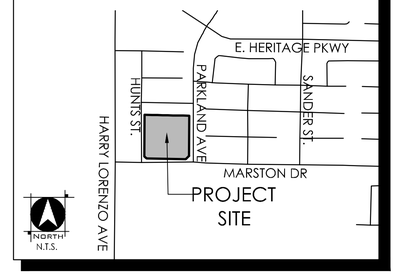


Exhibit 2 – TSM 5197





LOCATION MAP



SHEET INDEX

TM00	COVER SHEET
TM01	EXISTING CONDITIONS
TM02	TENTATIVE MAP
TM03	PLANNED DEVELOPMENT SITE PLAN
TM04	PRELIMINARY GRADING/DRAINAGE PLAN
TM05	PRELIMINARY UTILITY PLAN
TM06	EMERGENCY ACCESS PLAN
TM07	PARKING PLAN
TM08	TOTER EXHIBIT
TM09	REZONE EXHIBIT

OWNER
TIM LEWIS CONSULTING
3500 DOUGLAS BLVD, SUITE 270,
ROSEVILLE, CA 95661
CONTACT: RICH BALESTRERI
PHONE: (916) 787-3420

LANDSCAPE ARCHITECT
WOOD RODGERS, INC.
3301 C STREET, BLDG. 100-B
SACRAMENTO, CA 95816
CONTACT: MARCY MILLETT
PHONE: (916) 440-8150

APPLICANT
FIELDSTONE CONSULTING
601 UNIVERSITY AVENUE, SUITE 213
SACRAMENTO, CA 95825
CONTACT: AARON ROSS-SWAIN
PHONE: (925) 766-5163

ARCHITECT
SDG ARCHITECTS, INC.
3361 WALNUT BLVD, SUITE 120
BRENTWOOD, CA 94513
CONTACT: RALPH STRAUSS
PHONE: (925) 634-7000

ENGINEER/PLANNER
WOOD RODGERS, INC.
3301 C STREET, BLDG. 100-B
SACRAMENTO, CA 95816
CONTACT: MIKE TOWNE/PAUL MEUSER
PHONE: (916) 341-7710/(925) 847-1549

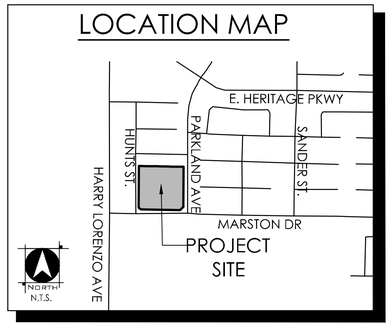
TENTATIVE SUBDIVISION MAP & CIVIL PLAN SET

BEEGHLY- LOT D
Woodland, CA
March 4, 2020

COVER SHEET
TM00

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767





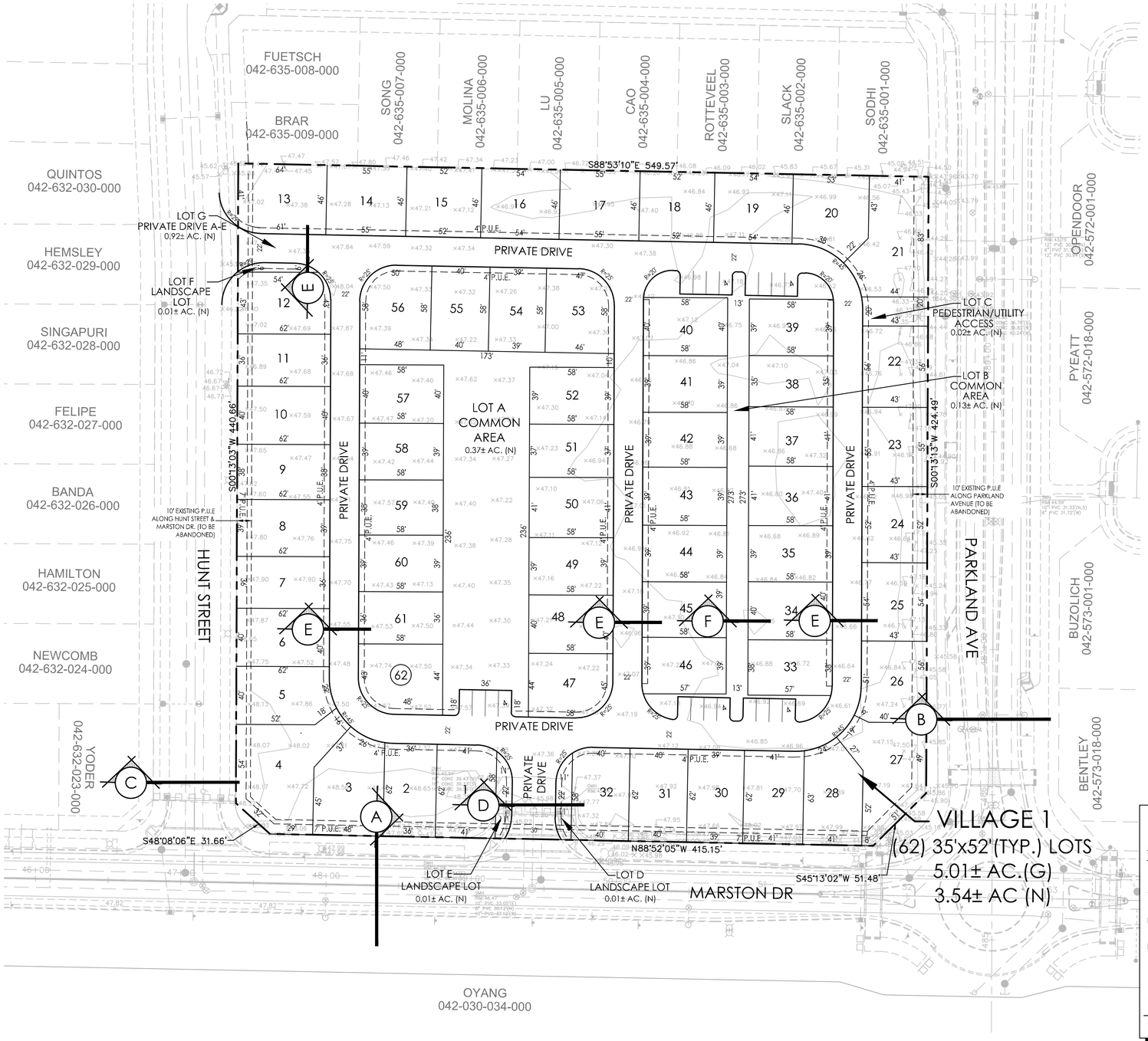
BEEGHLY- LOT D
Woodland, CA
March 4, 2020

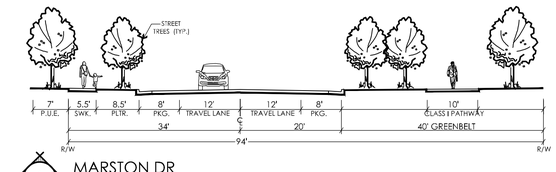
EXISTING CONDITIONS
TM01

NORTH

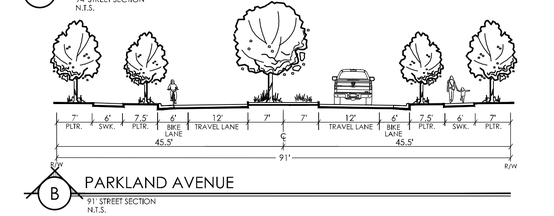
0 80
SCALE: 1" = 40'
40 160

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Sacramento, CA 95816
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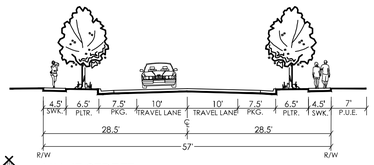




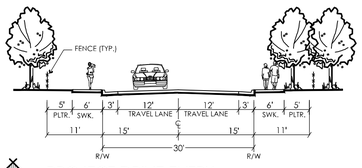
A MARSTON DR
94' STREET SECTION
N.T.S.



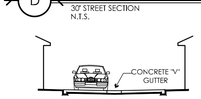
B PARKLAND AVENUE
91' STREET SECTION
N.T.S.



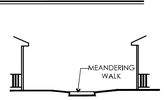
C HUNT STREET
57' STREET SECTION
N.T.S.



D PROJECT DRIVE ENTRY
30' STREET SECTION
N.T.S.

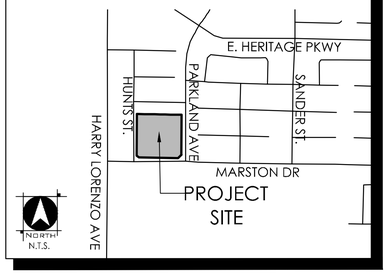


E PRIVATE DRIVE
22' STREET SECTION
N.T.S.



F LOT B
13' SECTION
N.T.S.

LOCATION MAP



PROJECT NOTES

APPLICANT
FIELDSTONE CONSULTING
601 UNIVERSITY AVENUE, SUITE 213
SACRAMENTO, CA 95825
CONTACT: AARON ROSS-SWAIN
PHONE: (925) 766-5163

OWNER
TL PARTNERS X LP
3500 DOUGLAS BLVD, SUITE 270,
ROSEVILLE, CA 95661
CONTACT: RICH BALESTRERI
PHONE: (916) 787-3420

ENGINEER/PLANNER
WOOD RODGERS, INC.
3301 C STREET, BLDG. 100-B
SACRAMENTO, CA 95816
CONTACT: MIKE TOWNE/PAUL MEUSER
PHONE: (916) 341-7710/(925) 847-1549

ASSESSOR'S PARCEL NO.
042-574-001-000

AREA
5.01± ACRES GROSS

DENSITY
12.4 DU/AC.

NUMBER OF LOTS / UNITS
62 SINGLE FAMILY LOTS
2 COMMON AREA LOTS
4 LANDSCAPE LOTS
1 PEDESTRIAN/UTILITY ACCESS LOT
69 LOTS TOTAL

EXISTING USE
VACANT

PROPOSED USE
SEE LAND USE TABLE

EXISTING/PROPOSED GENERAL PLAN
MEDIUM DENSITY RESIDENTIAL

EXISTING/PROPOSED ZONING
R-15 MULTI FAMILY RESIDENTIAL (SPRING LAKE SPECIFIC PLAN)

PARK DISTRICT
WOODLAND COMMUNITY SERVICES DEPARTMENT

FIRE PROTECTION
WOODLAND FIRE DEPARTMENT

SCHOOL DISTRICT
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SEWER
CITY OF WOODLAND

STORM DRAIN
CITY OF WOODLAND

WATER
CITY OF WOODLAND

ELECTRICITY & GAS
PG&E

FLOOD ZONE
ZONE 'X' - AREA OF MINIMUM FLOOD HAZARD
MAP NUMBER: 06113C0465H
EFFECTIVE DATE: MAY 16, 2012

NOTES
1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
2. ADDITIONAL EASEMENTS MAY BE NECESSARY ON PRIVATE LOTS, SUCH AS PUBLIC SERVICE EASEMENTS FOR JOINT TRENCH FACILITIES. ADDITIONAL EASEMENTS WILL BE ADDED TO THE FINAL MAP.
3. MAP CONFORMS TO ALL REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.

LAND USE SUMMARY

LOT NO./ VILLAGE NO.	GENERAL PLAN/ ZONING DESIGNATIONS/ SLSP-DESIGNATION	USE	LOT SIZE	ACRES (N)	ACRES (G)	UNITS	DU/AC (G)
VILLAGE 1	MEDIUM DENSITY/SLSP/R-15	SINGLE FAMILY RES.	35' X 52'	3.54	5.01	62	12.4
LOT A - B	MEDIUM DENSITY/SLSP/R-15	COMMON AREA	-	0.50	-	-	-
LOT C	MEDIUM DENSITY/SLSP/R-15	PEDESTRIAN ACCESS	-	0.02	-	-	-
LOT D - F	MEDIUM DENSITY/SLSP/R-15	LANDSCAPE LOT	-	0.03	-	-	-
LOT G	MEDIUM DENSITY/SLSP/R-15	PRIVATE DRIVE	-	0.92	-	-	-
TOTAL					5.01 ACRES	62	12.4

BEEGHLY- LOT D
Woodland, CA
March 4, 2020

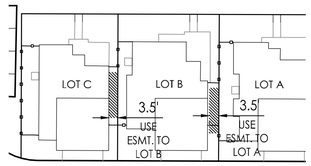
SUBDIVISION NO. 5196
TENTATIVE MAP
TM02

NORTH
0 80
SCALE: 1" = 40'
40 160

WOOD RODGERS
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3301 C St, Bldg. 100-B
Sacramento, CA 95816
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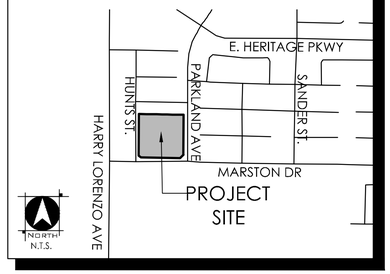


RECIPROCAL USE ESMT. FOR TYPICAL PLOT PLAN (REAR ENTRY GARAGE)



NOTE: RECIPROCAL USE EASEMENT SUBJECT TO CHANGE BASED ON THE FINAL MAP

LOCATION MAP



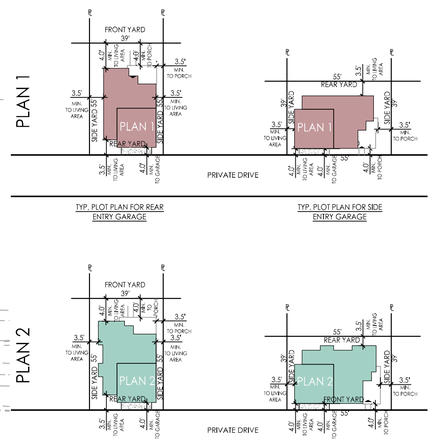
PLANNED DEVELOPMENT SETBACKS

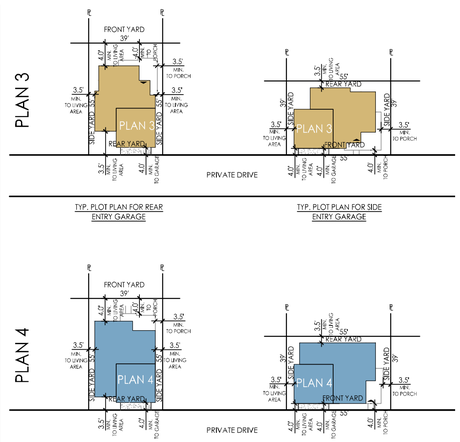
MIN. YARD REQUIREMENTS	PROPOSED SETBACKS	SPRING LAKE SPECIFIC PLAN
FRONT YARD	4' MIN. TO GARAGE 4' MIN. TO PORCH 4' MIN. TO LIVING AREA	20' MIN. TO GARAGE 10' MIN. TO PORCH 10' MIN. TO LIVING AREA
REAR YARD	4' MIN. TO GARAGE 3.5' MIN. TO LIVING AREA	10' MIN. TO LIVING AREA
SIDE YARD	3.5' MIN. TO GARAGE 3.5' MIN. TO PORCH 3.5' MIN. TO LIVING AREA	5' MIN. FROM INTERIOR 10' MIN. FROM STREET
PRIVATE YARD AREA	185 sq.ft. MIN.	
LOT COVERAGE	65% MAX.	

UNIT MIX

PLAN TYPE	COUNT (%)
PLAN 1	16 (26%)
PLAN 2	16 (26%)
PLAN 3	15 (24%)
PLAN 4	15 (24%)
TOTAL	62 (100%)

* AFFORDABLE HOME LOCATION (14 UNITS)





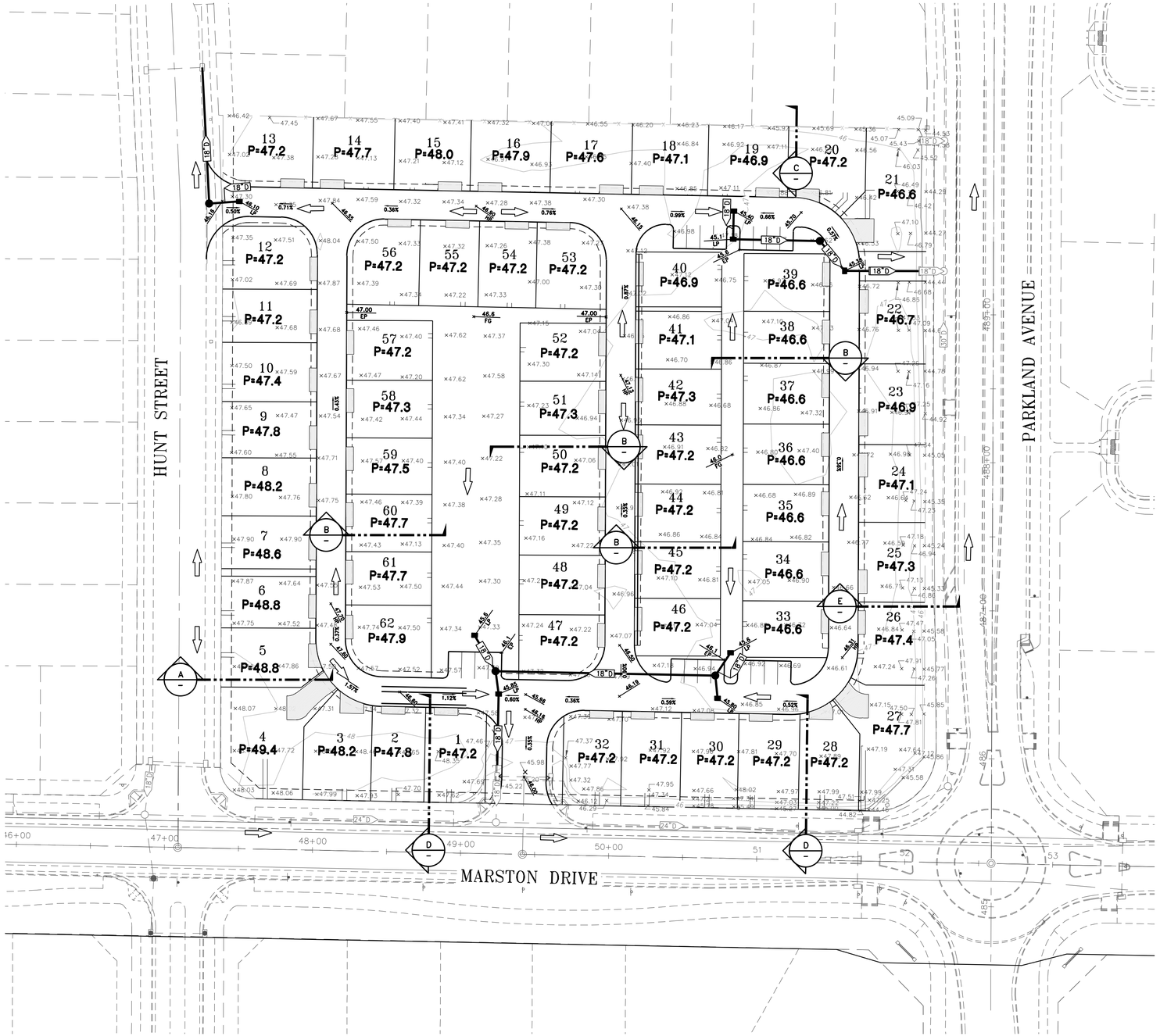
BEEGHLY- LOT D
Woodland, CA
March 4, 2020

PLANNED DEVELOPMENT SITE PLAN
TM03

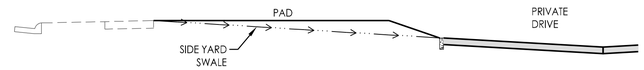
NORTH

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SCALE: 1" = 40'

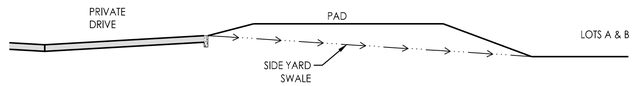
WOOD RODGERS
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Sacramento, CA 95816
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Fax 916.341.7767



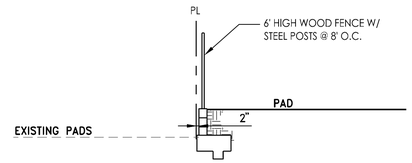
HUNT STREET



A HUNT STREET FRONTAGE



B REAR YARD DRAINING

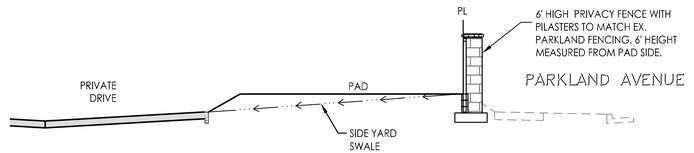


C PROPOSED PAD HIGHER THAN EXISTING ADJACENT

MARSTON DRIVE



D MARSTON DRIVE FRONTAGE



E PARKLAND AVENUE FRONTAGE

LEGEND

×46.28	EXISTING GROUND SPOT SHOT
P=47.2	PROPOSED PAD GRADE
	OVERLAND RELEASE DIRECTION
5%	PROPOSED FINISH GRADE

STORM WATER QUALITY NOTE:

WATER QUALITY REQUIREMENTS FOR THE SITE ARE MET THROUGH THE ULTIMATE TREATMENT AT THE EAST REGIONAL POND. ON-SITE TREE PLANTING WILL OCCUR PER THE LANDSCAPE CONCEPTS.

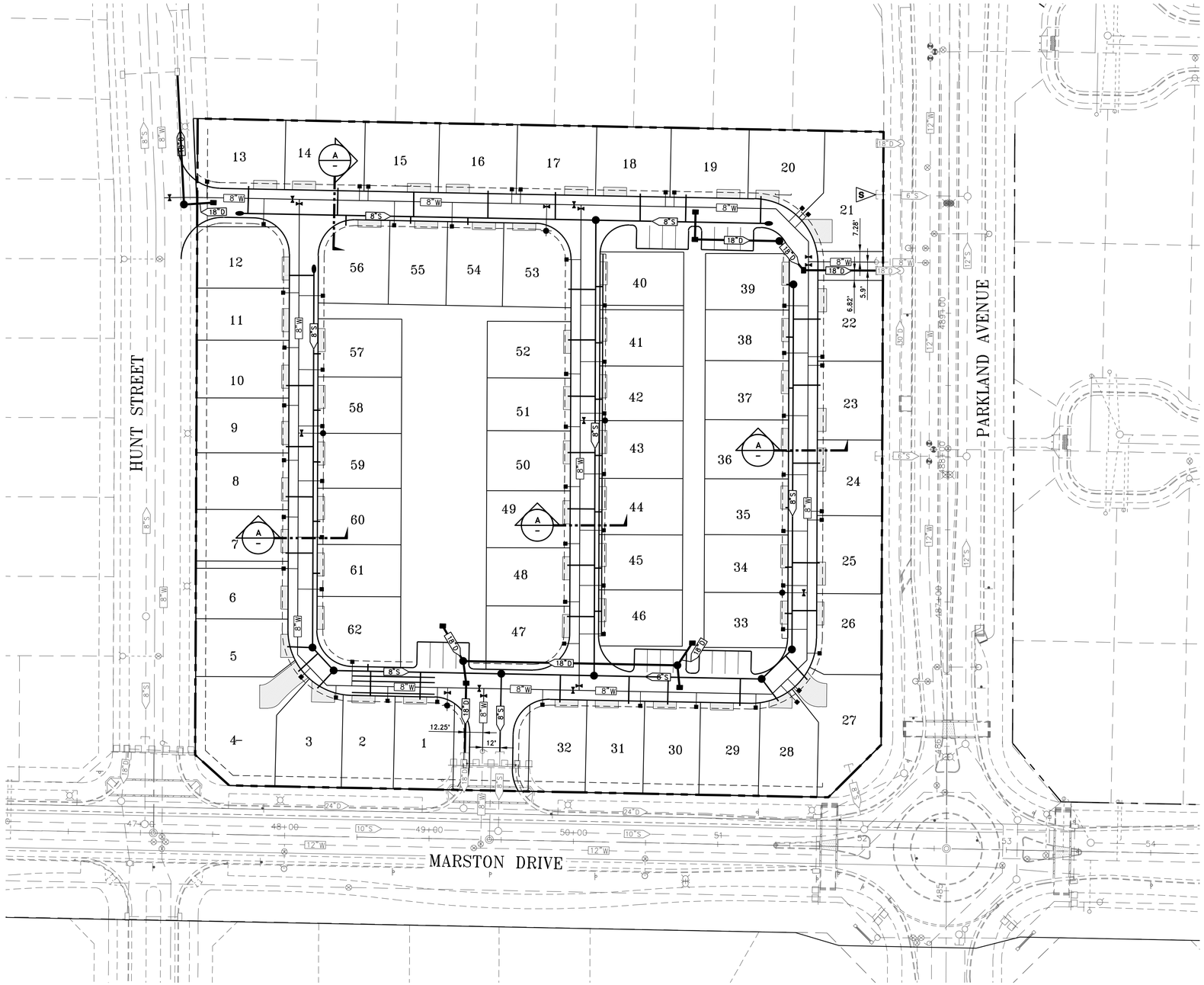
BEEGHLY- LOT D
Woodland, CA
March 4, 2020

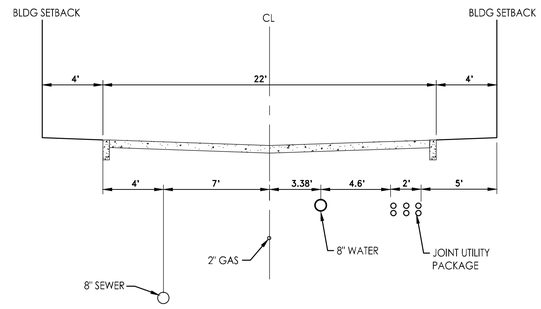
PRELIMINARY GRADING AND DRAINAGE PLAN
TM05

NORTH

0 40 80 160
SCALE: 1" = 40'

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767





A

TYPICAL UTILITY CROSS SECTION

LEGEND

- PROPOSED STORM DRAIN (18" D)
- PROPOSED SEWER (8" S)
- PROPOSED WATER MAIN (8" W)
- EXISTING UTILITY PIPE (8" W)
- PROPOSED MANHOLE
- DIRECTION OF SEWER SERVICE (S)
- PROPOSED FIRE HYDRANT

BEEGHLY- LOT D
Woodland, CA
March 4, 2020

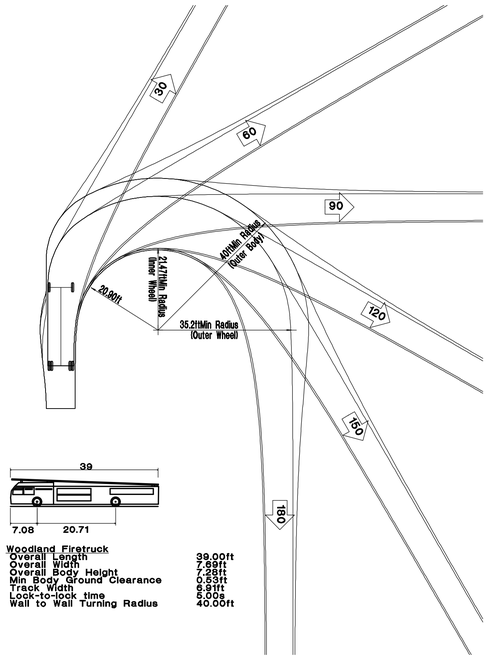
PRELIMINARY UTILITY PLAN
TM05

NORTH

0 80
SCALE: 1" = 40'
40 160

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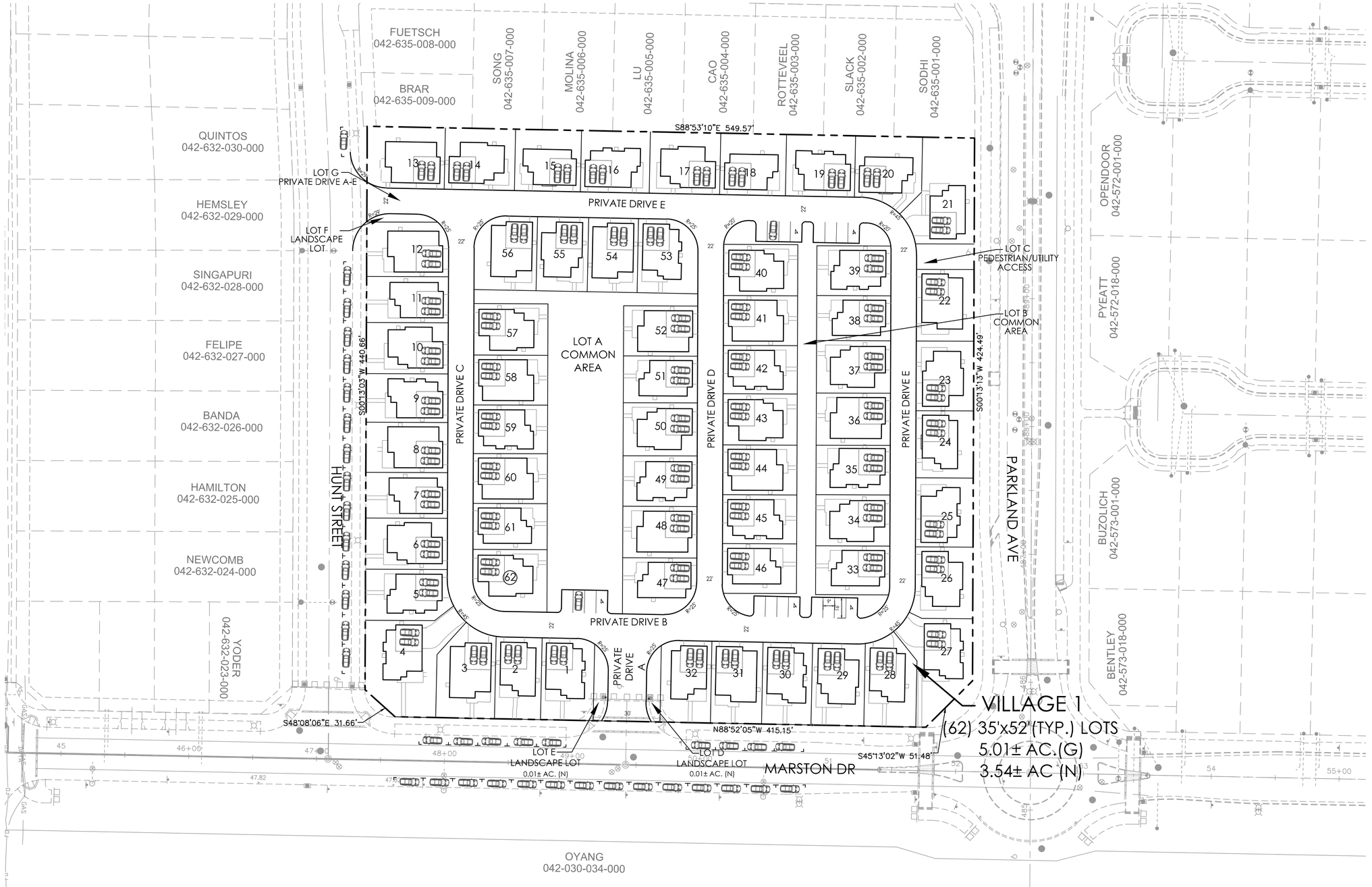
BEEGHLY- LOT D
Woodland, CA
March 4, 2020

EMERGENCY ACCESS PLAN
TM06

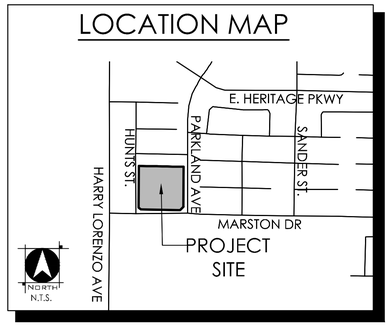
NORTH

0 80
SCALE: 1" = 40'
40 160

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LOCATION MAP



PARKING SUMMARY

UNITS	62
GARAGE SPACES	124
GUEST SPACES	20
STREET PARKING	38
TOTAL	182

NOTE:
A COMBINATION OF PAINTED CURB AND SIGNING WILL BE USED TO PREVENT PARKING ALONG THE PRIVATE DRIVES

BEEGHLY- LOT D

Woodland, CA

March 4, 2020

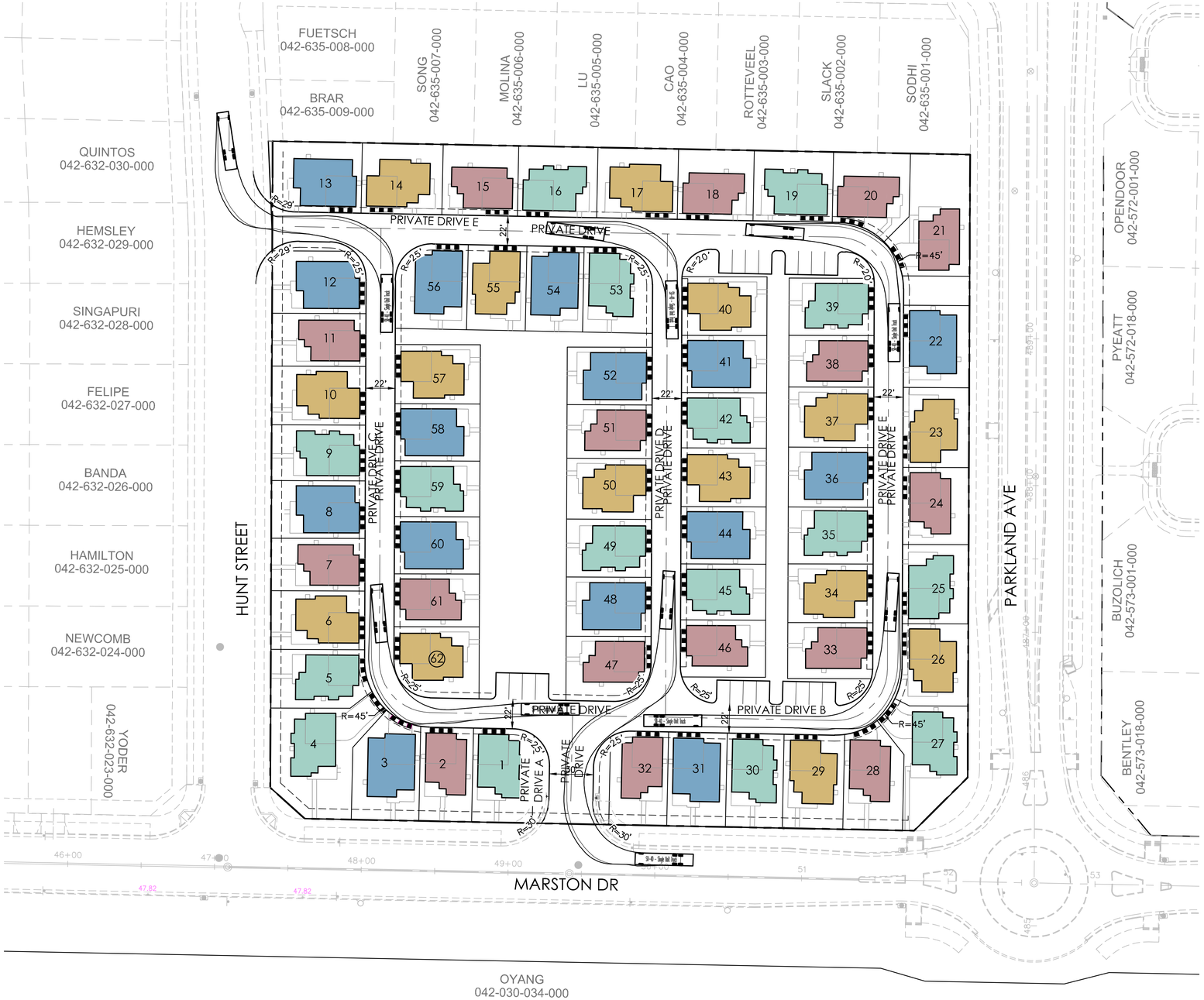
PARKING PLAN
TM07

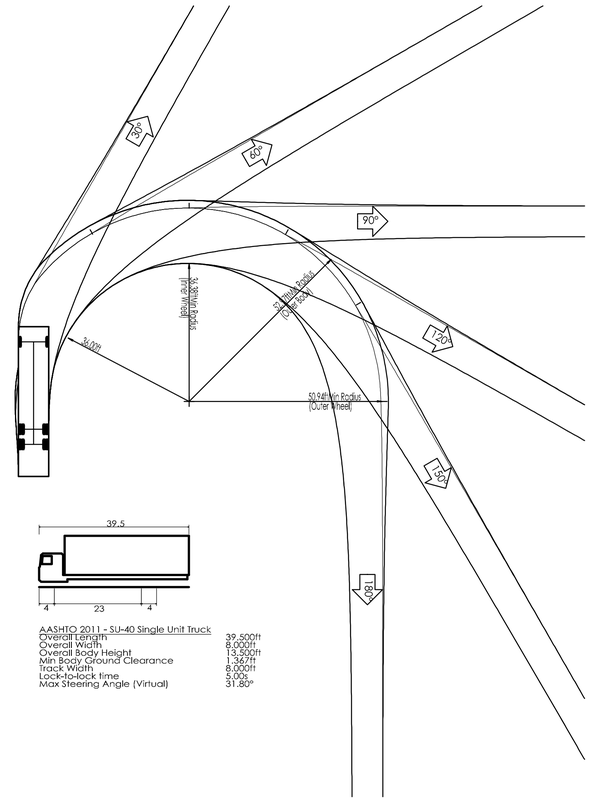
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0 40 80 160

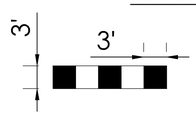
SCALE: 1" = 40'

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LEGEND



3'X3' TOTER WITH 3' CLEARANCE ON EACH SIDE

BEEGHLY- LOT D

Woodland, CA

March 4, 2020

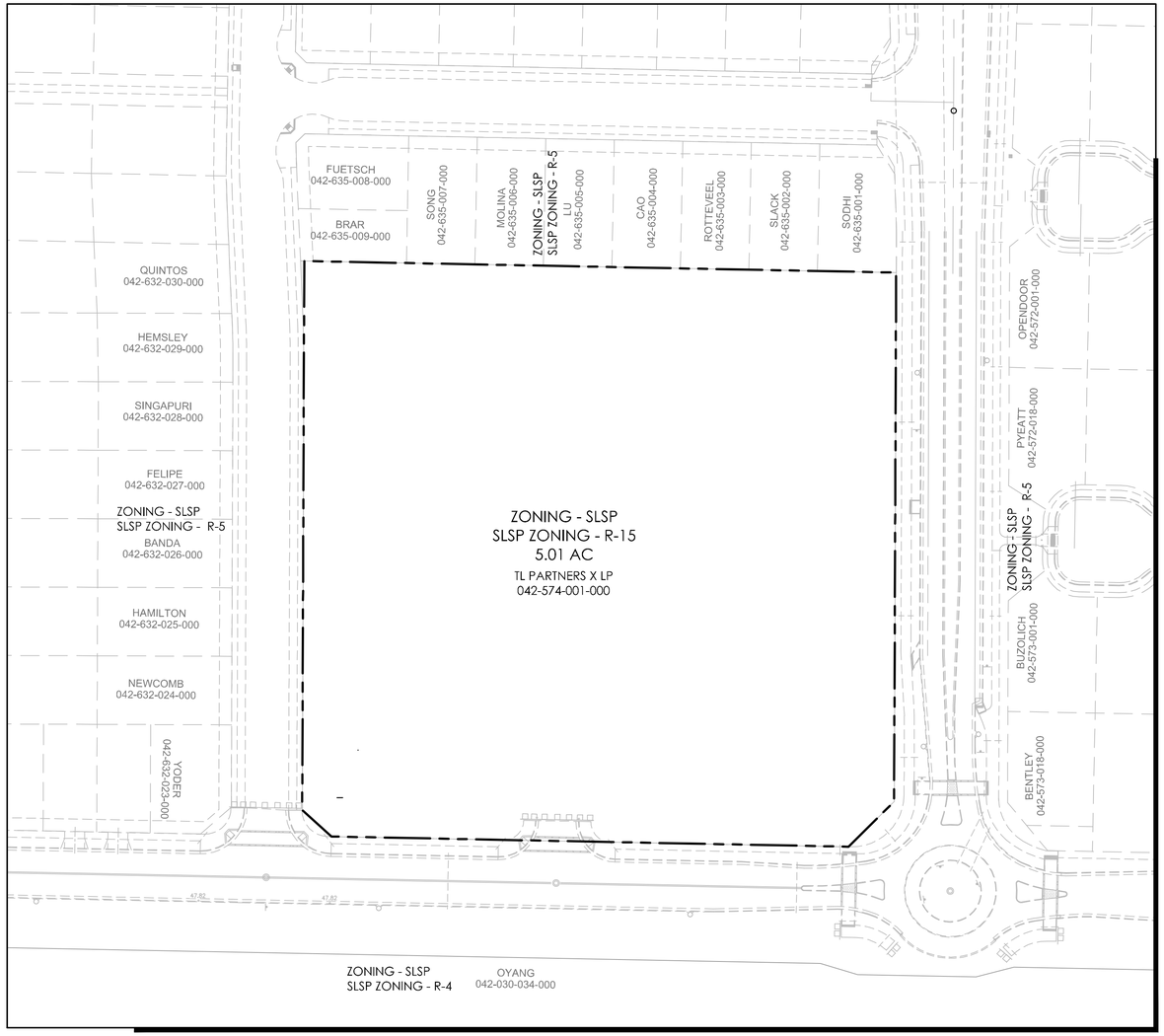
TOTER EXHIBIT TM08

NORTH

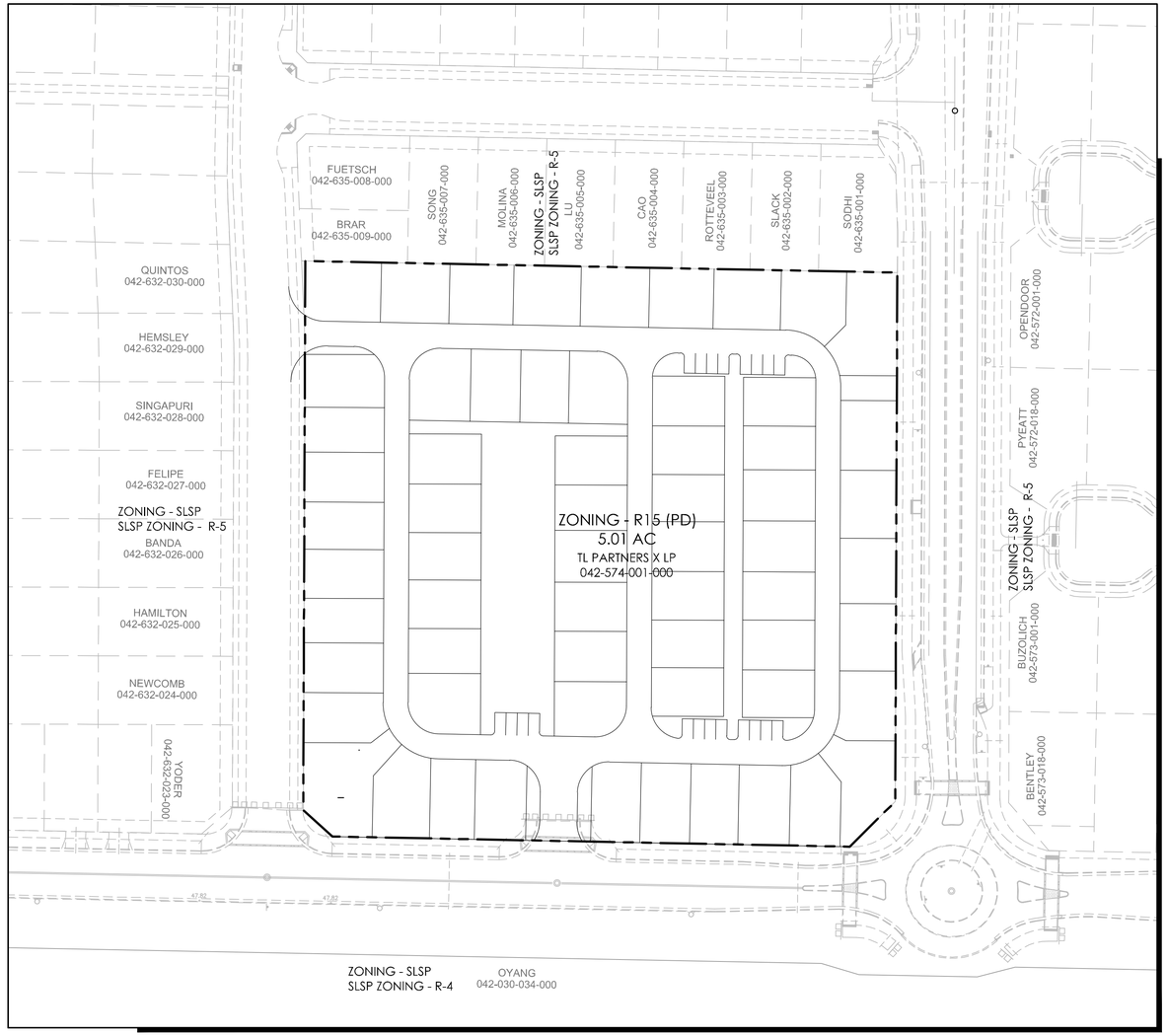
0 40 80 160

SCALE: 1" = 40'

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EXISTING ZONING



PROPOSED ZONING

REZONE SUMMARY TABLE

ZONING DESIGNATION	EXISTING	PROPOSED	DIFFERENCE
SLSP (R-15)	5.01	-	-5.01
R-15 (PD)	-	5.01	+5.01
	5.01	5.01	

BEEGHLY- LOT D
Woodland, CA
March 4, 2020

REZONE EXHIBIT
TM09

NORTH

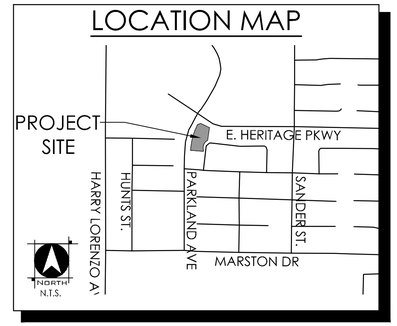
0 120
SCALE: 1" = 60'
60 240

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TENTATIVE SUBDIVISION MAP & CIVIL PLAN SET

LOCATION MAP



SHEET INDEX

TM00	COVER SHEET
TM01	EXISTING CONDITIONS
TM02	TENTATIVE MAP
TM03	PLANNED DEVELOPMENT SITE PLAN
TM04	PRELIMINARY GRADING/DRAINAGE PLAN
TM05	PRELIMINARY UTILITY PLAN
TM06	EMERGENCY ACCESS PLAN
TM07	PARKING PLAN
TM08	TOTER EXHIBIT
TM09	REZONE EXHIBIT

OWNER
TIM LEWIS CONSULTING
3500 DOUGLAS BLVD, SUITE 270,
ROSEVILLE, CA 95661
CONTACT: RICH BALESTRERI
PHONE: (916) 787-3420

LANDSCAPE ARCHITECT
WOOD RODGERS, INC.
3301 C STREET, BLDG. 100-B
SACRAMENTO, CA 95816
CONTACT: MARCY MILLETT
PHONE: (916) 440-8150

APPLICANT
FIELDSTONE CONSULTING
601 UNIVERSITY AVENUE, SUITE 213
SACRAMENTO, CA 95825
CONTACT: AARON ROSS-SWAIN
PHONE: (925) 766-5163

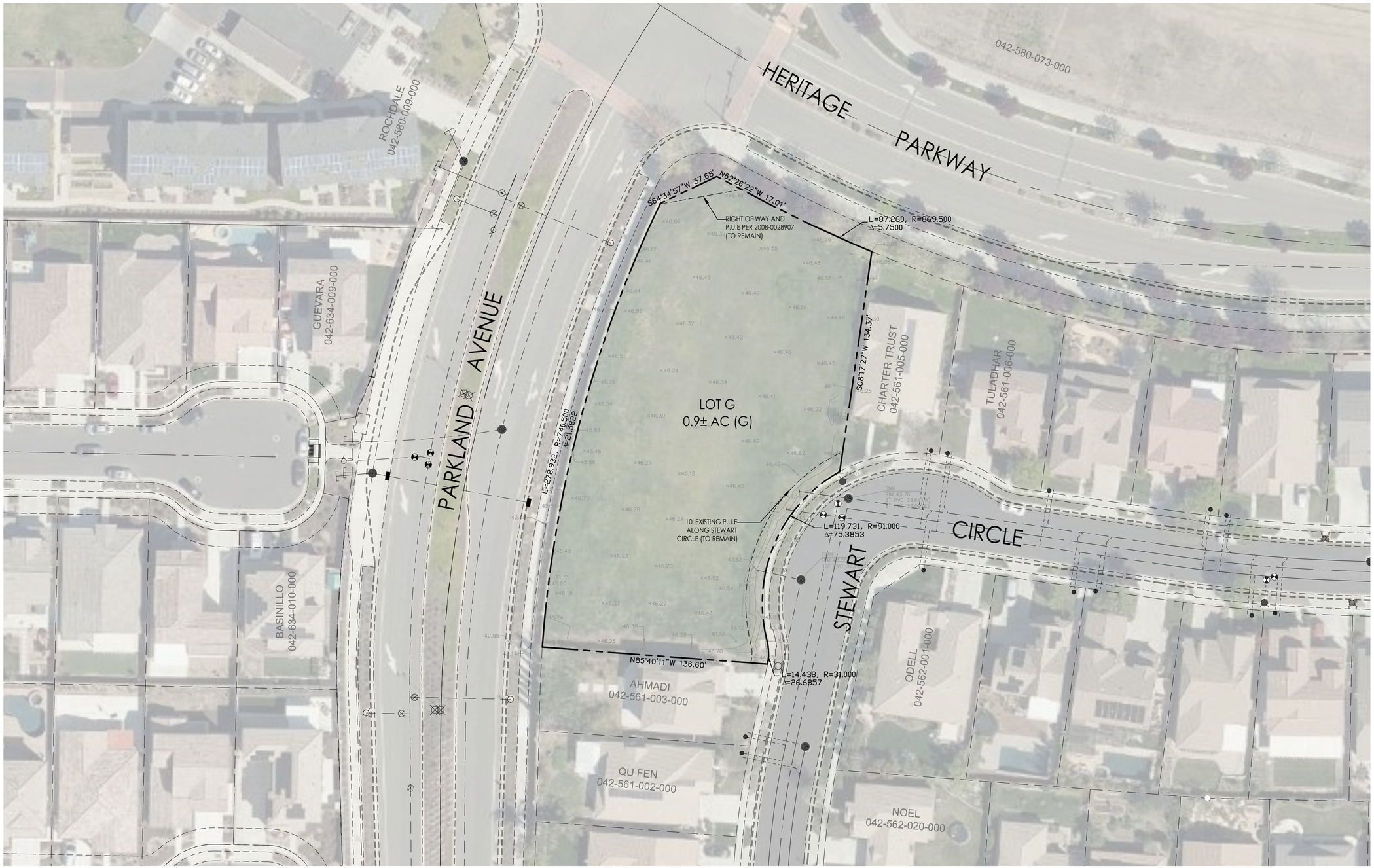
ARCHITECT
SDG ARCHITECTS, INC.
3361 WALNUT BLVD, SUITE 120
BRENTWOOD, CA 94513
CONTACT: RALPH STRAUSS
PHONE: (925) 634-7000

ENGINEER/PLANNER
WOOD RODGERS, INC.
3301 C STREET, BLDG. 100-B
SACRAMENTO, CA 95816
CONTACT: MIKE TOWNE/PAUL MEUSER
PHONE: (916) 341-7710/(925) 847-1549

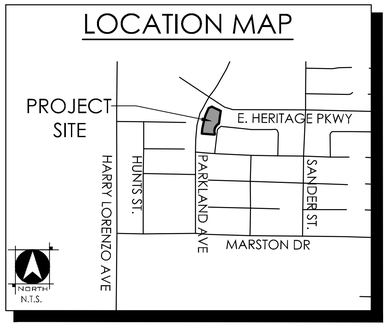
BEEGHLY- LOT G
Woodland, CA
March 4, 2020

COVER SHEET
TM00

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Sacramento, CA 95816
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LOCATION MAP



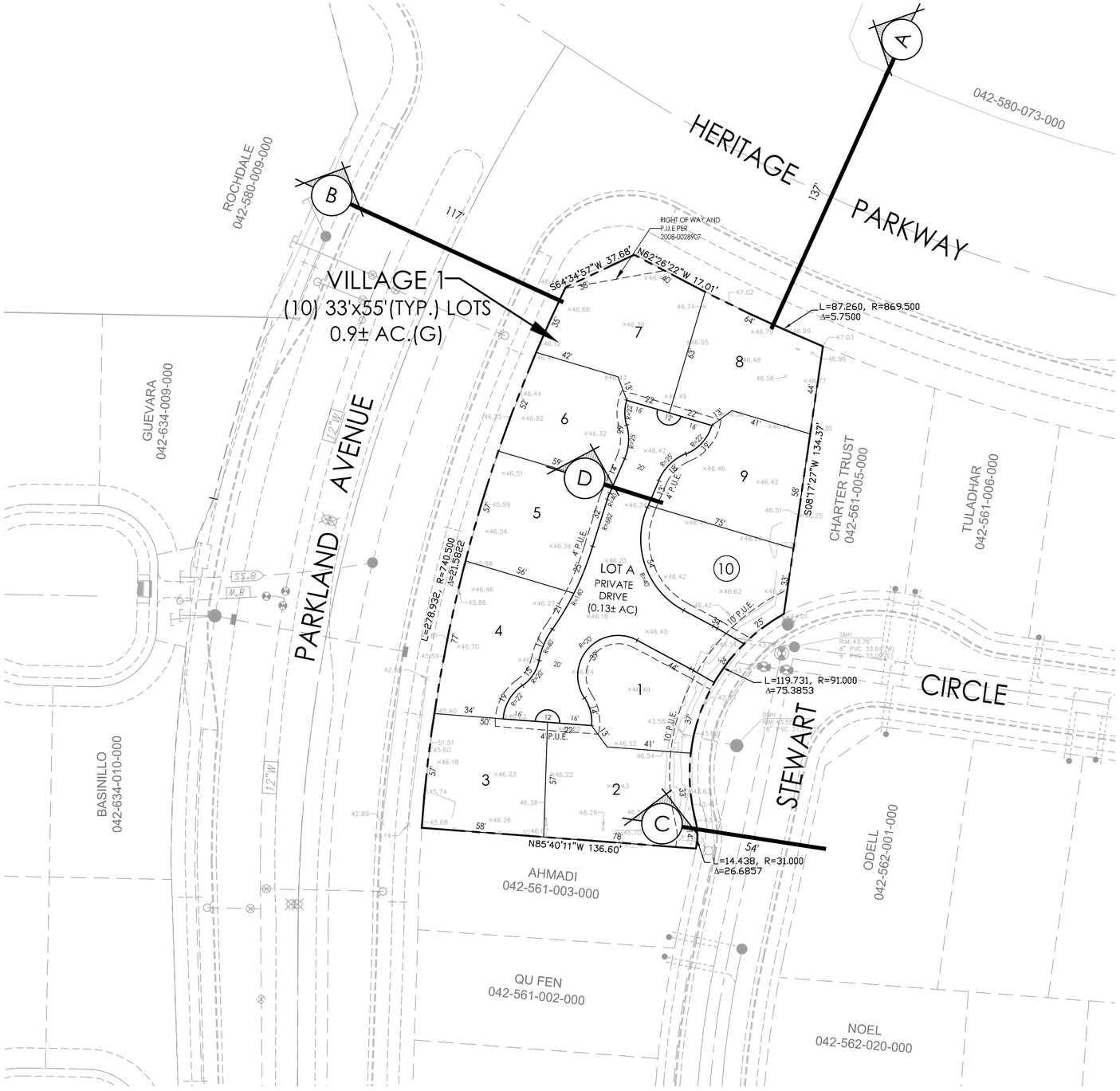
BEEGHLY- LOT G
Woodland, CA
March 4, 2020

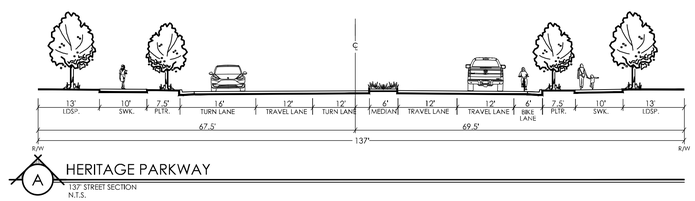
EXISTING CONDITIONS
TM01

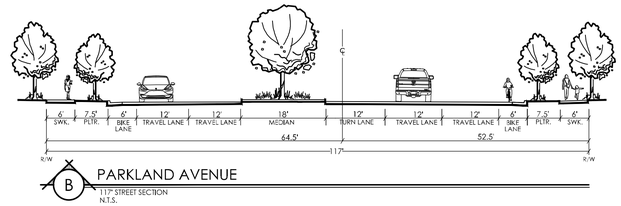
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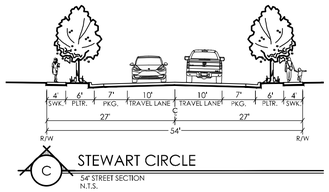
0 60
SCALE: 1" = 30'
30 120

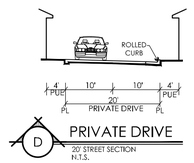
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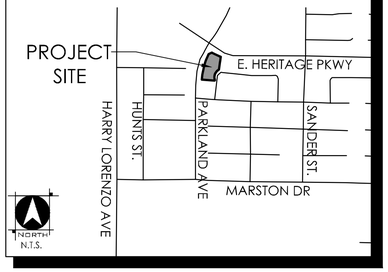








LOCATION MAP



PROJECT NOTES

APPLICANT
FIELDSTONE CONSULTING
601 UNIVERSITY AVENUE, SUITE 213
SACRAMENTO, CA 95825
CONTACT: AARON ROSS-SWAIN
PHONE: (925) 766-5163

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SACRAMENTO, CA 95816
CONTACT: MIKE TOWNE/PAUL MEUSER
PHONE: (916) 341-7710/(925) 847-1549

ASSESSOR'S PARCEL NO.
042-561-015-000

AREA
0.90± ACRES GROSS

DENSITY
11.1 ± DU/AC.

NUMBER OF LOTS / UNITS
10 SINGLE FAMILY LOTS
1 PRIVATE DRIVE LOT
11 LOTS TOTAL

EXISTING USE
VACANT

PROPOSED USE
SEE LAND USE TABLE

EXISTING/PROPOSED GENERAL PLAN
MEDIUM DENSITY RESIDENTIAL

EXISTING/PROPOSED ZONING
R-1.5 MULTI FAMILY RESIDENTIAL (SPRING LAKE SPECIFIC PLAN)

PARK DISTRICT
WOODLAND COMMUNITY SERVICES DEPARTMENT

FIRE PROTECTION
WOODLAND FIRE DEPARTMENT

SCHOOL DISTRICT
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SEWER
CITY OF WOODLAND

STORM DRAIN
CITY OF WOODLAND

WATER
CITY OF WOODLAND

ELECTRICITY & GAS
PG&E

FLOOD ZONE
ZONE "X" - AREA OF MINIMUM FLOOD HAZARD
MAP NUMBER: 06113C0465H
EFFECTIVE DATE: MAY 16, 2012

NOTES
1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
2. ADDITIONAL EASEMENTS MAY BE NECESSARY ON PRIVATE LOTS, SUCH AS PUBLIC SERVICE EASEMENTS FOR JOINT TRENCH FACILITIES. ADDITIONAL EASEMENTS WILL BE ADDED TO THE FINAL MAP.
3. MAP CONFORMS TO ALL REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.

LAND USE SUMMARY

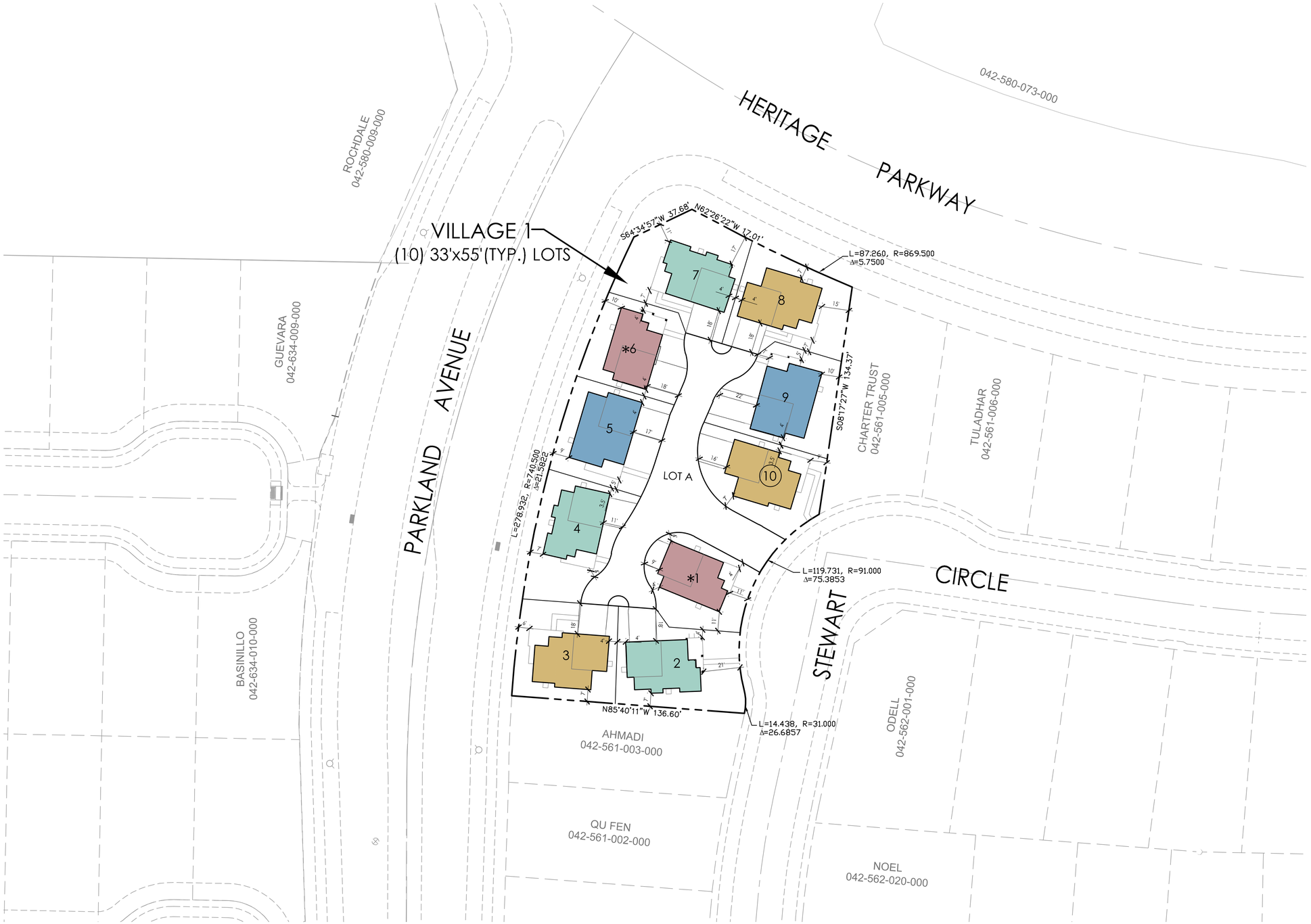
LOT NO./ VILLAGE NO.	GENERAL PLAN/ ZONING DESIGNATIONS/ SLSP-DESIGNATION	USE	LOT SIZE	ACRES (N)	ACRES (G)	UNITS	DU/AC (G)
VILLAGE 1	MEDIUM DENSITY/SLSP/R-1.5	SINGLE FAMILY RES.	33' X 55'	0.77	0.9	10	11.1
LOT A	MEDIUM DENSITY/SLSP/R-1.5	PRIVATE DRIVE		0.13	-	-	-
TOTAL					0.9 ACRE	10	11.1

BEEGHLY- LOT G
Woodland, CA
March 4, 2020

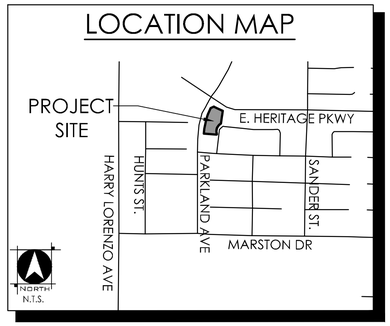
SUBDIVISION NO. 5197
TENTATIVE MAP
TM02

NORTH
0 60
SCALE: 1" = 30'
30 120

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Sacramento, CA 95816
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LOCATION MAP



UNIT MIX

PLAN TYPE	COUNT (%)
PLAN 1	2 (20%)
PLAN 2	3 (30%)
PLAN 3	3 (30%)
PLAN 4	2 (20%)
TOTAL	10 (100%)

* AFFORDABLE HOME LOCATION (2 UNITS)

PLANNED DEVELOPMENT SETBACKS

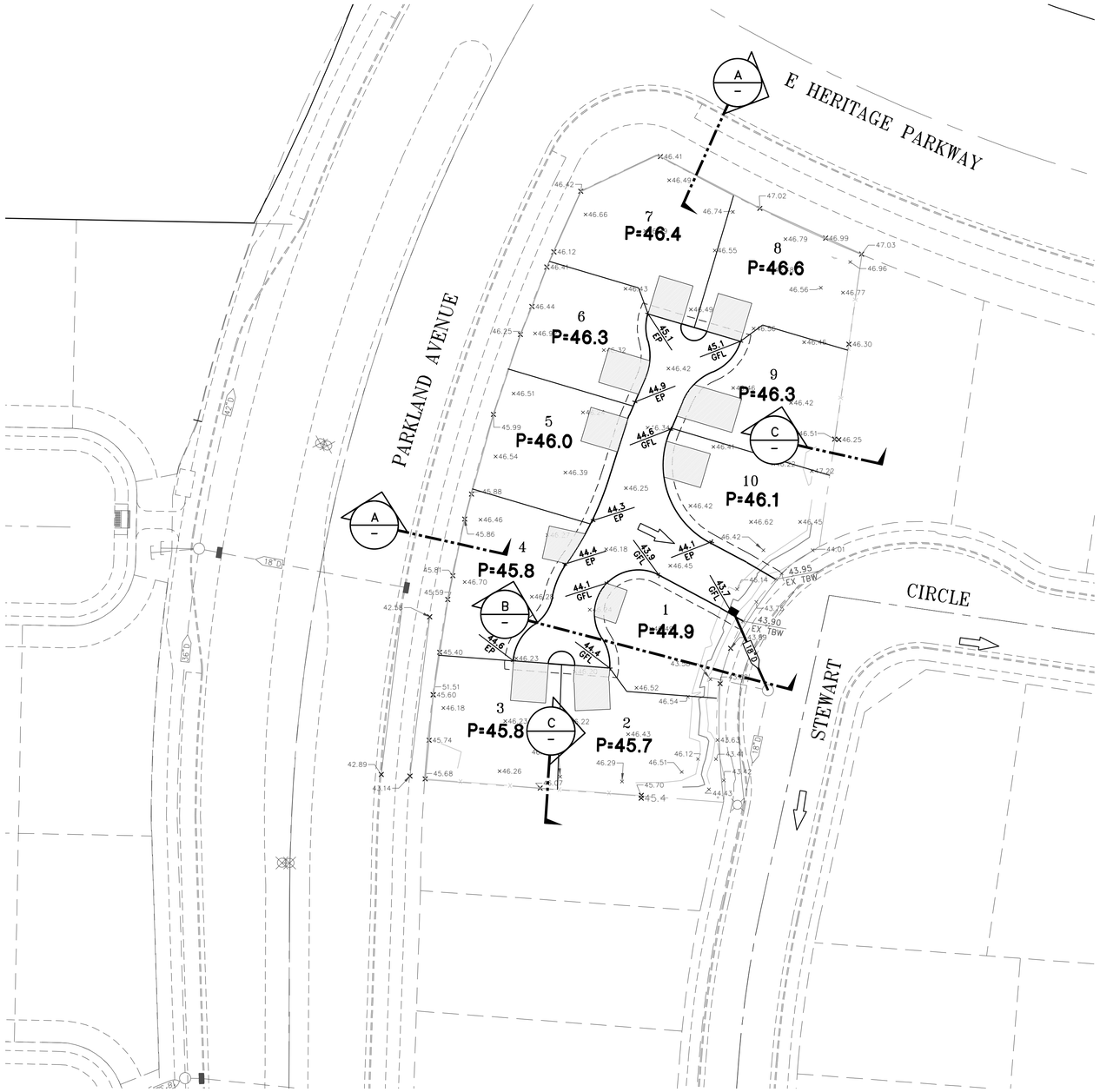
MIN. YARD REQUIREMENTS	PROPOSED SETBACKS	SPRING LAKE SPECIFIC PLAN
FRONT YARD	4' MIN. TO GARAGE 4' MIN. TO PORCH 4' MIN. TO LIVING AREA	20' MIN. TO GARAGE 10' MIN. TO PORCH 10' MIN. TO LIVING AREA
REAR YARD	4' MIN. TO GARAGE 3.5' MIN. TO LIVING AREA	10' MIN. TO LIVING AREA
SIDE YARD	3.5' MIN. TO GARAGE 3.5' MIN. TO PORCH 3.5' MIN. TO LIVING AREA	5' MIN. FROM INTERIOR 10' MIN. FROM STREET
PRIVATE YARD AREA	185 sq.ft. MIN.	
LOT COVERAGE	65% MAX.	

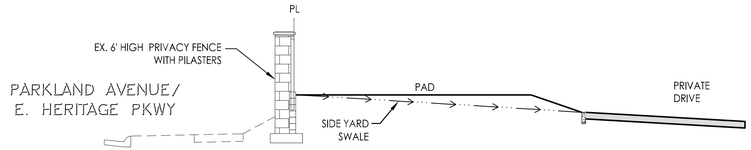
BEEGHLY- LOT G
Woodland, CA
March 4, 2020

PLANNED DEVELOPMENT SITE PLAN
TM03

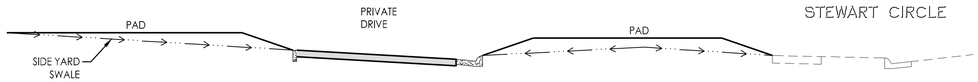
NORTH
0 60
SCALE: 1" = 30'
30 120

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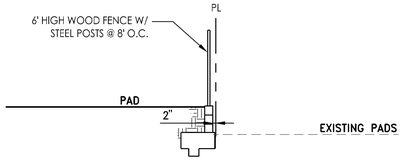




A PARKLAND AVENUE/ E. HERITAGE PKWY FRONTAGE



B PRIVATE DRIVE



C PROPOSED PAD HIGHER THAN EXISTING ADJACENT

LEGEND

×46.28	EXISTING GROUND SPOT SHOT
P=47.2	PROPOSED PAD GRADE
	OVERLAND RELEASE DIRECTION
	PROPOSED FINISH GRADE

STORM WATER QUALITY NOTE:

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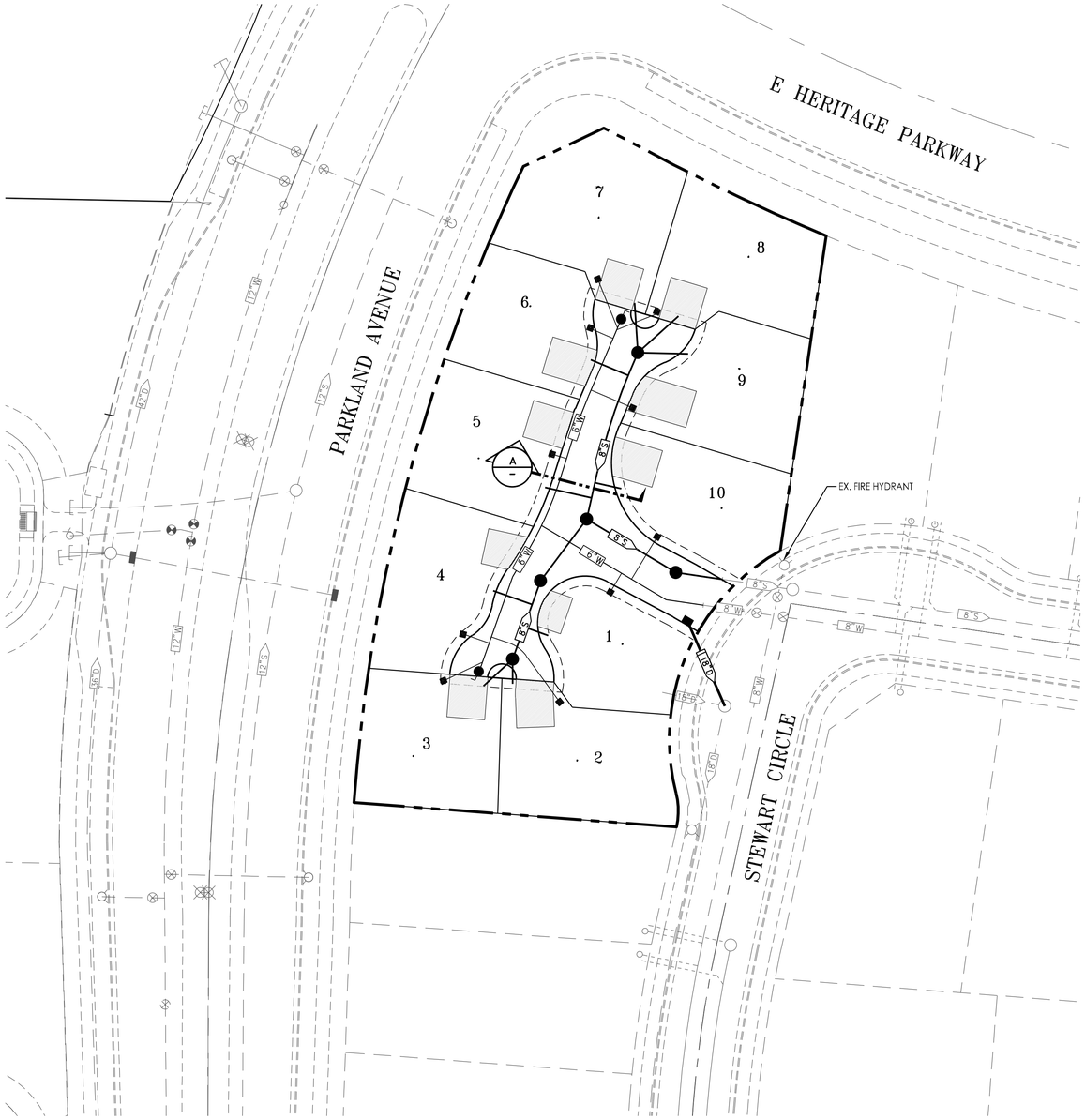
BEEGHLY- LOT G
Woodland, CA
March 4, 2020

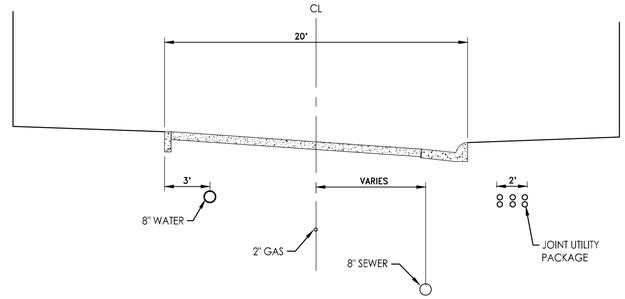
PRELIMINARY GRADING/DRAINAGE PLAN
TM04

NORTH

0 60
SCALE: 1" = 30'
30 120

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A TYPICAL UTILITY CROSS SECTION

LEGEND

- 18"D — PROPOSED STORM DRAIN
- 8"S — PROPOSED SEWER
- 8"W — PROPOSED WATER MAIN
- 8"W — EXISTING UTILITY PIPE
- PROPOSED MANHOLE

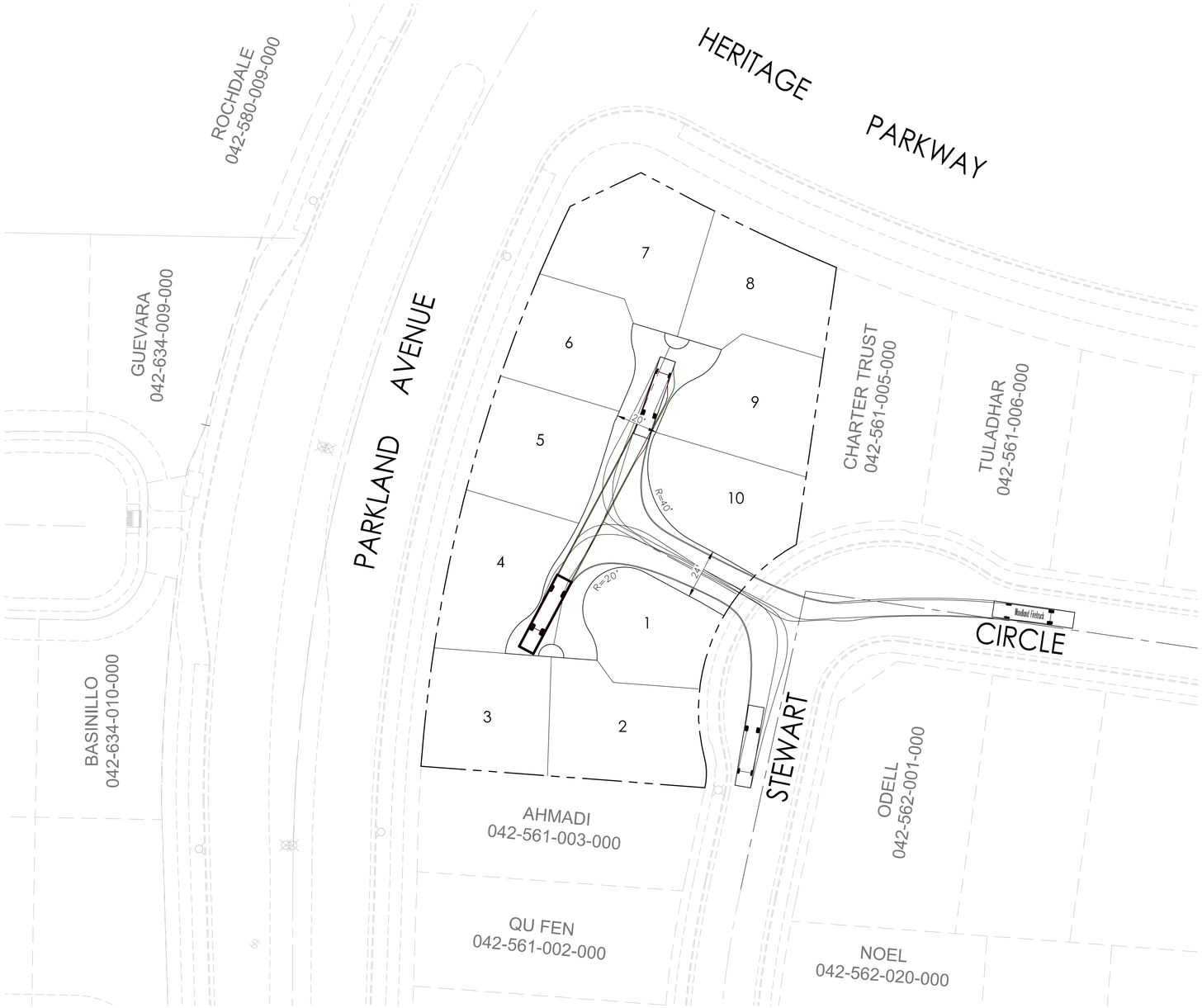
BEEGHLY- LOT G
Woodland, CA
March 4, 2020

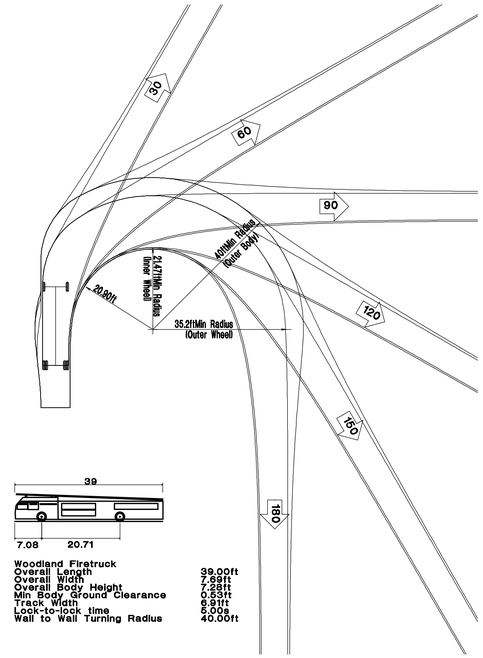
PRELIMINARY UTILITY PLAN
TM05

NORTH

0 60
SCALE: 1" = 30'
30 120

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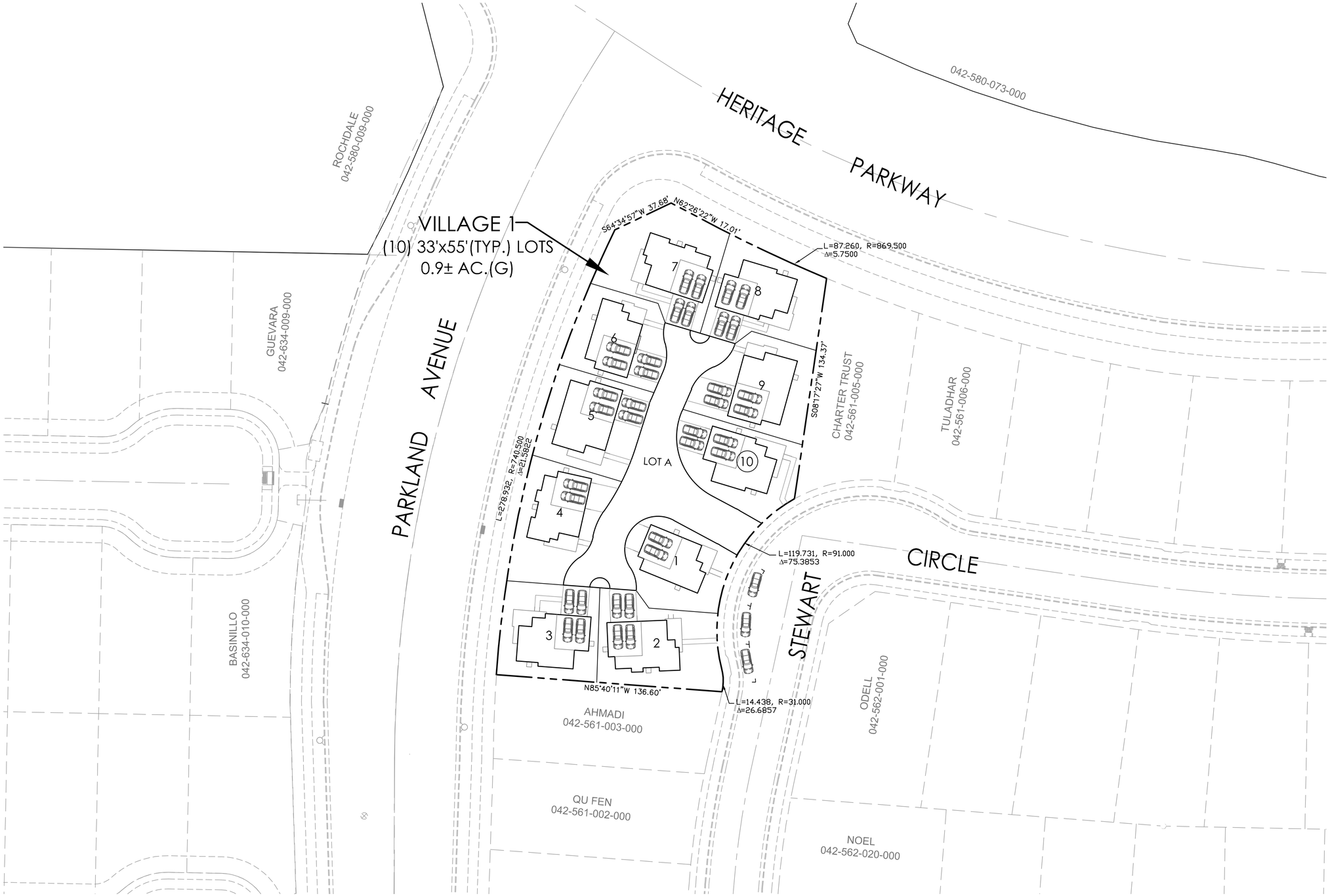
BEEGHLY- LOT G
Woodland, CA
March 4, 2020

EMERGENCY ACCESS PLAN
TM06

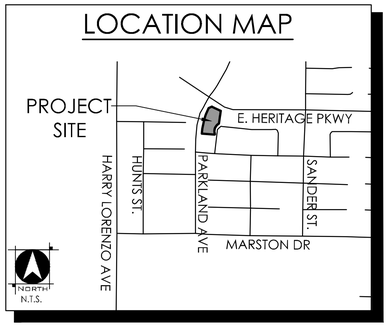
NORTH

0 60
SCALE: 1" = 30'
30 120

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767



LOCATION MAP



PARKING SUMMARY

UNITS	10
GARAGE SPACES	20
DRIVEWAY SPACES	16
STREET PARKING	3
TOTAL	36

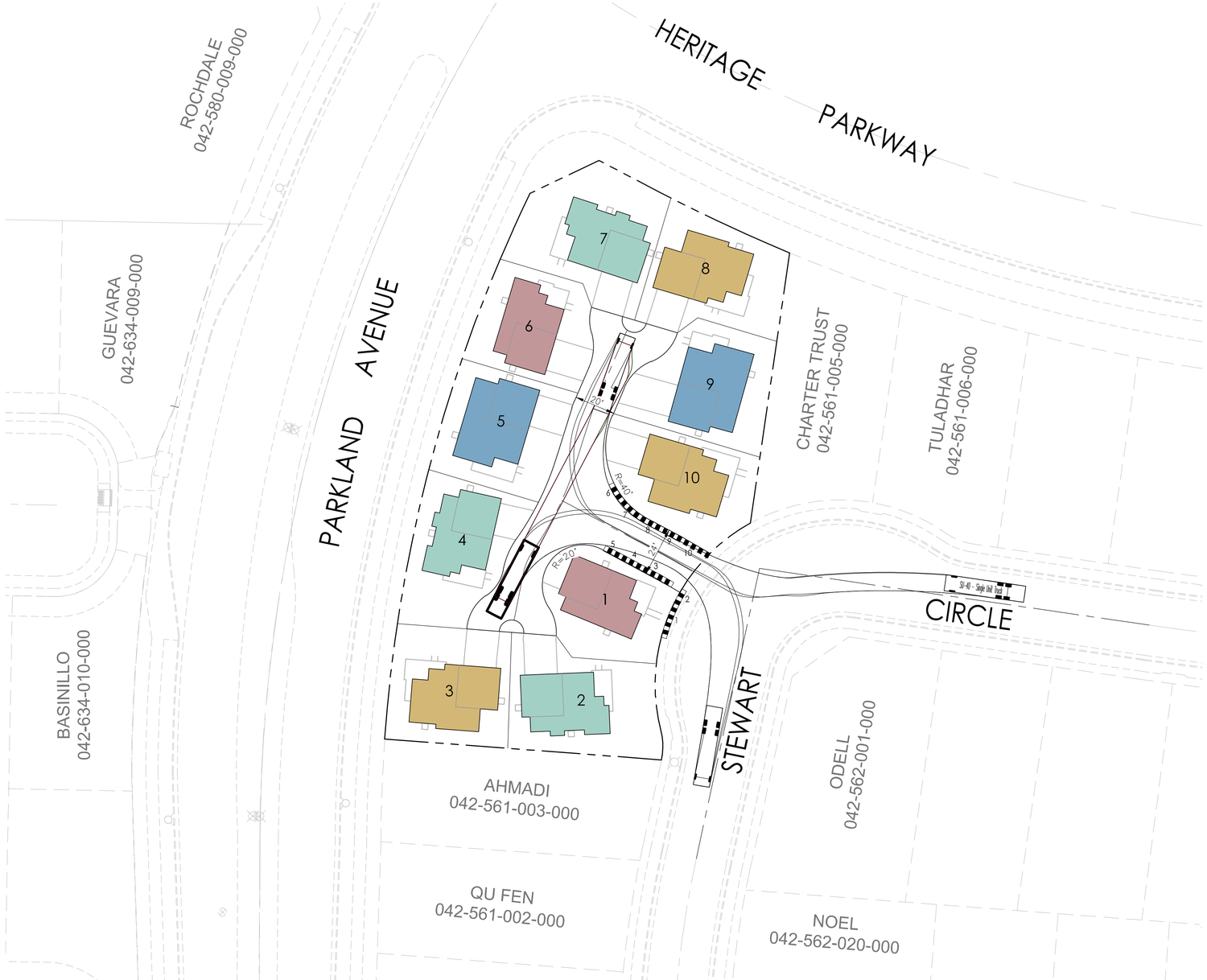
NOTE:
A COMBINATION OF PAINTED CURB AND SIGNING WILL BE USED TO PREVENT PARKING ALONG THE PRIVATE DRIVES

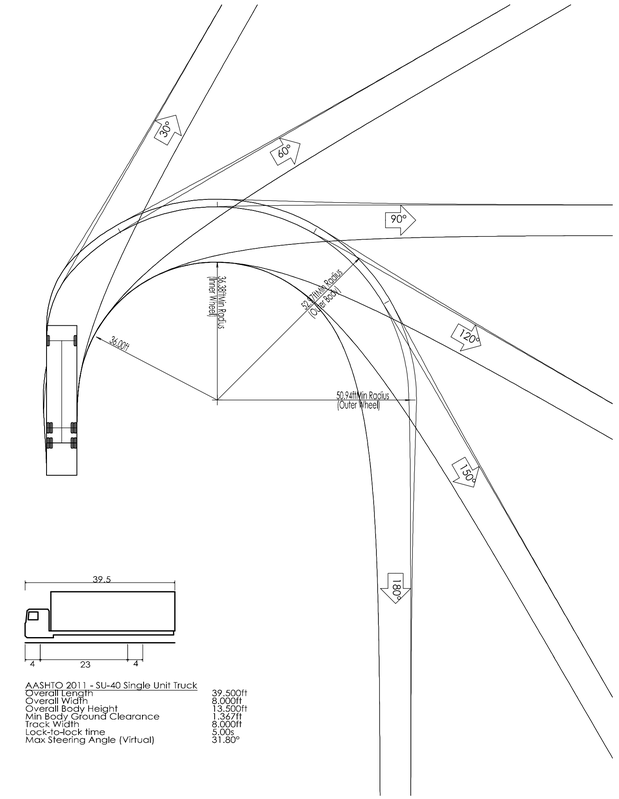
BEEGHLY- LOT G
Woodland, CA
March 4, 2020

PARKING PLAN
TM07

NORTH
0 60
SCALE: 1" = 30'
30 120

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Tel 916.341.7760
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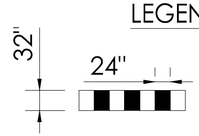




AASHTO 2011 - SU-40 Single Unit Truck

Overall Length	39.500ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

LEGEND



24"X32" TOTER WITH 24" CLEARANCE ON EACH SIDE

NOTE: NO PARKING SIGNS WILL BE PLACED ALONG STEWART CIRCLE FOR GARBAGE PICK UP DAYS

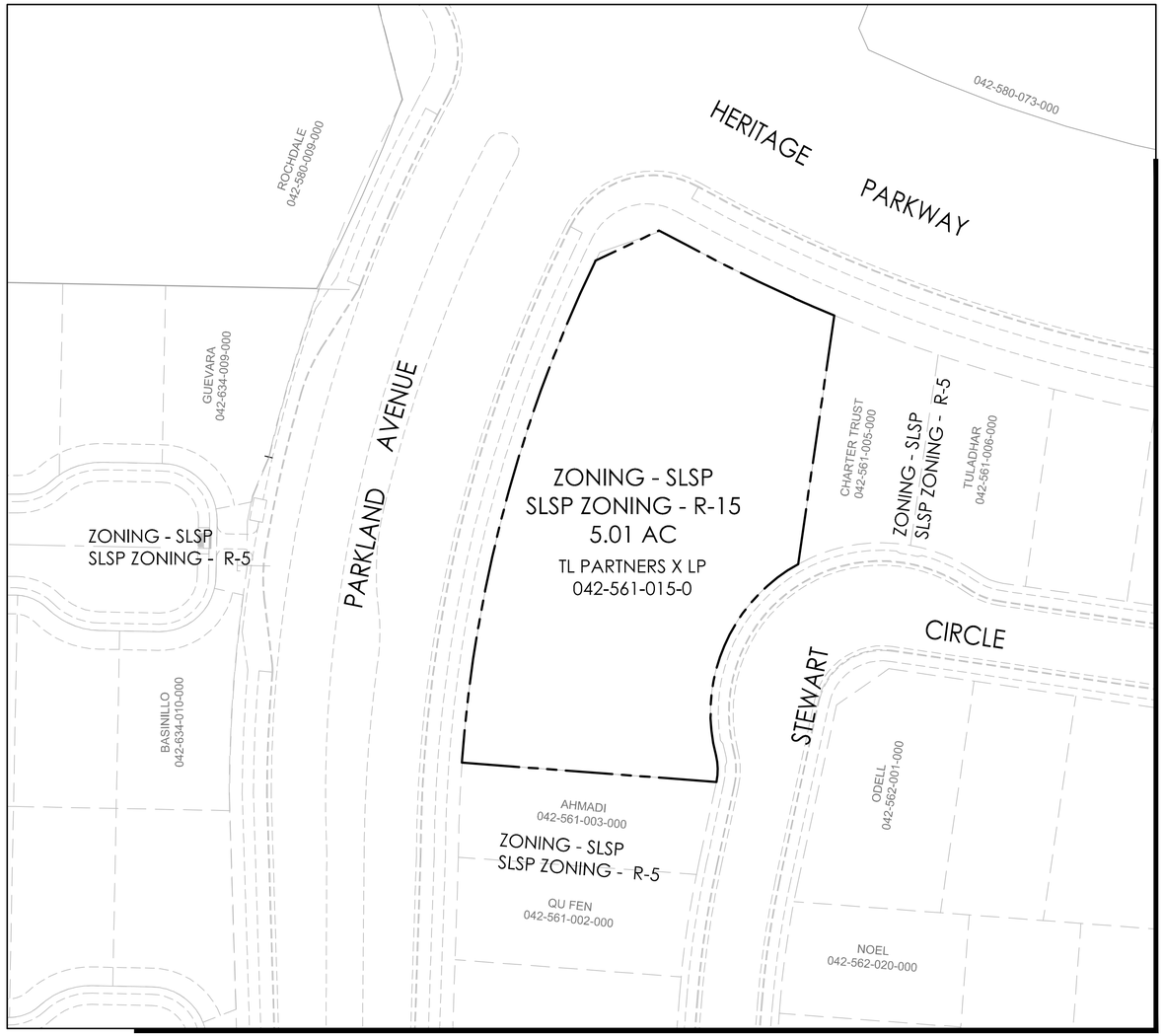
BEEGHLY- LOT G
Woodland, CA
March 4, 2020

TOTER EXHIBIT
TM08

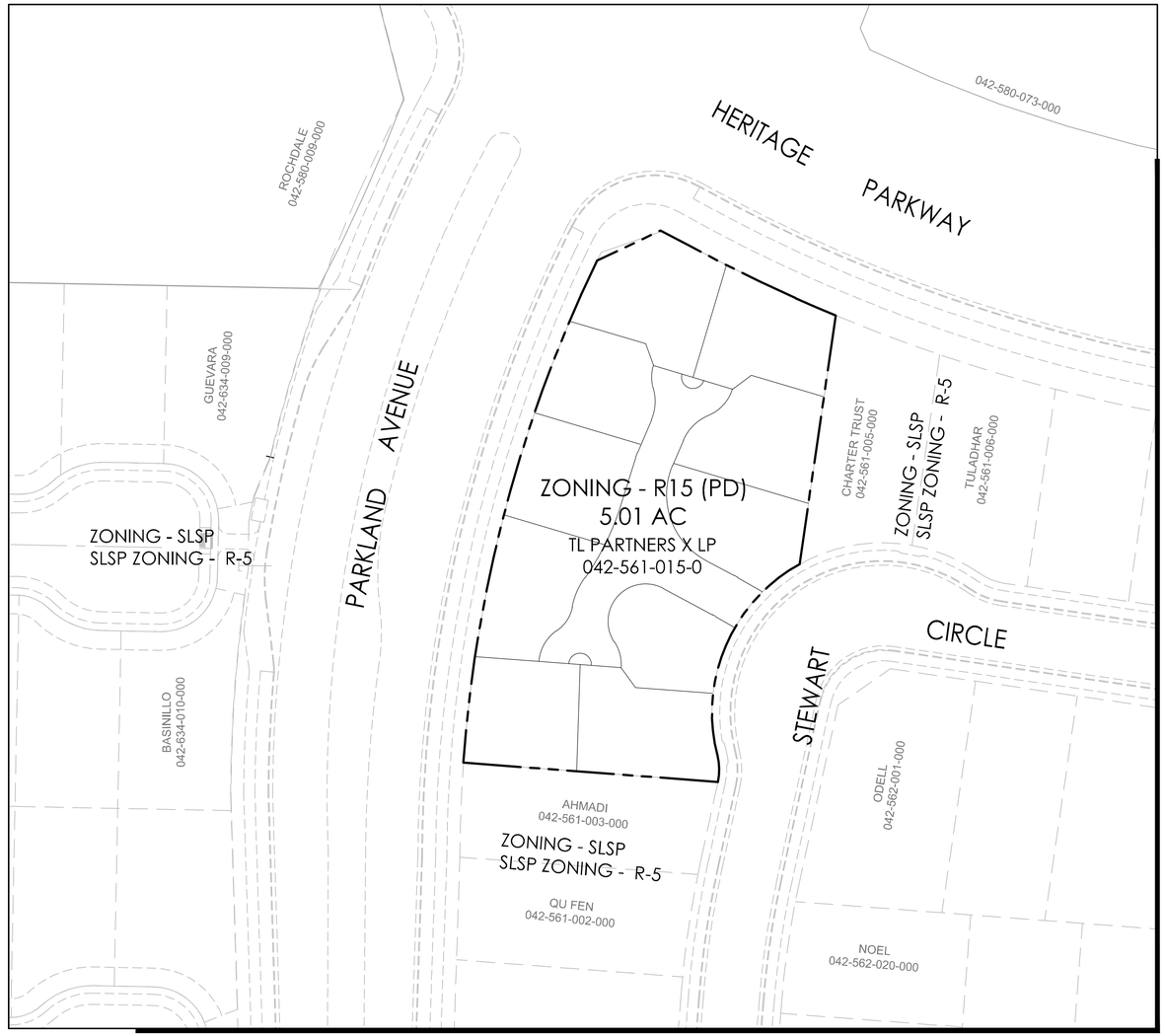
NORTH

0 30 60 120
SCALE: 1" = 30'

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EXISTING ZONING



PROPOSED ZONING

REZONE SUMMARY TABLE

ZONING DESIGNATION	EXISTING	PROPOSED	DIFFERENCE
SLSP (R-15)	0.90	-	-0.90
R-15 (PD)	-	0.90	+0.90
	0.90	0.90	

BEEGHLY- LOT G
Woodland, CA
March 4, 2020

REZONE EXHIBIT
TM09

NORTH

0 80
40 160
SCALE: 1" = 40'

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RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND FOR APPROVAL OF THE DESIGN REVIEW FOR THE BEEGHLY RANCH R-15 PROJECT LOT D AND LOT G PROPOSAL

WHEREAS, the applicant, Fieldstone Consulting, filed Planning Application # PLNG 20-0001, to request approval of a design review application for the Beeghly Ranch R-15 project application; and

WHEREAS, the applicant prepared landscape plans and architectural designs, as attached to this Resolution as **Exhibit "1";** and

WHEREAS, on September 17, 2020, 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 project application were heard, 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 (5 Ayes, 0 No, 2 Absent) to recommend to the City Council that the Design Review be approved; and

WHEREAS, on October 6, 2020 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 Project application were heard, and the Design Review and all other relevant information contained in the record were comprehensively reviewed by the City Council; and

WHEREAS, pursuant to California state law and the Woodland Municipal Code, public hearing notices were mailed to all property owners within a 300-foot radius of the subject property, and a public hearing notice was published for a minimum of ten days prior to the public hearing in the Daily Democrat; and

WHEREAS, a desired intent of the SLSP is to create variety and interest along a street. Toward this end, the applicant has worked to develop architectural styles that provide significant differentiation yet still appears as a cohesive project; and

WHEREAS, the project proposes to landscape both public and private spaces. The public parkway strips will be landscaped as well as interior paseos and patios.

WHEREAS, the City Council has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby find and determine that the proposed

design review, landscaping, and architectural design does meet the Spring Lake Specific Plan Design Standards as conditioned.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting on the 6th day of October 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Rich Lansburgh, Mayor

ATTEST:

_____
Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

Dated:_____

Exhibit 1 – Design Booklet Lot D

Exhibit 2 – Design Booklet Lot G



BEEGHLY RANCH - LOT D
DESIGN REVIEW

OWNER
TIM LEWIS COMMUNITIES
3500 DOUGLAS BLVD, SUITE 270,
ROSEVILLE, CA 95661
CONTACT: RICH BALESTRERI
PHONE: (916) 787-3420

ENGINEER/PLANNER
WOOD RODGERS, INC.
3301 C STREET, BLDG. 100-B
SACRAMENTO, CA 95816
CONTACT: MIKE TOWNE/PAUL MEUSER
PHONE: (916) 341-7710/(925) 847-1549

ARCHITECT
SDG ARCHITECTS, INC.
3361 WALNUT BLVD, SUITE 120
BRENTWOOD, CA 94513
CONTACT: RALPH STRAUSS
PHONE: (925) 634-7000

APPLICANT
FIELDSTONE CONSULTING
601 UNIVERSITY AVENUE, SUITE 213
SACRAMENTO, CA 95825
CONTACT: AARON ROSS-SWAIN
PHONE: (925) 766-5163

LANDSCAPE ARCHITECT
WOOD RODGERS, INC.
3301 C STREET, BLDG. 100-B
SACRAMENTO, CA 95816
CONTACT: COREY KAZINEC
PHONE: (916) 440-8125

SHEET INDEX

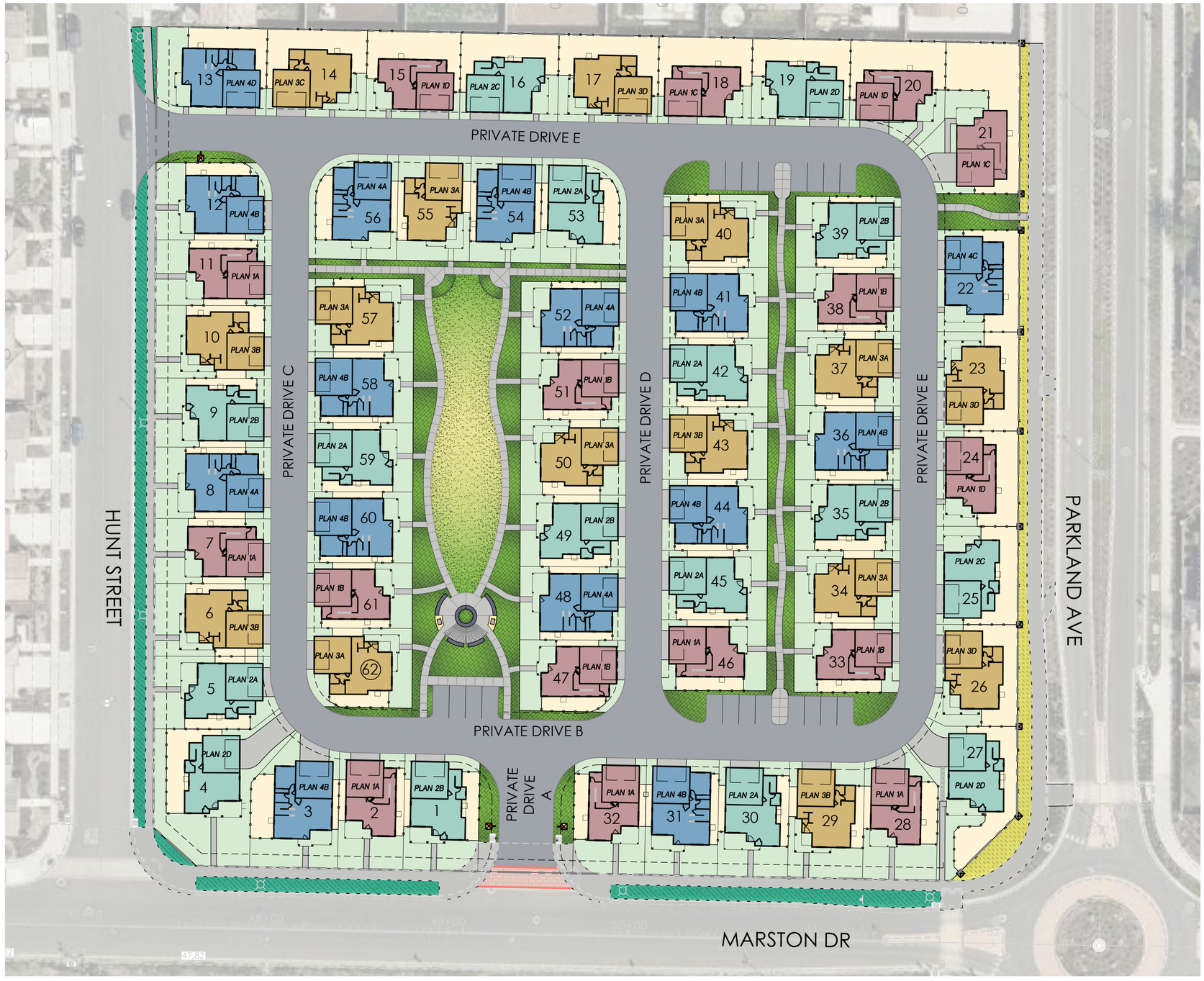
A0-1	ARCHITECTURAL SITE PLAN
A0-2	STREET SCENES
A1-1A	PLAN 1 FRONT ENTRY FARMHOUSE FLOOR PLANS
A1-1B	PLAN 1 FRONT ENTRY CRAFTSMAN FLOOR PLANS
A1-1C	PLAN 1 SIDE ENTRY FARMHOUSE FLOOR PLANS
A1-1D	PLAN 1 SIDE ENTRY CRAFTSMAN FLOOR PLANS
A1-2	PLAN 1 ENTRY ELEVATIONS
A1-3A	PLAN 1 FRONT ENTRY FARMHOUSE ELEVATIONS
A2-1A	PLAN 2 FRONT ENTRY FARMHOUSE FLOOR PLANS
A2-1B	PLAN 2 FRONT ENTRY CRAFTSMAN FLOOR PLANS
A2-1C	PLAN 2 SIDE ENTRY FARMHOUSE FLOOR PLANS
A2-1D	PLAN 2 SIDE ENTRY CRAFTSMAN FLOOR PLANS
A2-2	PLAN 2 ENTRY ELEVATIONS
A2-3B	PLAN 2 FRONT ENTRY CRAFTSMAN ELEVATIONS
A3-1A	PLAN 3 FRONT ENTRY FARMHOUSE FLOOR PLANS
A3-1B	PLAN 3 FRONT ENTRY CRAFTSMAN FLOOR PLANS
A3-1C	PLAN 3 SIDE ENTRY FARMHOUSE FLOOR PLANS
A3-1D	PLAN 3 SIDE ENTRY CRAFTSMAN FLOOR PLANS
A3-2	PLAN 3 ENTRY ELEVATIONS
A3-3C	PLAN 3 SIDE ENTRY FARMHOUSE ELEVATIONS
A4-1A	PLAN 4 FRONT ENTRY FARMHOUSE FLOOR PLANS
A4-1B	PLAN 4 FRONT ENTRY CRAFTSMAN FLOOR PLANS
A4-1C	PLAN 4 SIDE ENTRY FARMHOUSE FLOOR PLANS
A4-1D	PLAN 4 SIDE ENTRY CRAFTSMAN FLOOR PLANS
A4-2	PLAN 4 ENTRY ELEVATIONS
A4-3D	PLAN 4 SIDE ENTRY CRAFTSMAN ELEVATIONS
CMA	FARMHOUSE COLORS & MATERIALS
CMB	CRAFTSMAN COLORS & MATERIALS
L01	PRELIMINARY LANDSCAPE PLAN
L02	COMMON AREA/OPEN SPACE ENLARGEMENT PLAN
L03	PRODUCTION TYPICAL LANDSCAPE PLAN
L04	PRODUCTION TYPICAL LANDSCAPE PLAN
L05	PRODUCTION TYPICAL LANDSCAPE PLAN
L06	OVERALL FENCING PLAN

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

COVER SHEET

Tim Lewis COMMUNITIES
Bringing five-star quality home
3500 Douglas Blvd., Roseville, CA 95661

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Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



LEGEND

- PLAN 1
- PLAN 2
- PLAN 3
- PLAN 4

ELEVATION STYLES

A - FARMHOUSE FRONT ENTRY
B - CRAFTSMAN FRONT ENTRY
C - FARMHOUSE SIDE ENTRY
D - CRAFTSMAN SIDE ENTRY

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

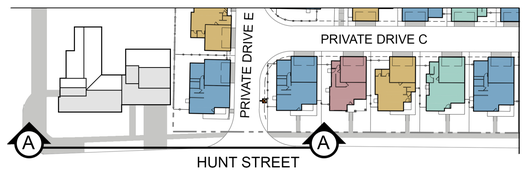
ARCHITECTURAL SITE PLAN
A0-1

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A | HUNT STREET - PROJECT ADJACENCY





B | PARKLAND AVENUE STREET SCENE

PLAN 1 - FARMHOUSE
SCHEME 4

PLAN 2 - CRAFTSMAN
SCHEME 6

PLAN 3 - CRAFTSMAN
SCHEME 7

PLAN 2 - FARMHOUSE
SCHEME 3

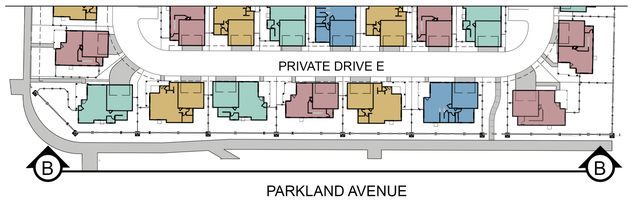
PLAN 1 - CRAFTSMAN
SCHEME 5

PLAN 3 - CRAFTSMAN
SCHEME 8

PLAN 4 - FARMHOUSE
SCHEME 1

PLAN 1 - FARMHOUSE
SCHEME 4

PLAN 1 - CRAFTSMAN
SCHEME 5

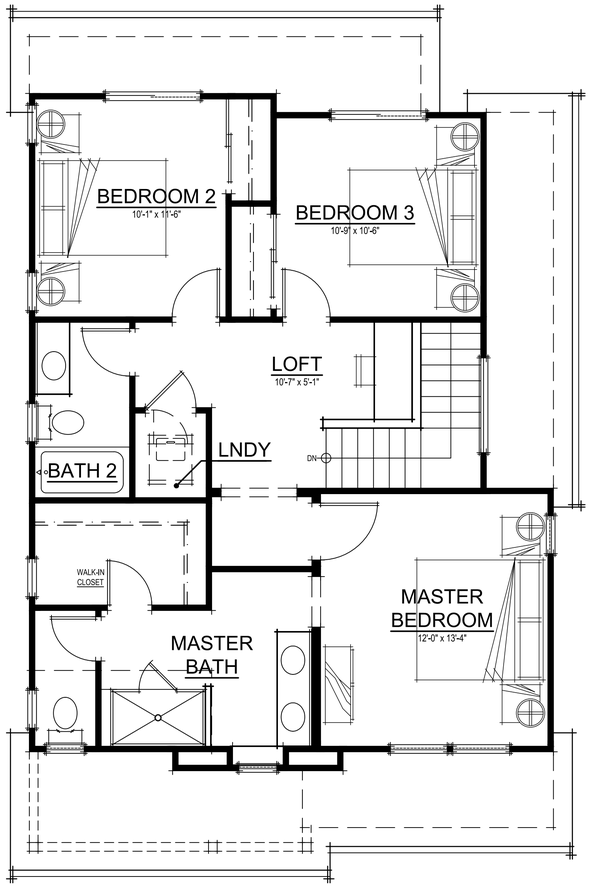


BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

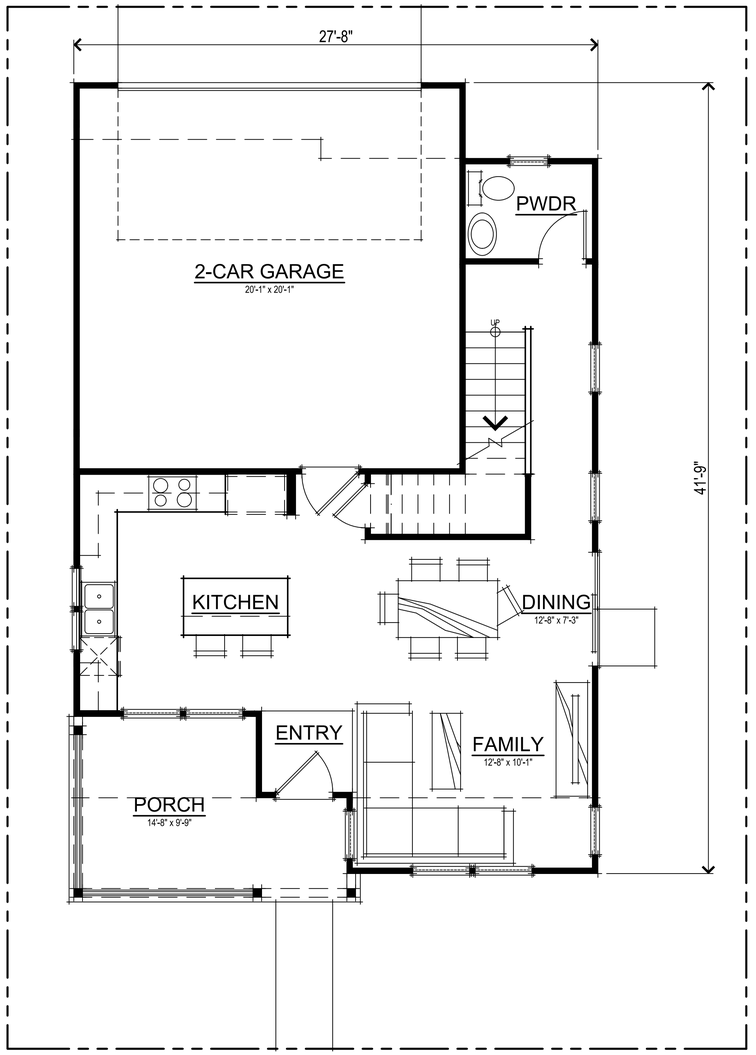
STREET SCENES
A0-2

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SDG architects



SECOND FLOOR PLAN



FIRST FLOOR PLAN
FRONT ENTRY

BED & BATH COUNT	
3 BEDROOMS	2.5 BATHS
SQUARE FOOTAGES	
FIRST FLOOR	612 SQ. FT.
SECOND FLOOR	838 SQ. FT.
TOTAL LIVING	1450 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	124 SQ. FT.

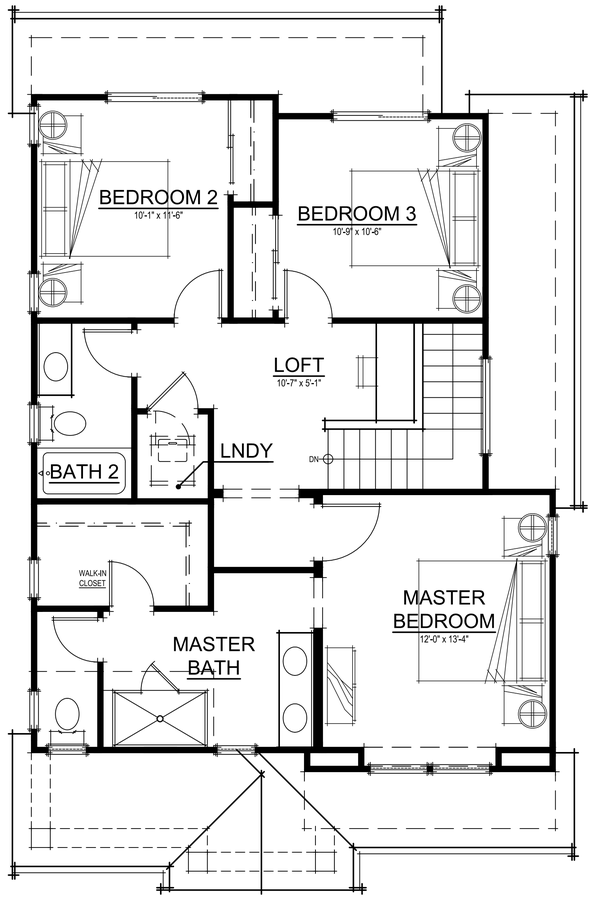
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BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

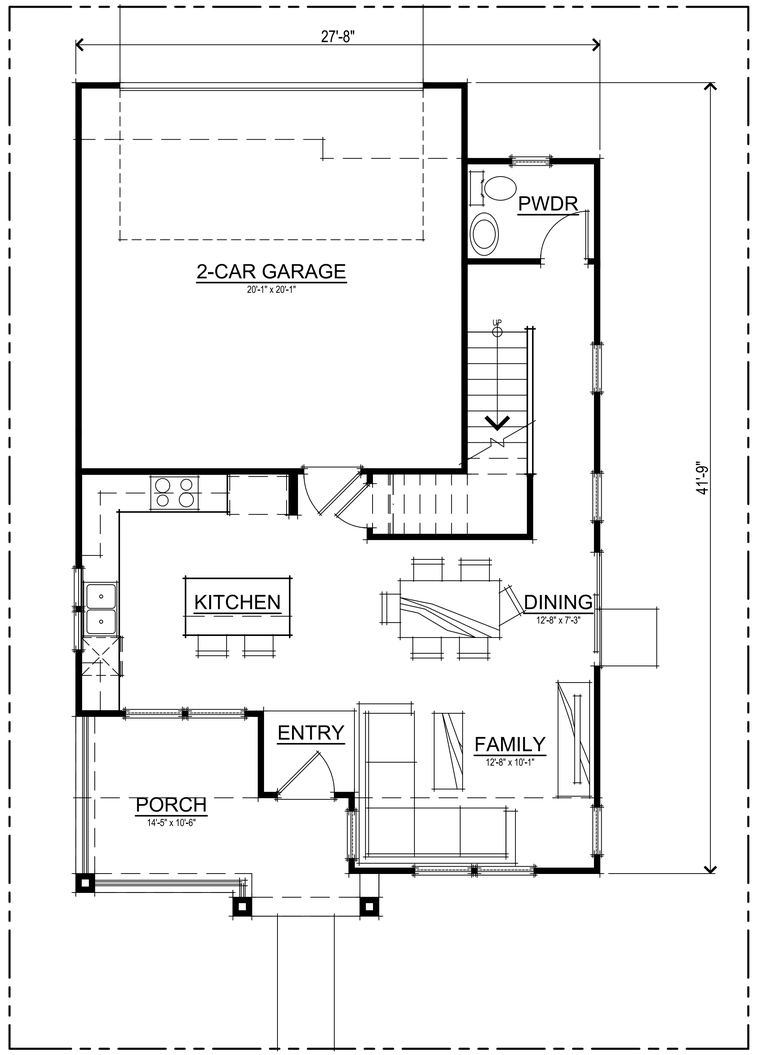
PLAN 1 FRONT ENTRY FARMHOUSE FLOOR PLANS
A1-1A

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SECOND FLOOR PLAN



FIRST FLOOR PLAN
FRONT ENTRY

BED & BATH COUNT	
3 BEDROOMS	2.5 BATHS
SQUARE FOOTAGES	
FIRST FLOOR	612 SQ. FT.
SECOND FLOOR	838 SQ. FT.
TOTAL LIVING	1450 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	125 SQ. FT.

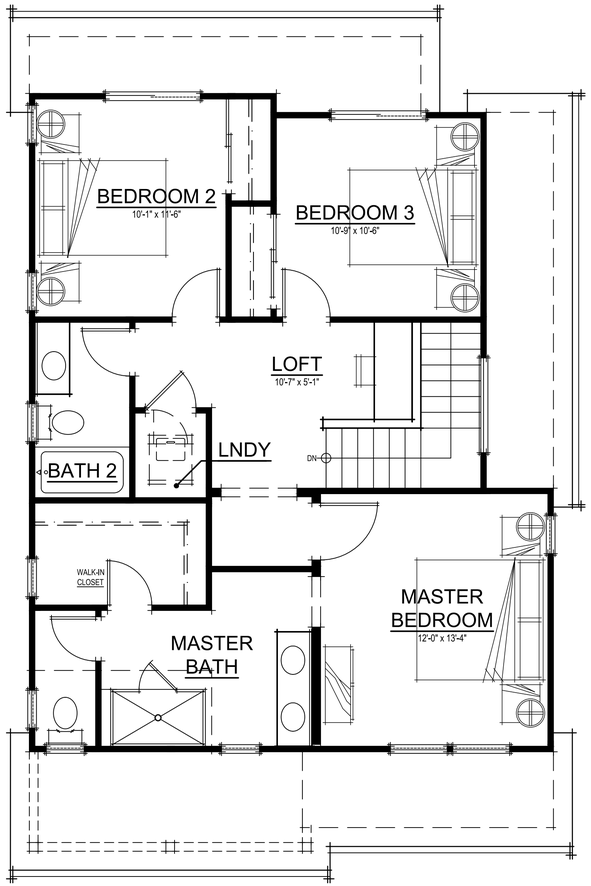
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BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

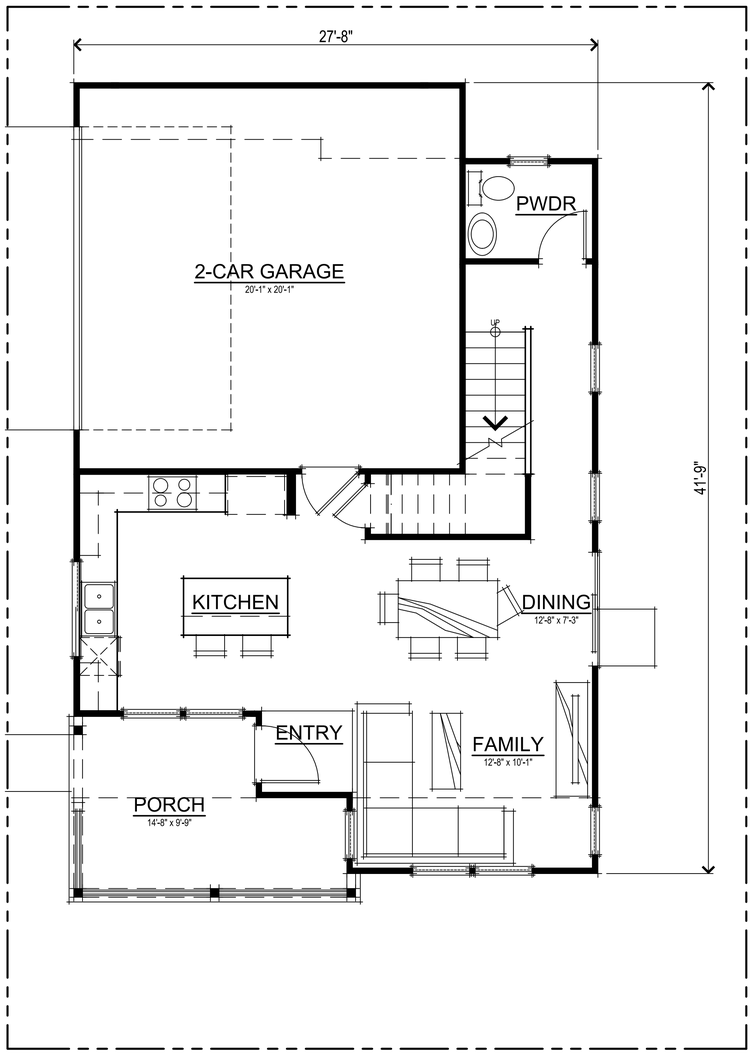
PLAN 1 FRONT ENTRY CRAFTSMAN FLOOR PLANS
A1-1B

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SECOND FLOOR PLAN



FIRST FLOOR PLAN
SIDE ENTRY

BED & BATH COUNT	
3 BEDROOMS	2.5 BATHS
SQUARE FOOTAGES	
FIRST FLOOR	612 SQ. FT.
SECOND FLOOR	838 SQ. FT.
TOTAL LIVING	1450 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	124 SQ. FT.

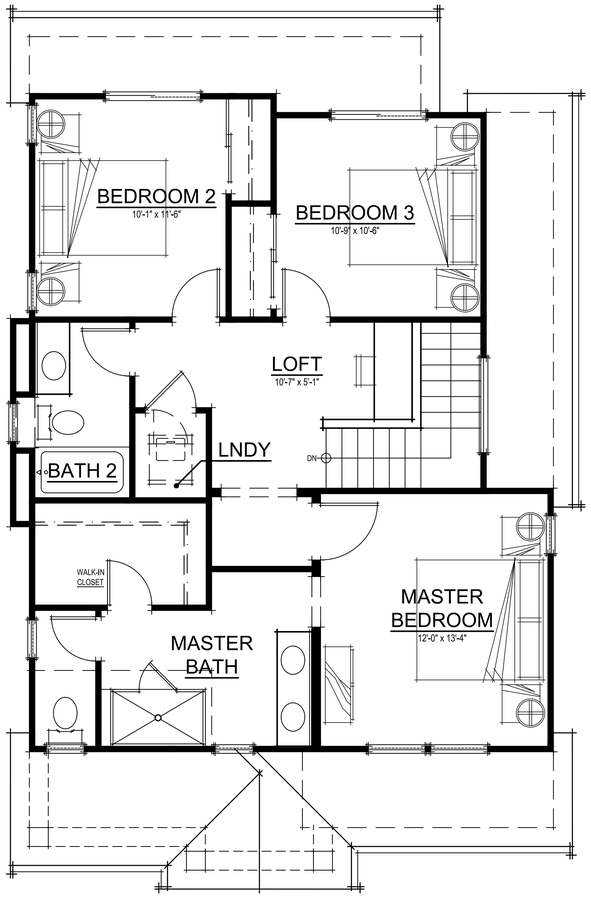
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BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

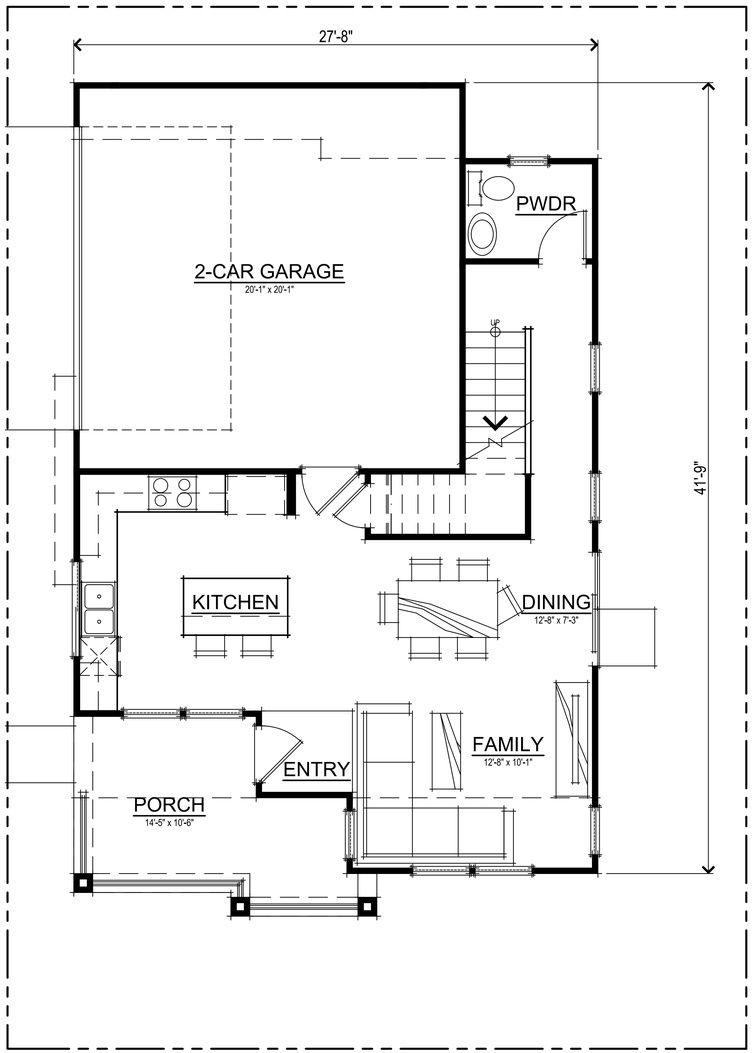
PLAN 1 SIDE ENTRY FARMHOUSE FLOOR PLANS
A1-1C

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SECOND FLOOR PLAN



FIRST FLOOR PLAN
SIDE ENTRY

BED & BATH COUNT	
3 BEDROOMS	2.5 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	612 SQ. FT.
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PORCH	125 SQ. FT.

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

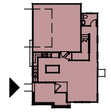
PLAN 1 SIDE ENTRY CRAFTSMAN FLOOR PLANS
A1-1D

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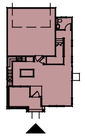
CRAFTSMAN
SIDE ENTRY



EXTERIOR MATERIALS
- HORIZONTAL LAP SIDING ACCENT
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- STUCCO WAINSCOT COLUMN
- WOOD PORCH RAILING



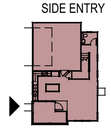
CRAFTSMAN
FRONT ENTRY



EXTERIOR MATERIALS
- HORIZONTAL LAP SIDING ACCENT
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- STUCCO WAINSCOT COLUMN
- WOOD PORCH RAILING



FARMHOUSE
SIDE ENTRY



EXTERIOR MATERIALS
- BOARD & BATTEN SIDING ACCENTS
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- WOOD PORCH POSTS
- WOOD PORCH RAILING



FARMHOUSE
FRONT ENTRY



EXTERIOR MATERIALS
- BOARD & BATTEN SIDING ACCENTS
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- WOOD PORCH POSTS
- WOOD PORCH RAILING

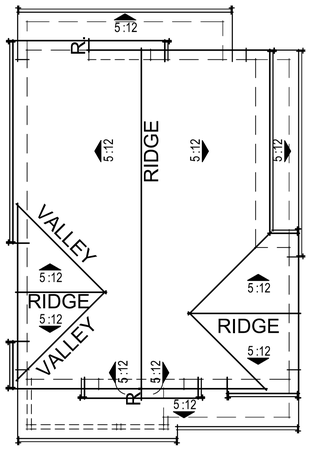


PLAN 1 ENTRY ELEVATIONS
A1-2

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

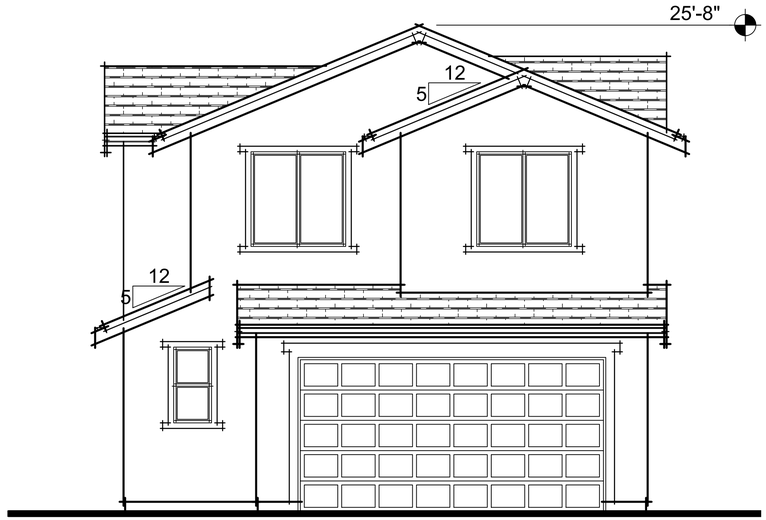
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SDG architects

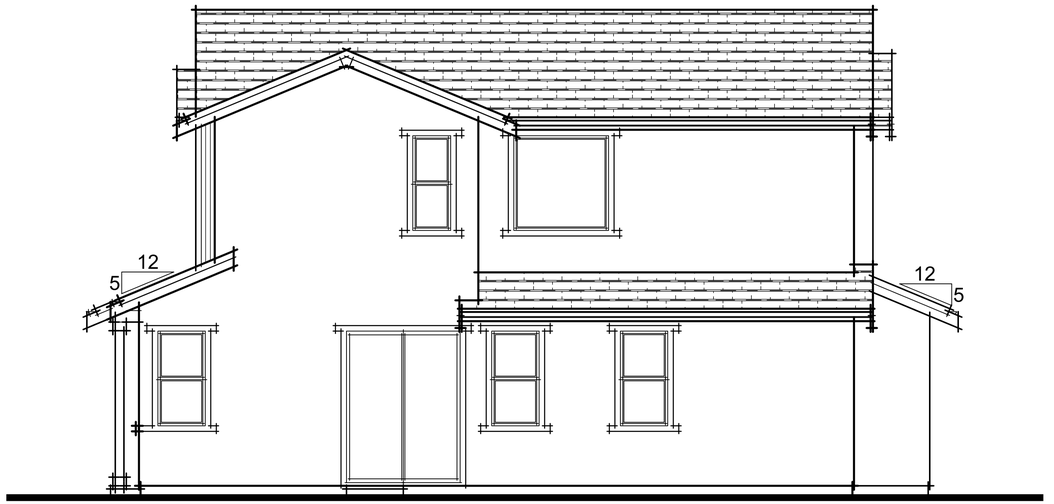


ROOF PLAN

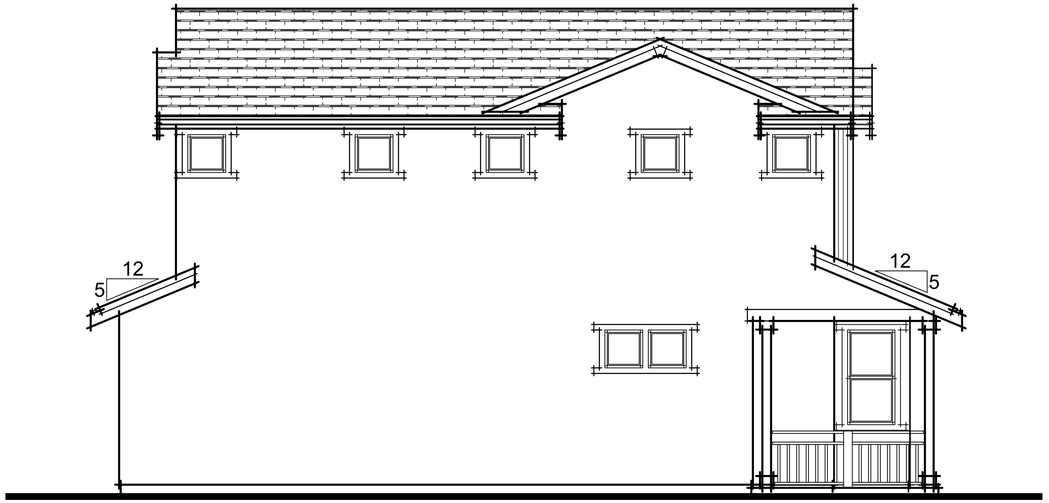
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REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

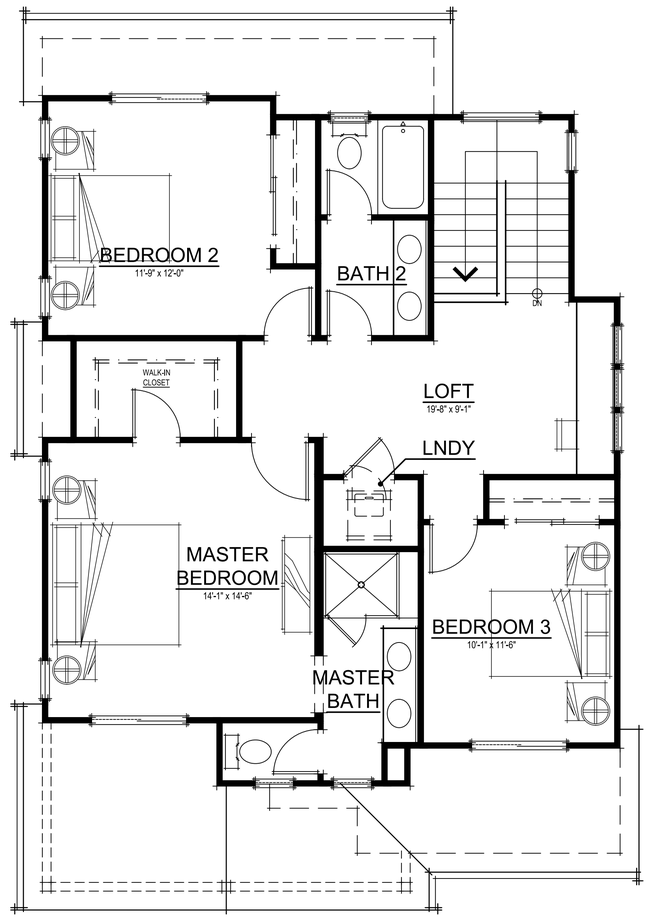
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BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

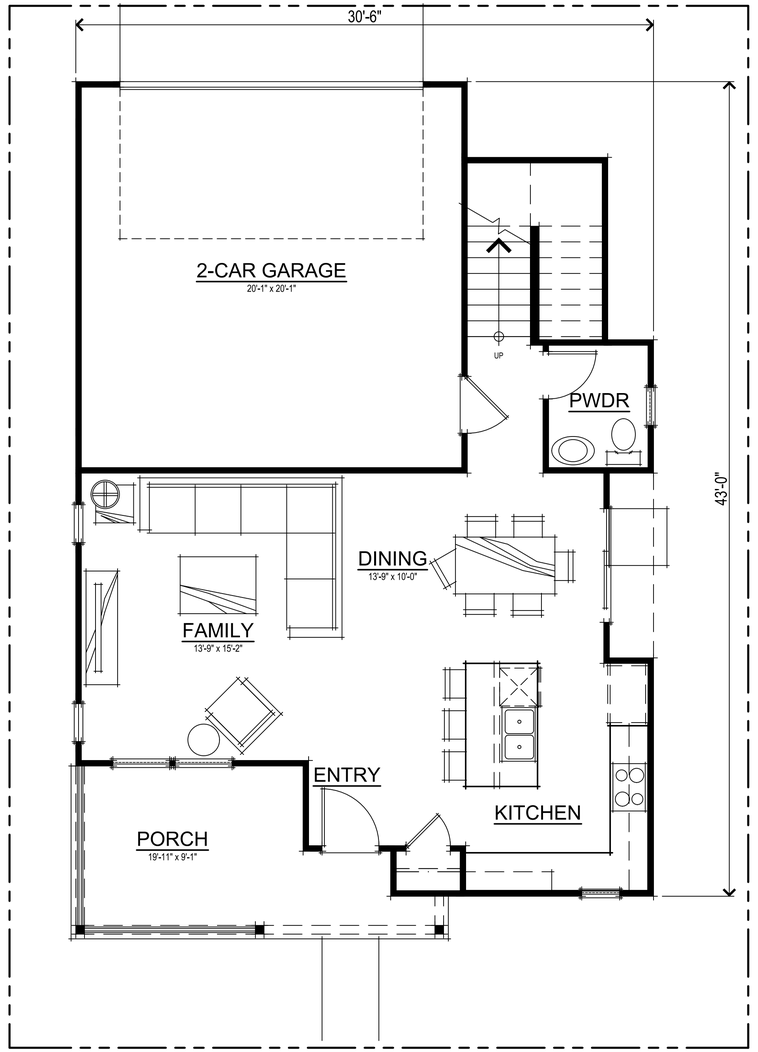
PLAN 1 FRONT ENTRY FARMHOUSE ELEVATIONS
A1-3A

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SECOND FLOOR PLAN



FIRST FLOOR PLAN
FRONT ENTRY

BED & BATH COUNT	
3 BEDROOMS	2.5 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	716 SQ. FT.
SECOND FLOOR	940 SQ. FT.
TOTAL LIVING	1656 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	140 SQ. FT.

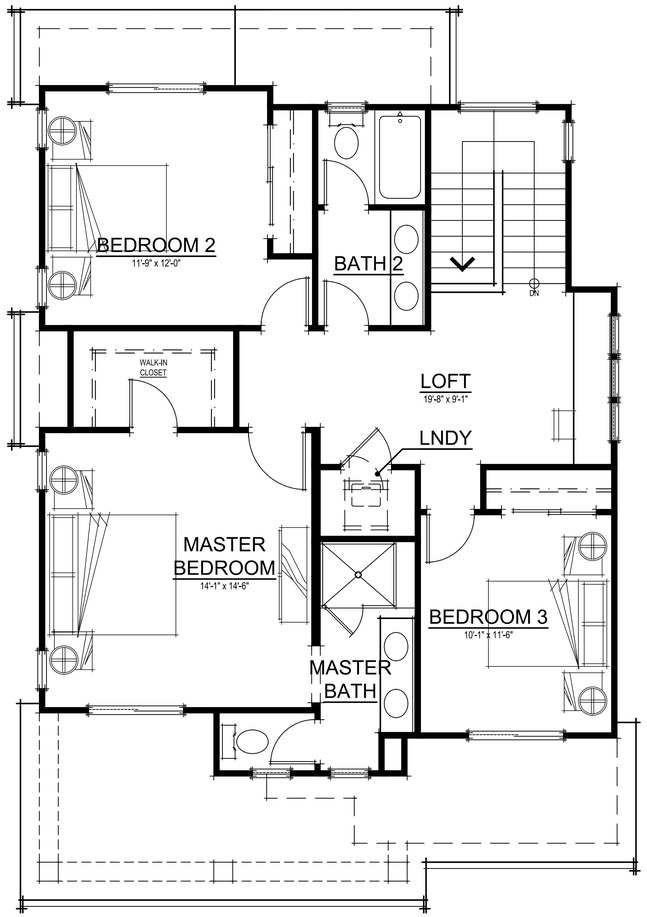
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BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

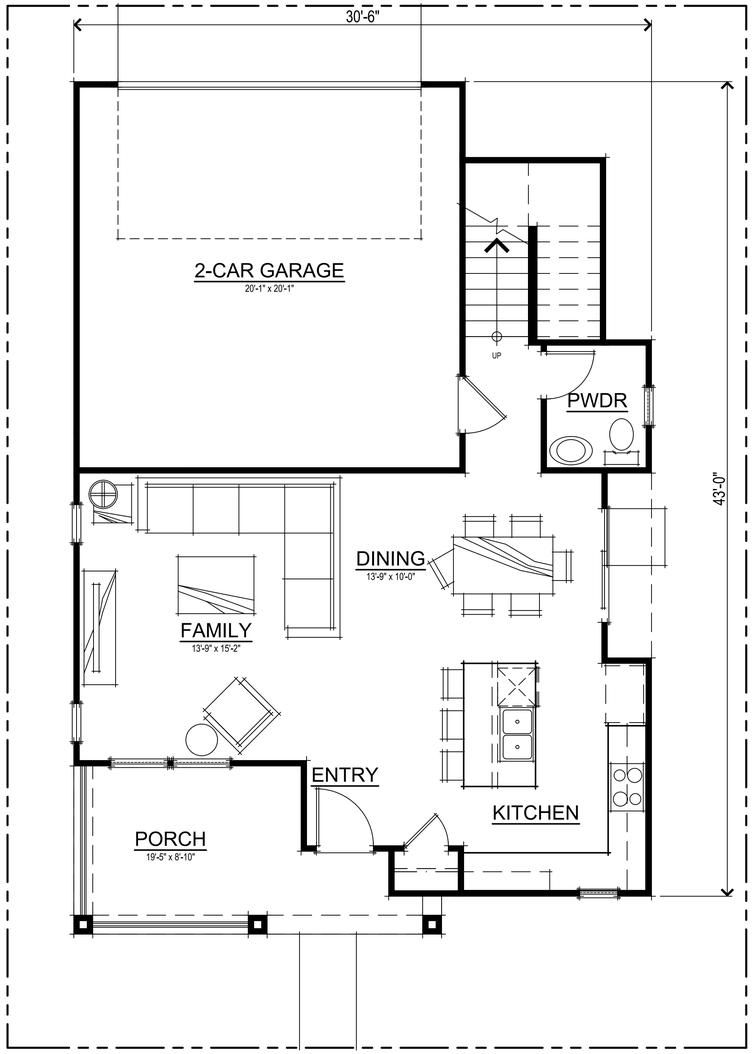
PLAN 2 FRONT ENTRY FARMHOUSE FLOOR PLANS
A2-1A

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SECOND FLOOR PLAN



FIRST FLOOR PLAN
FRONT ENTRY

BED & BATH COUNT	
3 BEDROOMS	2.5 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	716 SQ. FT.
SECOND FLOOR	940 SQ. FT.
TOTAL LIVING	1656 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	132 SQ. FT.

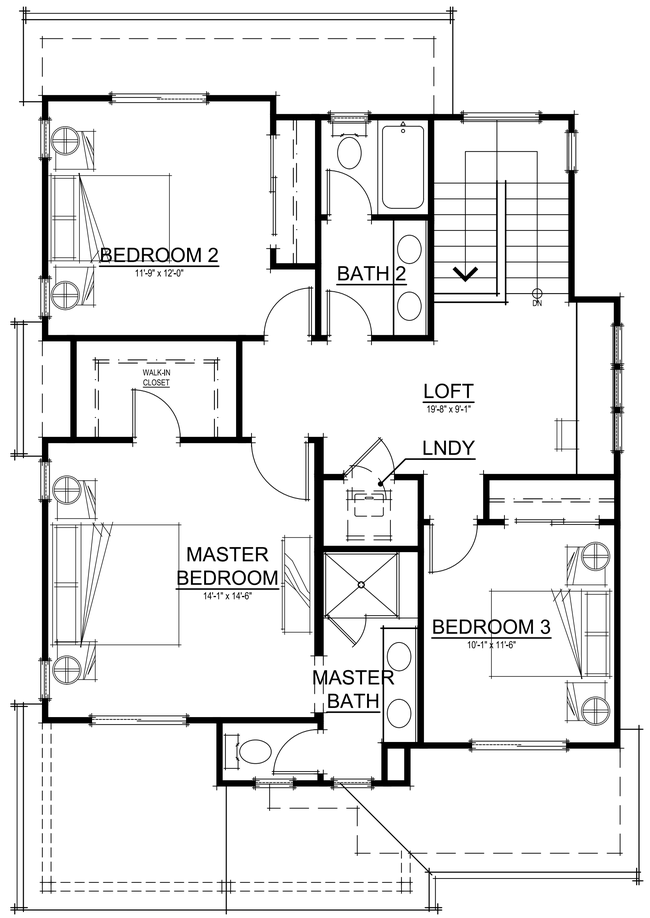
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BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

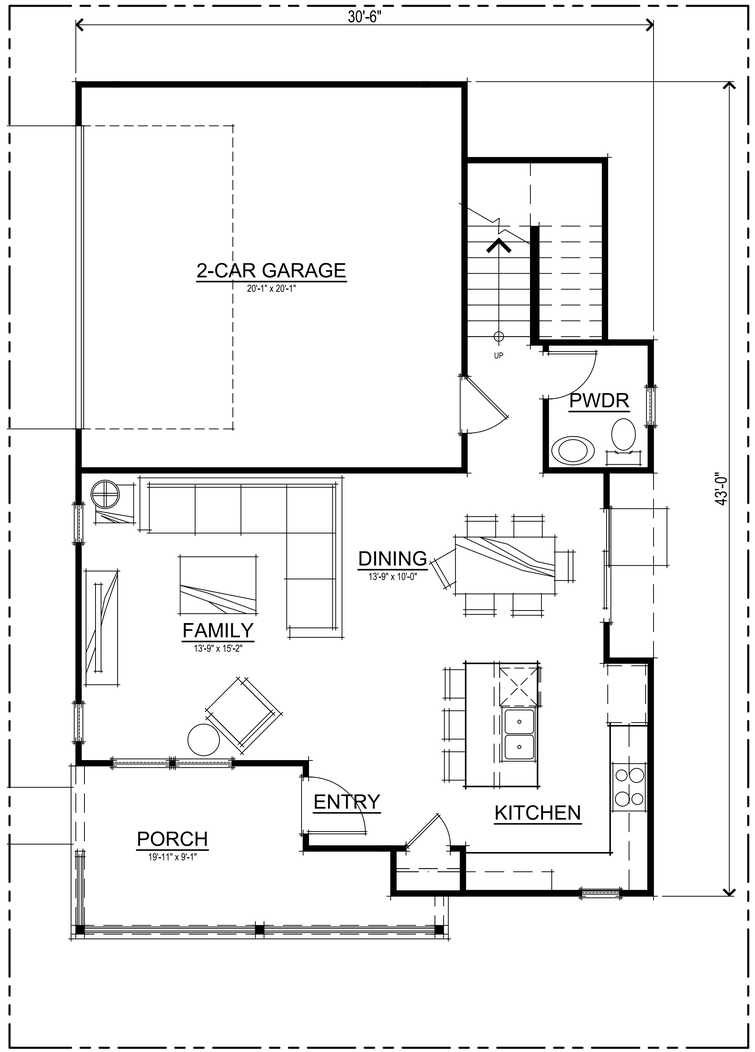
PLAN 2 FRONT ENTRY CRAFTSMAN FLOOR PLANS
A2-1B

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SECOND FLOOR PLAN



FIRST FLOOR PLAN
SIDE ENTRY

BED & BATH COUNT	
3 BEDROOMS	2.5 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	716 SQ. FT.
SECOND FLOOR	940 SQ. FT.
TOTAL LIVING	1656 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	140 SQ. FT.

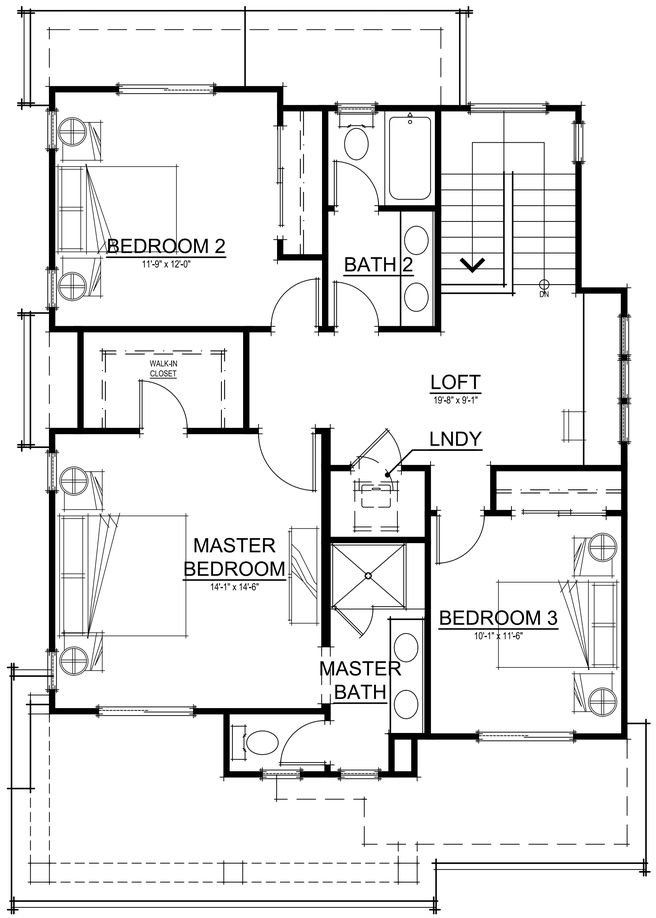
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BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

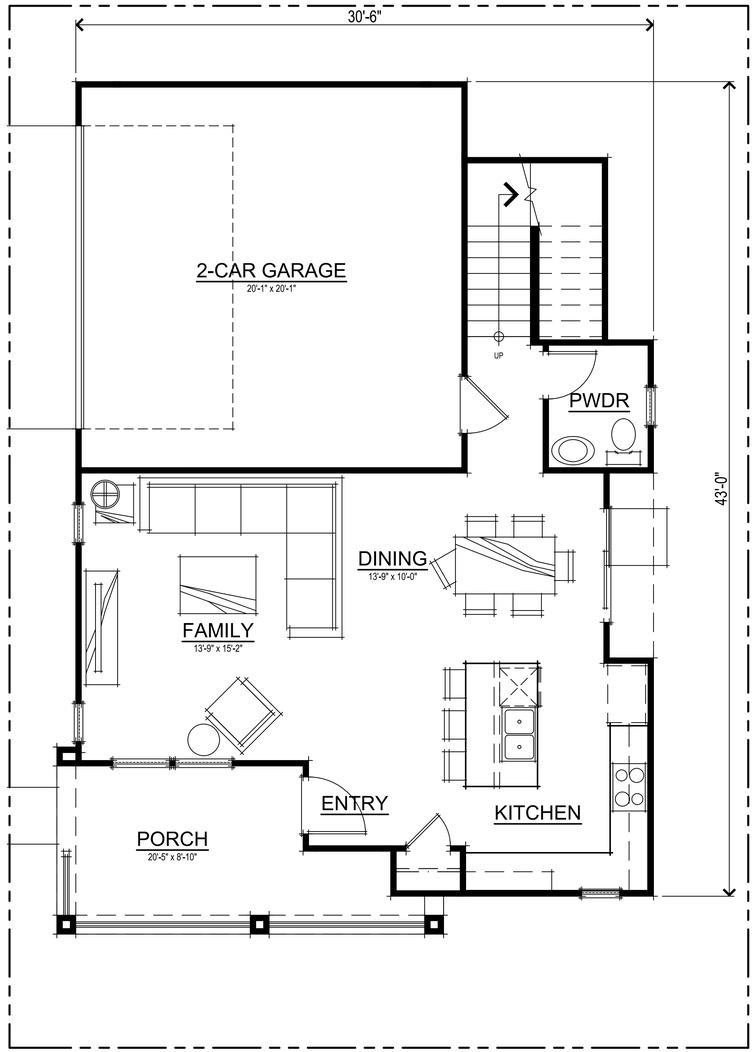
PLAN 2 SIDE ENTRY FARMHOUSE FLOOR PLANS
A2-1C

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SECOND FLOOR PLAN



FIRST FLOOR PLAN
SIDE ENTRY

BED & BATH COUNT	
3 BEDROOMS	2.5 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	716 SQ. FT.
SECOND FLOOR	940 SQ. FT.
TOTAL LIVING	1656 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	141 SQ. FT.

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

PLAN 2 SIDE ENTRY CRAFTSMAN FLOOR PLANS
A2-1D

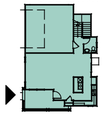
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CRAFTSMAN

SIDE ENTRY



EXTERIOR MATERIALS

- HORIZONTAL LAP SIDING ACCENT
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- STUCCO WAINSCOT COLUMN
- WOOD PORCH RAILING



CRAFTSMAN

FRONT ENTRY



EXTERIOR MATERIALS

- HORIZONTAL LAP SIDING ACCENT
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- STUCCO WAINSCOT COLUMN
- WOOD PORCH RAILING



FARMHOUSE

SIDE ENTRY



EXTERIOR MATERIALS

- BOARD & BATTEN SIDING ACCENTS
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- WOOD PORCH POSTS
- WOOD PORCH RAILING



FARMHOUSE

FRONT ENTRY



EXTERIOR MATERIALS

- BOARD & BATTEN SIDING ACCENTS
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- WOOD PORCH POSTS
- WOOD PORCH RAILING



BEEGHLY RANCH - LOT D

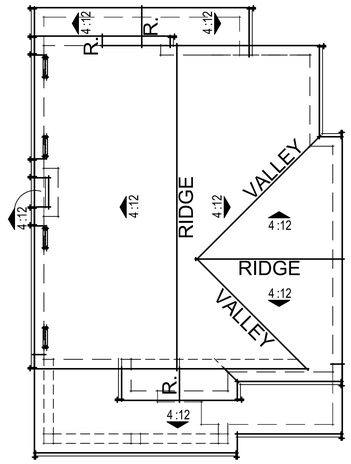
Woodland, CA
March 4, 2020

PLAN 2 ENTRY ELEVATIONS

A2-2

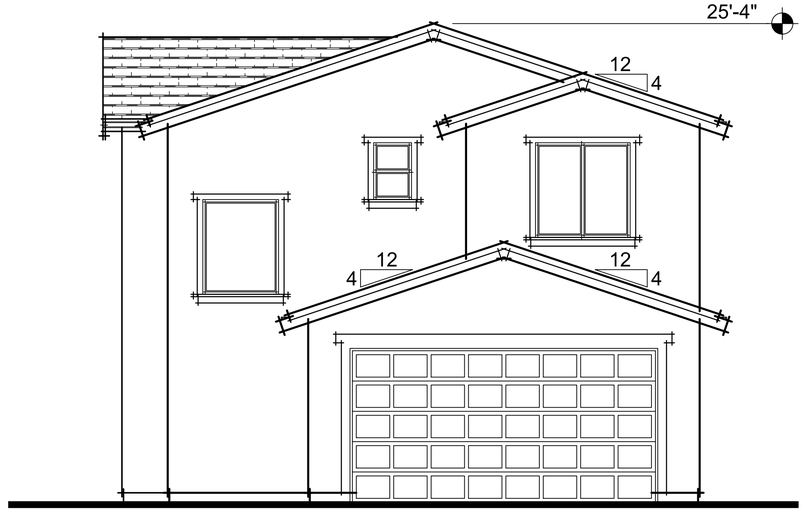
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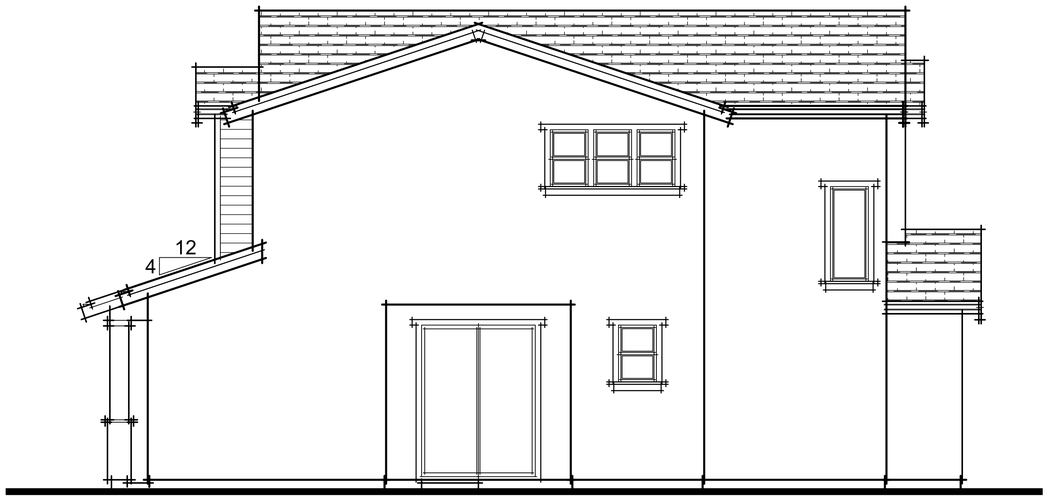


ROOF PLAN

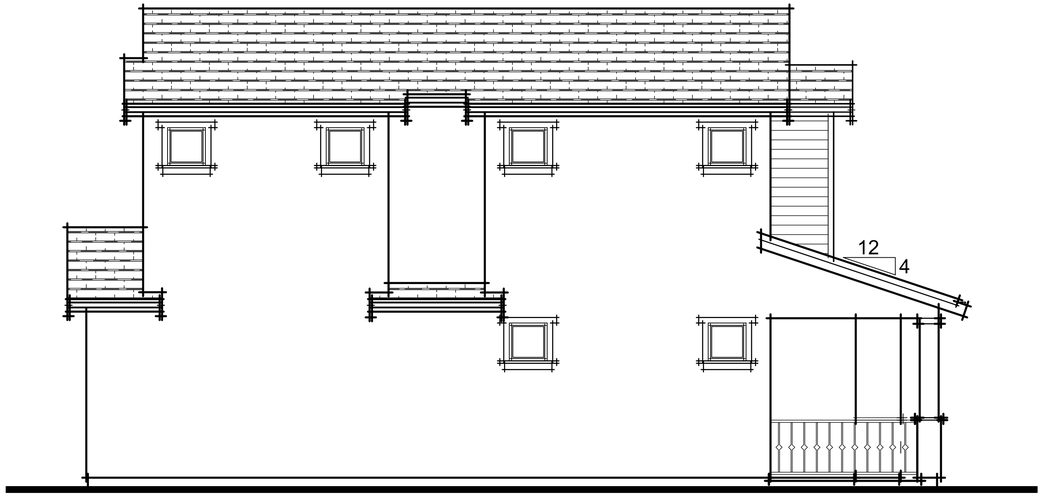
0 2' 4' 6' 8' 16'



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

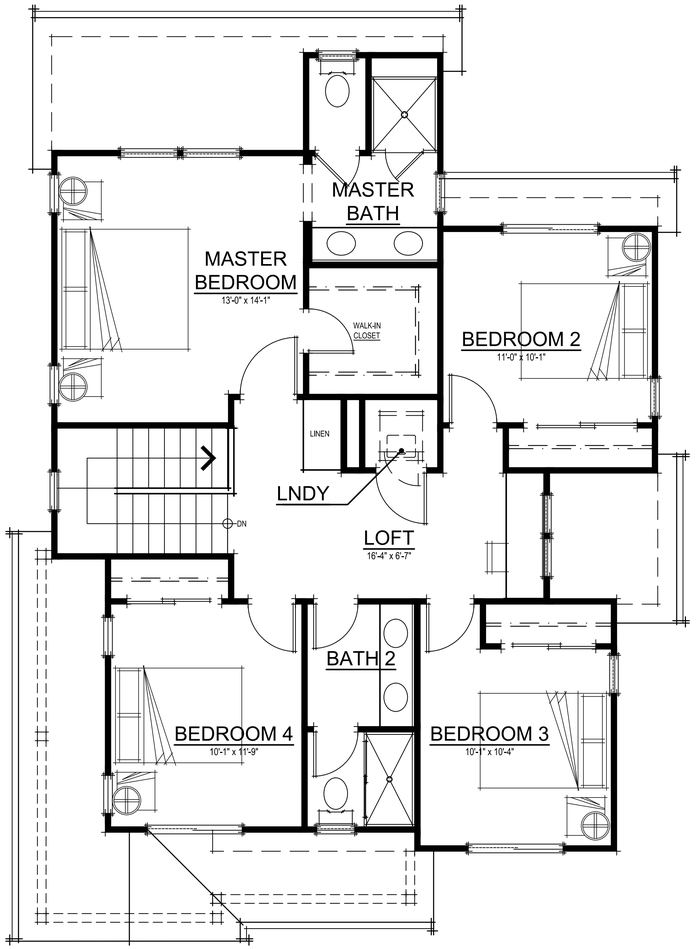
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BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

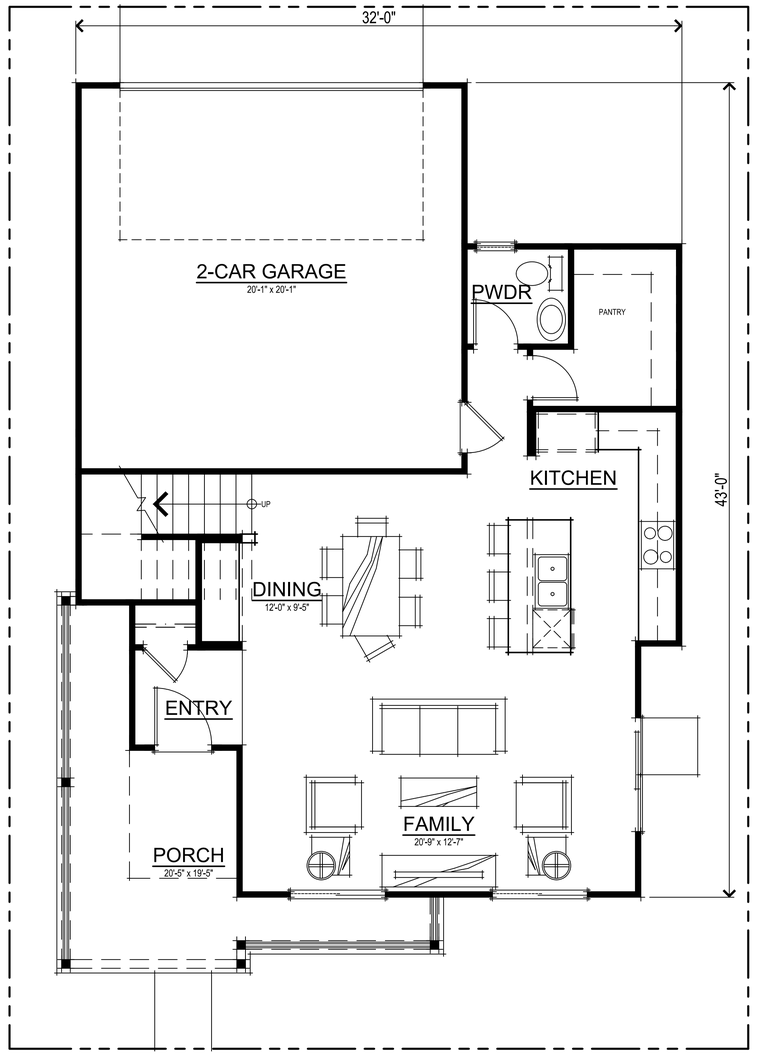
PLAN 2 FRONT ENTRY CRAFTSMAN ELEVATIONS
A2-3B

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SECOND FLOOR PLAN



FIRST FLOOR PLAN
FRONT ENTRY

BED & BATH COUNT	
4 BEDROOMS	2.5 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	746 SQ. FT.
SECOND FLOOR	987 SQ. FT.
TOTAL LIVING	1733 SQ. FT.
2-CAR GARAGE	418 SQ. FT.
PORCH	175 SQ. FT.

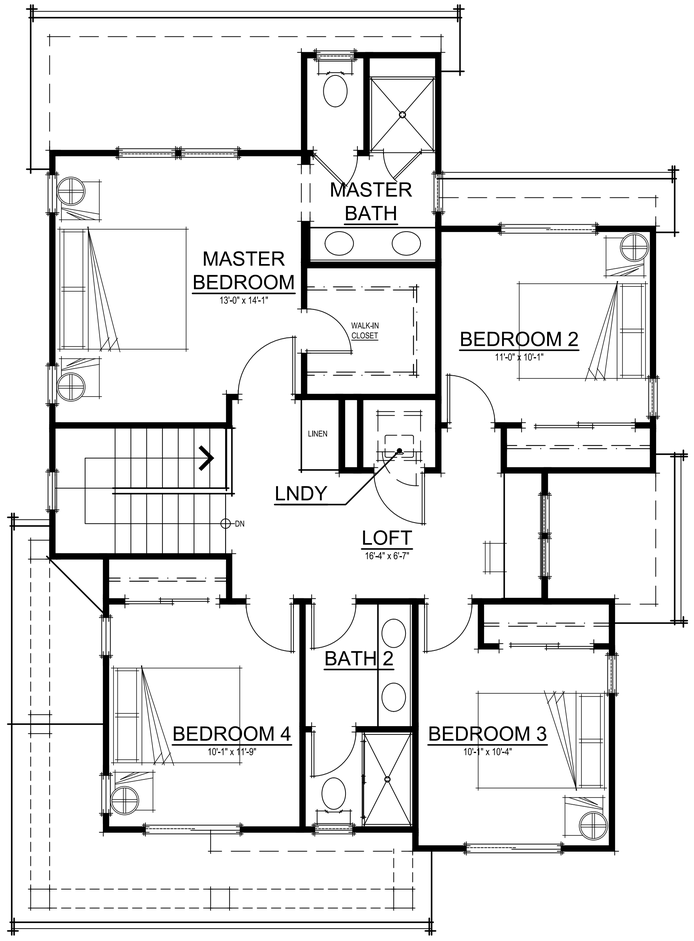
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BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

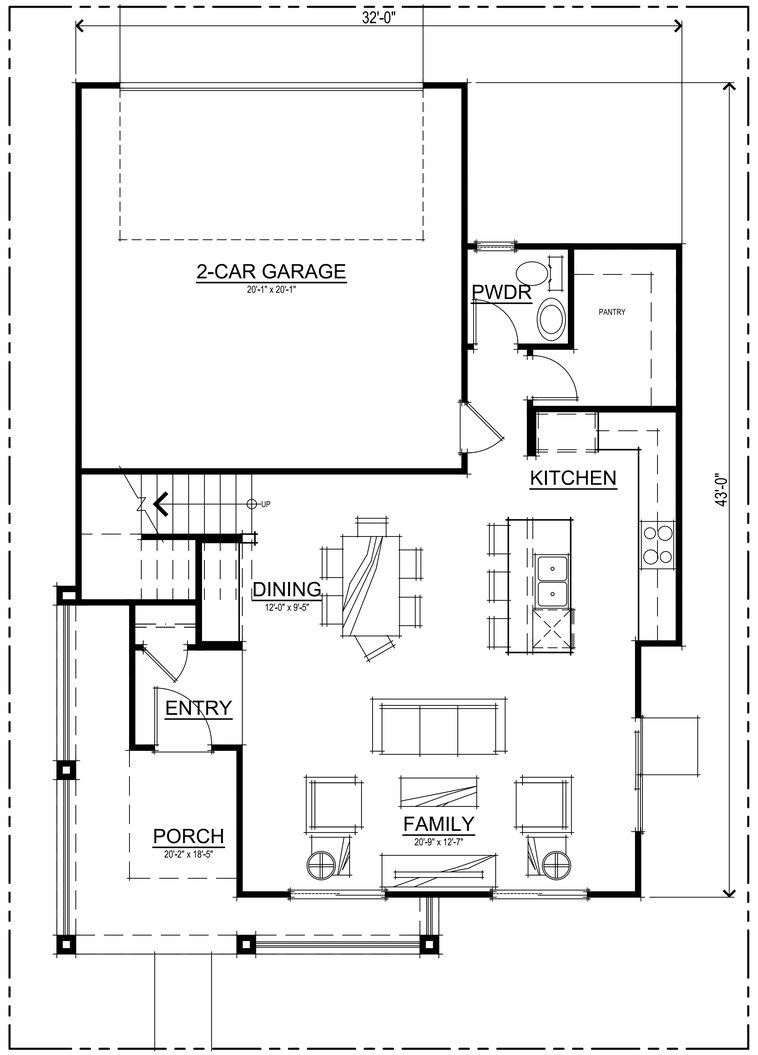
PLAN 3 FRONT ENTRY FARMHOUSE FLOOR PLANS
A3-1A

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SECOND FLOOR PLAN



FIRST FLOOR PLAN
FRONT ENTRY

BED & BATH COUNT	
4 BEDROOMS	2.5 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	746 SQ. FT.
SECOND FLOOR	987 SQ. FT.
TOTAL LIVING	1733 SQ. FT.
2-CAR GARAGE	418 SQ. FT.
PORCH	165 SQ. FT.

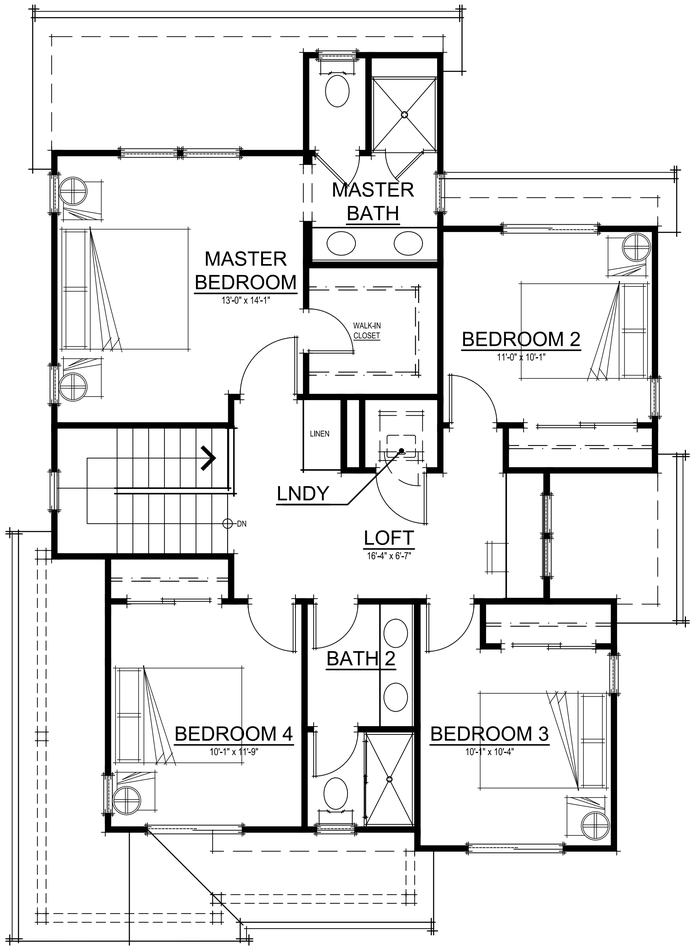
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BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

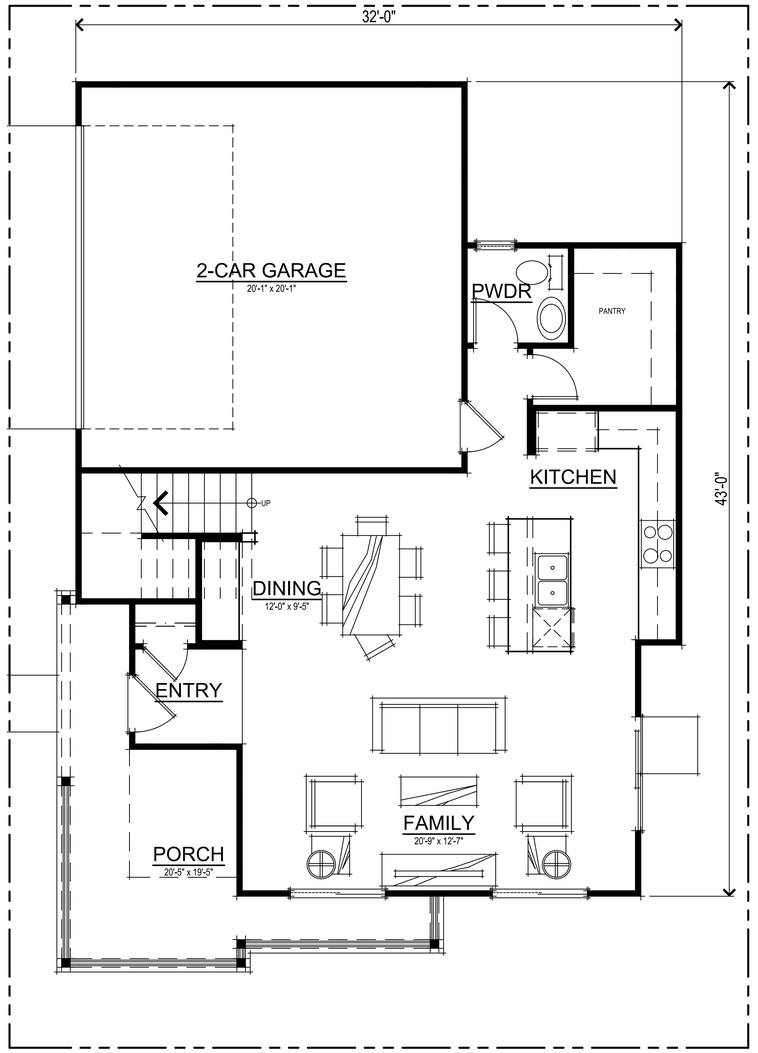
PLAN 3 FRONT ENTRY CRAFTSMAN FLOOR PLANS
A3-1B

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SECOND FLOOR PLAN



FIRST FLOOR PLAN
SIDE ENTRY

BED & BATH COUNT	
4 BEDROOMS	2.5 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	746 SQ. FT.
SECOND FLOOR	987 SQ. FT.
TOTAL LIVING	1733 SQ. FT.
2-CAR GARAGE	418 SQ. FT.
PORCH	175 SQ. FT.

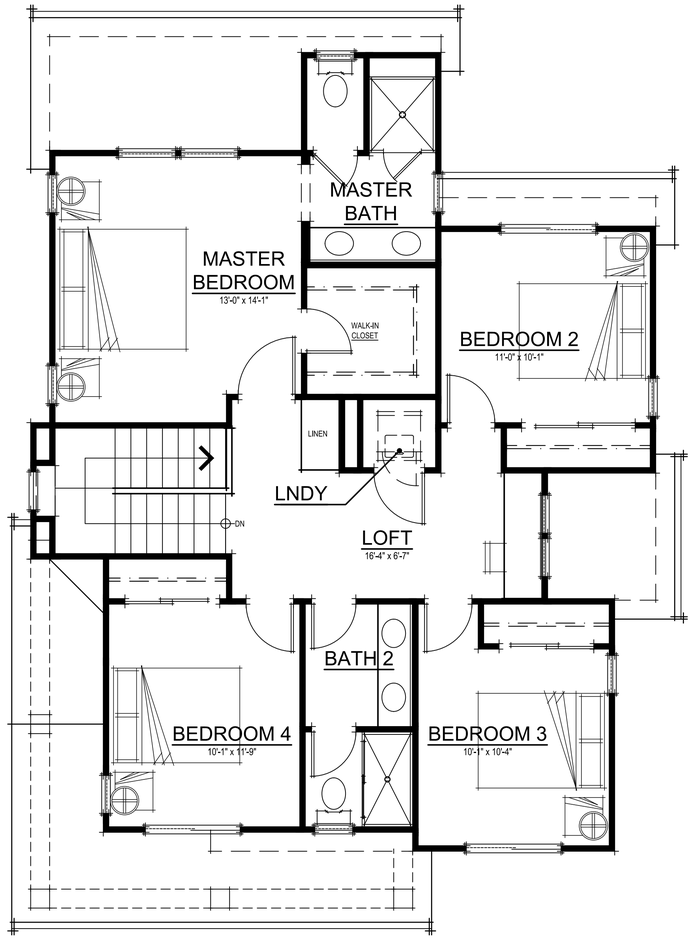
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BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

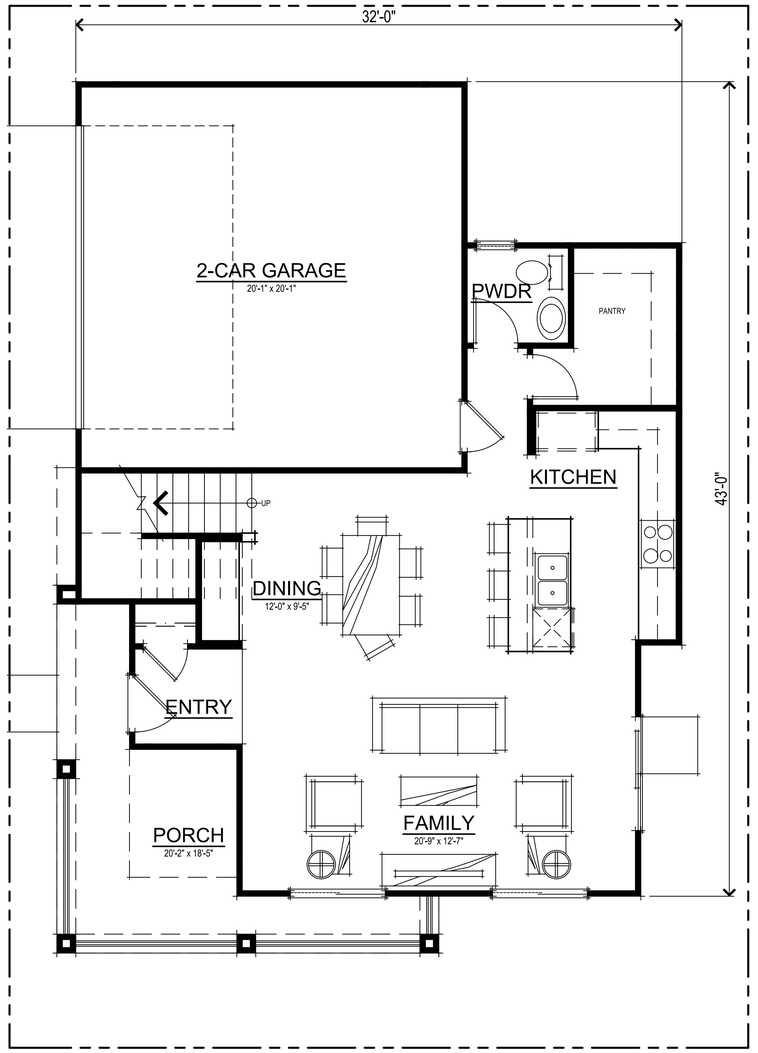
PLAN 3 SIDE ENTRY FARMHOUSE FLOOR PLANS
A3-1C

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SECOND FLOOR PLAN



FIRST FLOOR PLAN
SIDE ENTRY

BED & BATH COUNT	
4 BEDROOMS	2.5 BATHS
SQUARE FOOTAGES	
FIRST FLOOR	746 SQ. FT.
SECOND FLOOR	987 SQ. FT.
TOTAL LIVING	1733 SQ. FT.
2-CAR GARAGE	418 SQ. FT.
PORCH	165 SQ. FT.

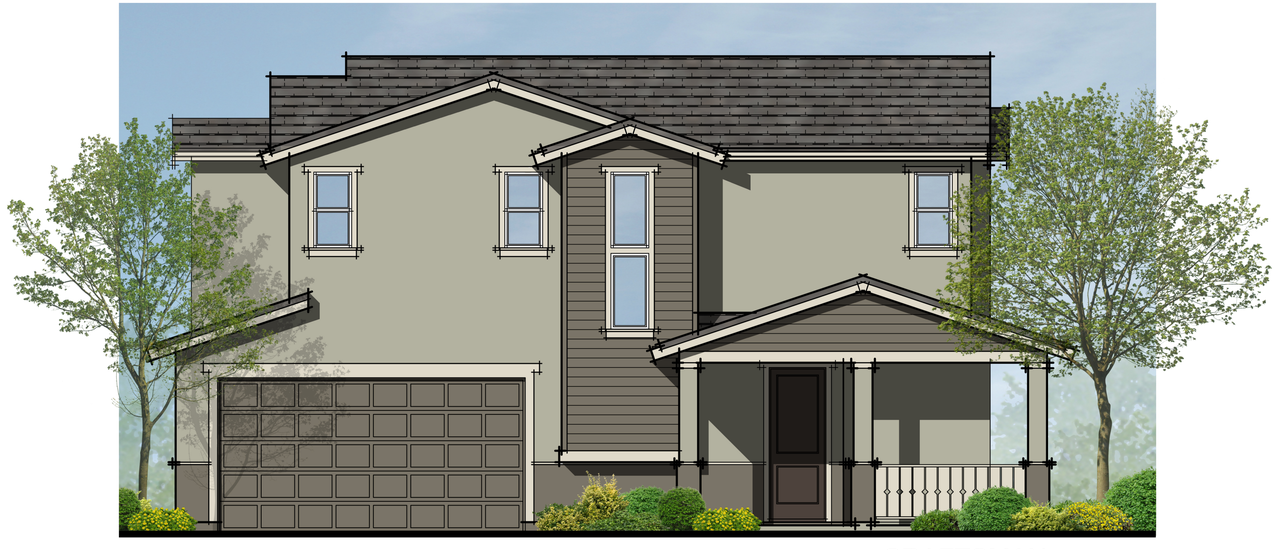
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BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

PLAN 3 SIDE ENTRY CRAFTSMAN FLOOR PLANS
A3-1D

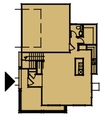
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CRAFTSMAN

SIDE ENTRY



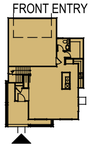
EXTERIOR MATERIALS

- HORIZONTAL LAP SIDING ACCENT
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- STUCCO WAINSCOT COLUMN
- WOOD PORCH RAILING



CRAFTSMAN

FRONT ENTRY



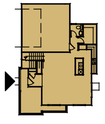
EXTERIOR MATERIALS

- HORIZONTAL LAP SIDING ACCENT
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- STUCCO WAINSCOT COLUMN
- WOOD PORCH RAILING



FARMHOUSE

SIDE ENTRY



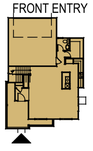
EXTERIOR MATERIALS

- BOARD & BATTEN SIDING ACCENTS
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- WOOD PORCH POSTS
- WOOD PORCH RAILING



FARMHOUSE

FRONT ENTRY



EXTERIOR MATERIALS

- BOARD & BATTEN SIDING ACCENTS
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- WOOD PORCH POSTS
- WOOD PORCH RAILING



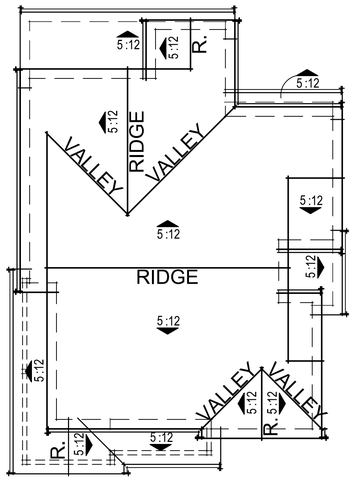
PLAN 3 ENTRY ELEVATIONS

A3-2

BEEGHLY RANCH - LOT D
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March 4, 2020

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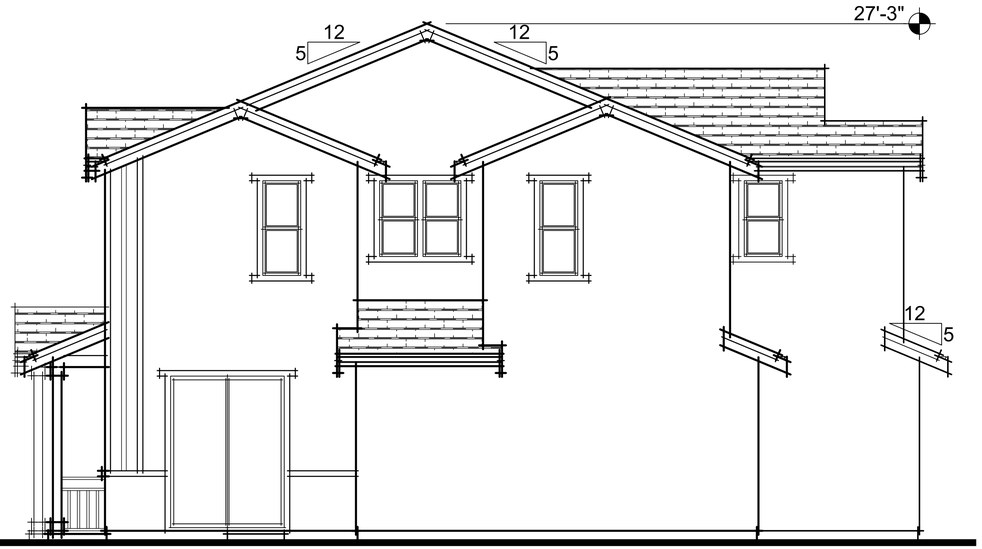


ROOF PLAN

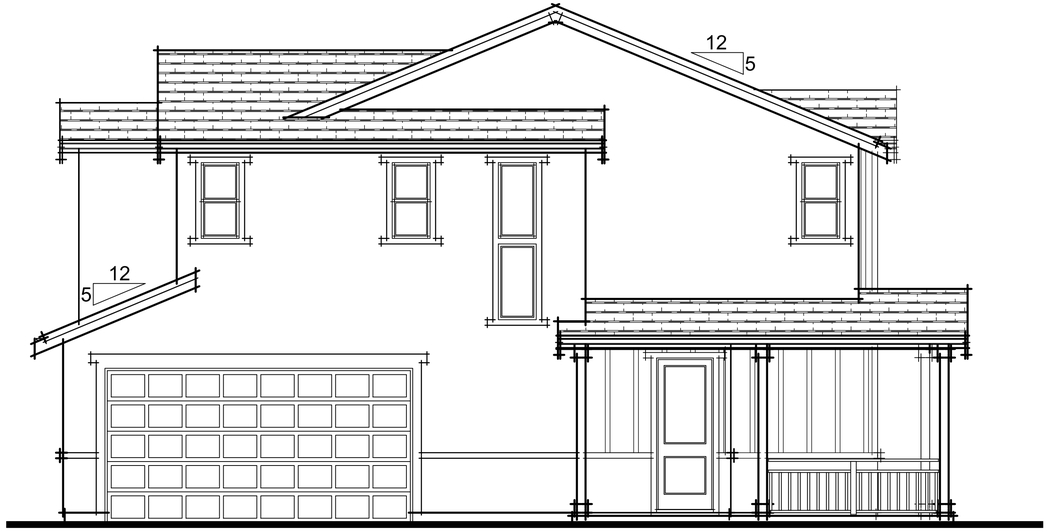
0 2' 4' 6' 8' 16'



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

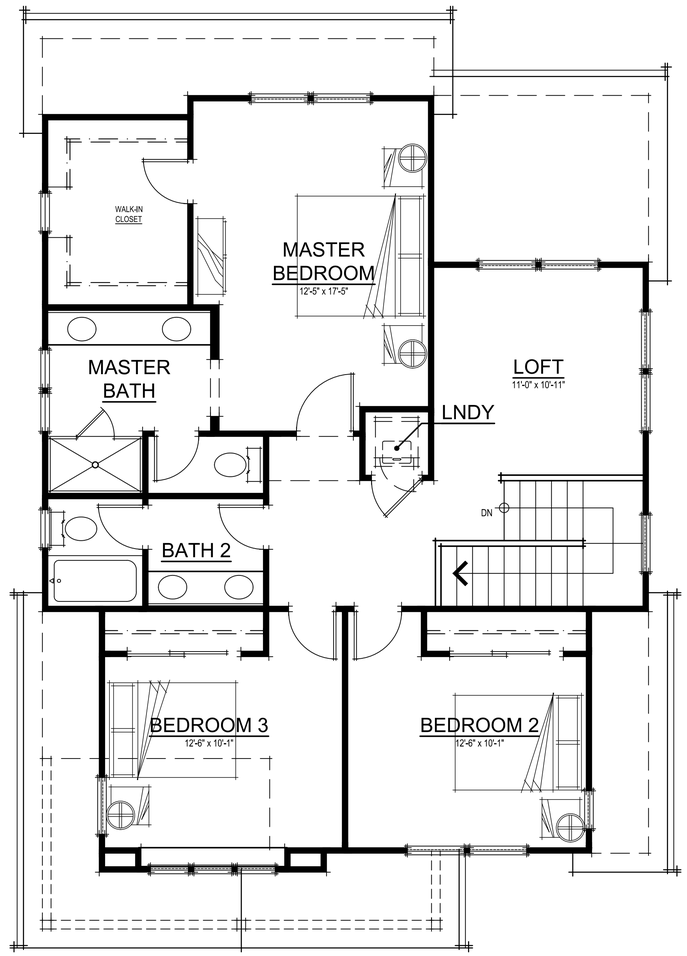
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BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

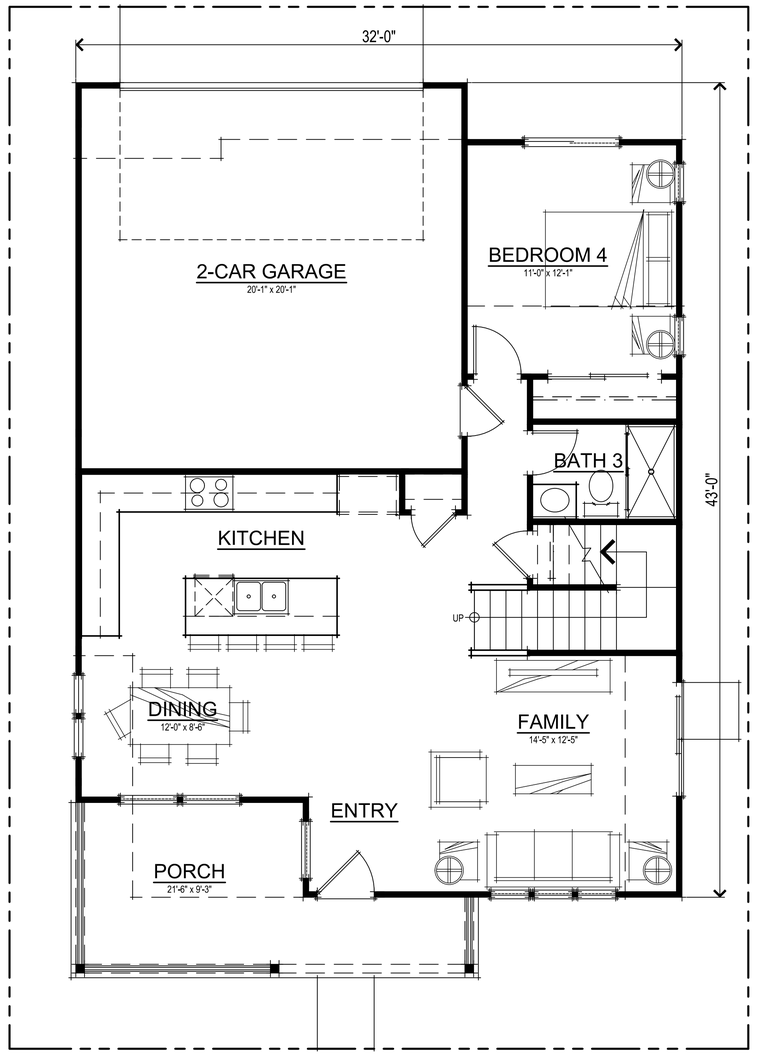
PLAN 3 SIDE ENTRY FARMHOUSE ELEVATIONS
A3-3C

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SECOND FLOOR PLAN



FIRST FLOOR PLAN
FRONT ENTRY

BED & BATH COUNT	
4 BEDROOMS	3 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	866 SQ. FT.
SECOND FLOOR	1042 SQ. FT.
TOTAL LIVING	1908 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	153 SQ. FT.

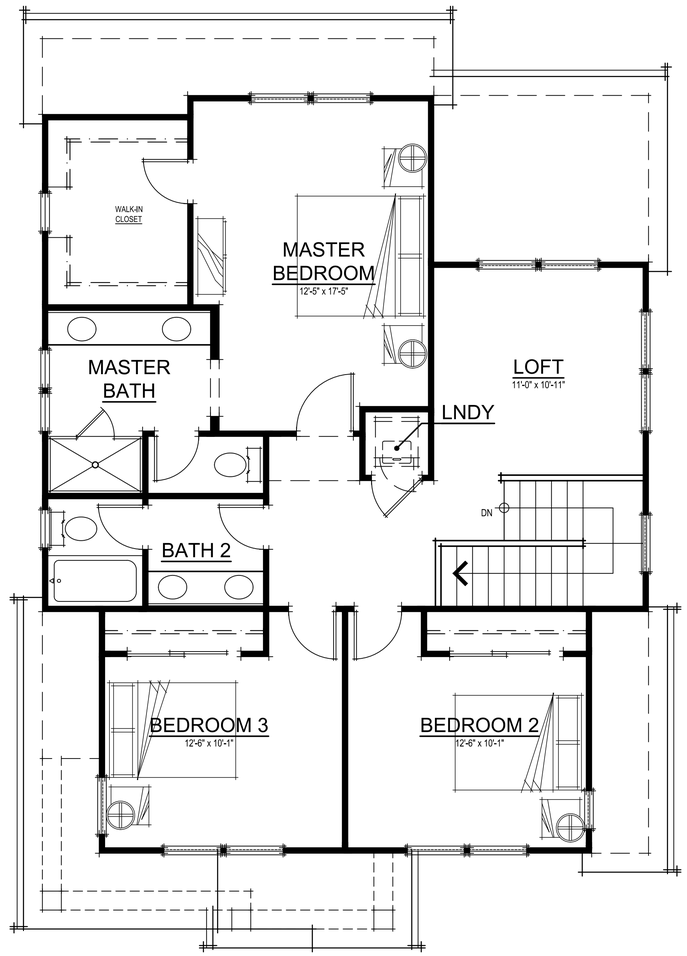
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BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

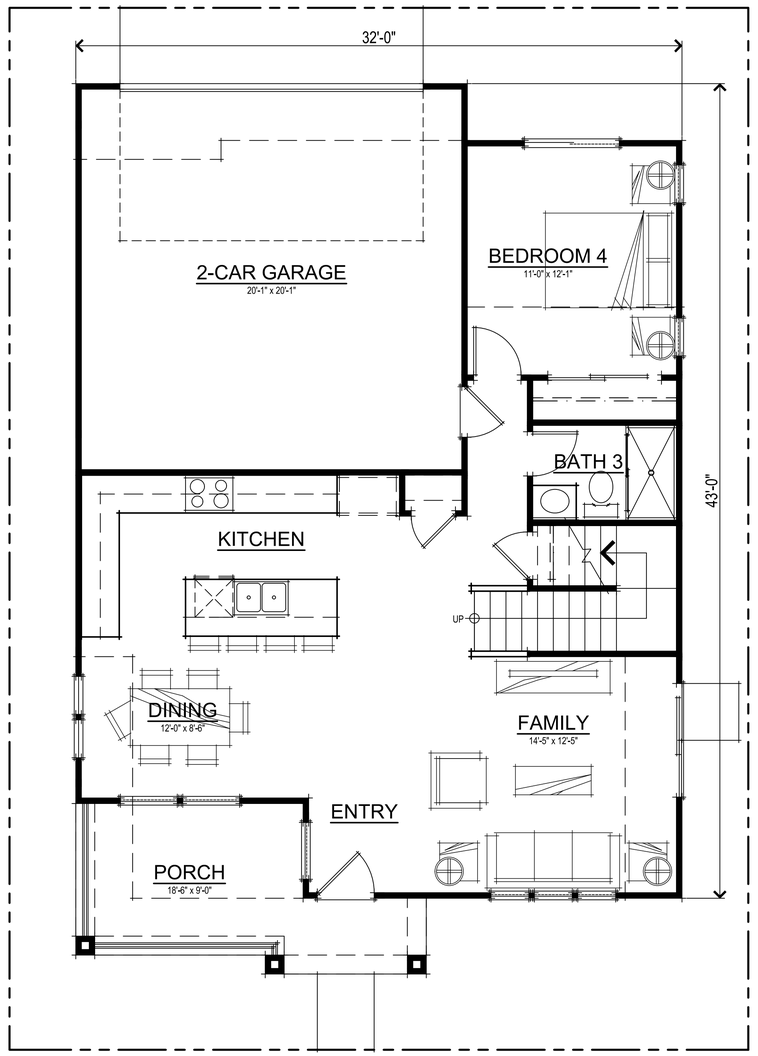
PLAN 4 FRONT ENTRY FARMHOUSE FLOOR PLANS
A4-1A

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SECOND FLOOR PLAN



FIRST FLOOR PLAN
FRONT ENTRY

BED & BATH COUNT	
4 BEDROOMS	3 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	866 SQ. FT.
SECOND FLOOR	1042 SQ. FT.
TOTAL LIVING	1908 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	124 SQ. FT.

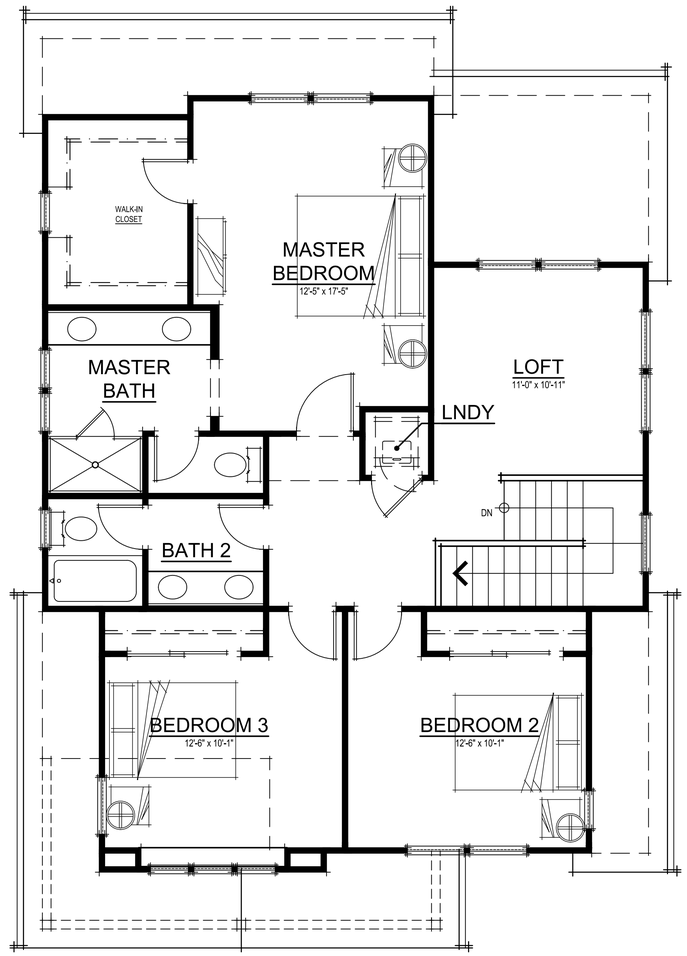
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BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

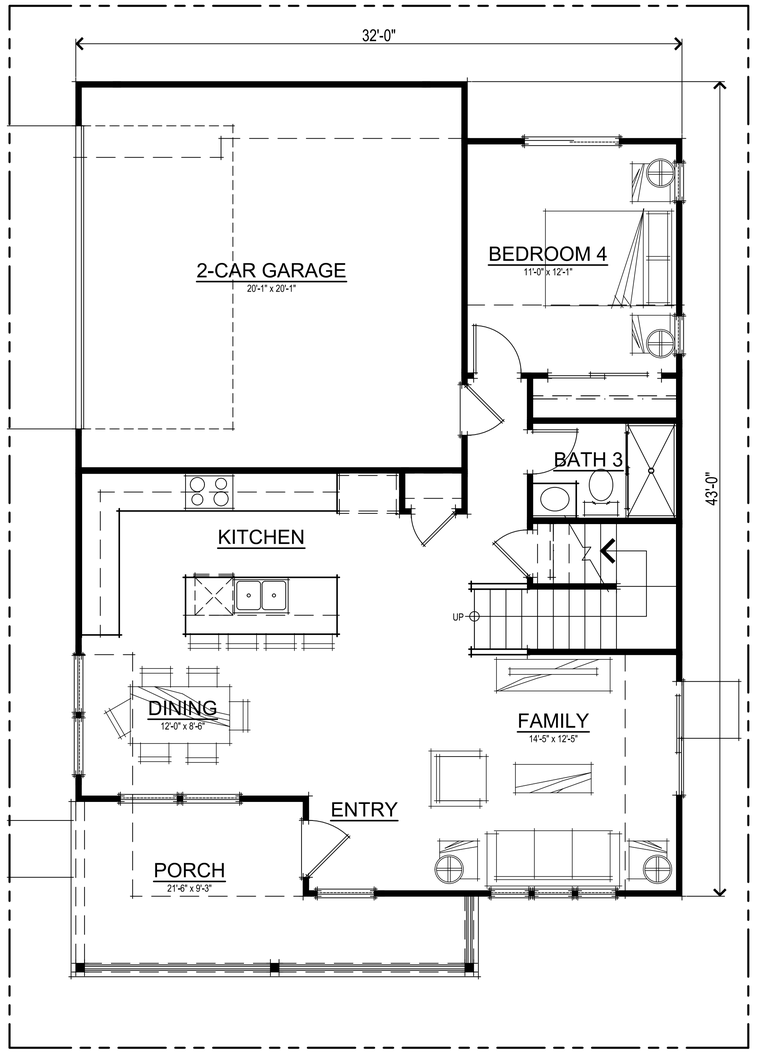
PLAN 4 FRONT ENTRY CRAFTSMAN FLOOR PLANS
A4-1B

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SECOND FLOOR PLAN



FIRST FLOOR PLAN
SIDE ENTRY

BED & BATH COUNT	
4 BEDROOMS	3 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	866 SQ. FT.
SECOND FLOOR	1042 SQ. FT.
TOTAL LIVING	1908 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	153 SQ. FT.

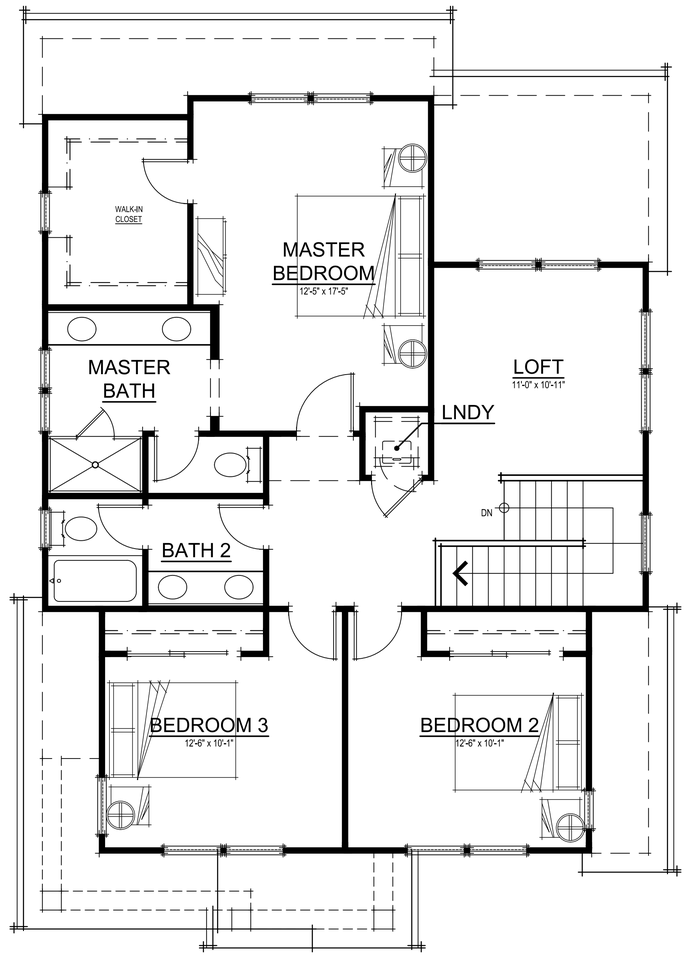
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BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

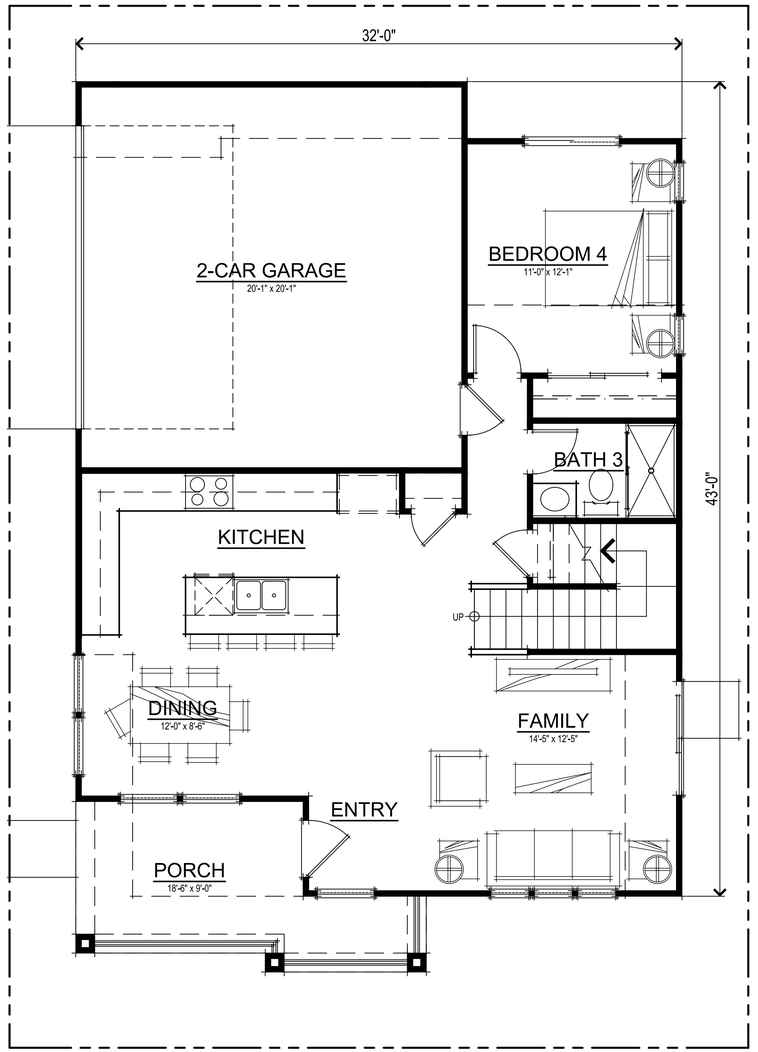
PLAN 4 SIDE ENTRY FARMHOUSE FLOOR PLANS
A4-1C

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SECOND FLOOR PLAN



FIRST FLOOR PLAN
SIDE ENTRY

BED & BATH COUNT	
4 BEDROOMS	3 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	866 SQ. FT.
SECOND FLOOR	1042 SQ. FT.
TOTAL LIVING	1908 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	124 SQ. FT.

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

PLAN 4 SIDE ENTRY CRAFTSMAN FLOOR PLANS
A4-1D

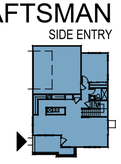
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CRAFTSMAN

SIDE ENTRY



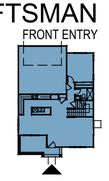
EXTERIOR MATERIALS

- HORIZONTAL LAP SIDING ACCENT
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- STUCCO WAINSCOT COLUMN
- WOOD PORCH RAILING



CRAFTSMAN

FRONT ENTRY



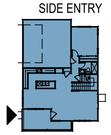
EXTERIOR MATERIALS

- HORIZONTAL LAP SIDING ACCENT
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- STUCCO WAINSCOT COLUMN
- WOOD PORCH RAILING



FARMHOUSE

SIDE ENTRY



EXTERIOR MATERIALS

- BOARD & BATTEN SIDING ACCENTS
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- WOOD PORCH POSTS
- WOOD PORCH RAILING



FARMHOUSE

FRONT ENTRY



EXTERIOR MATERIALS

- BOARD & BATTEN SIDING ACCENTS
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- WOOD PORCH POSTS
- WOOD PORCH RAILING



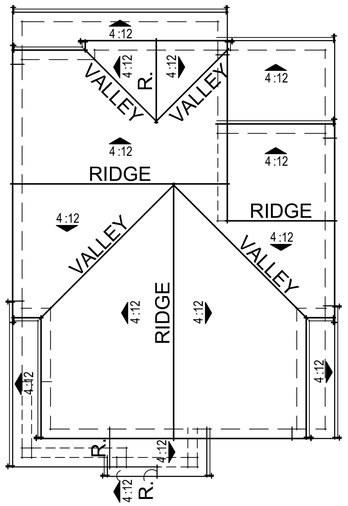
PLAN 4 ENTRY ELEVATIONS

A4-2

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

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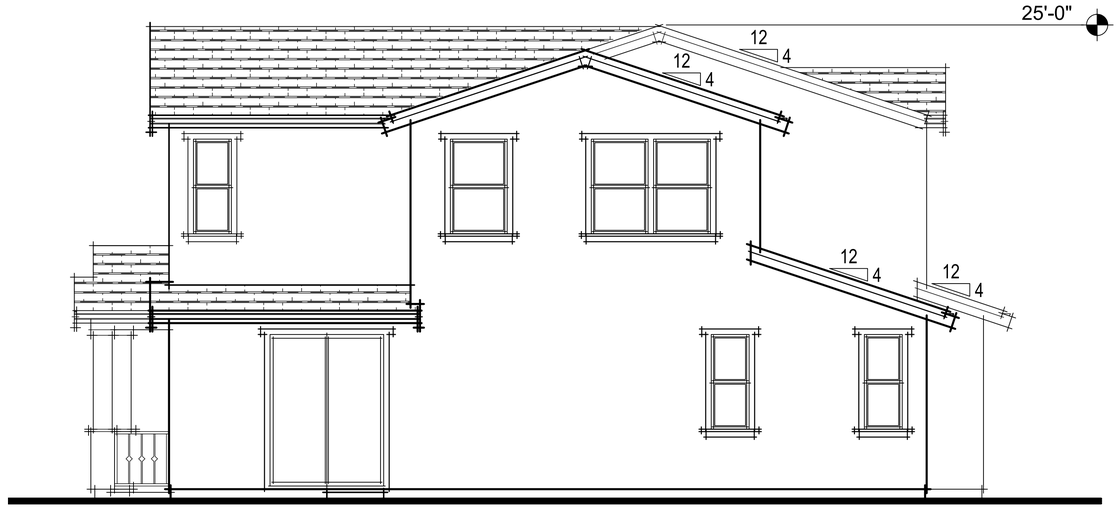
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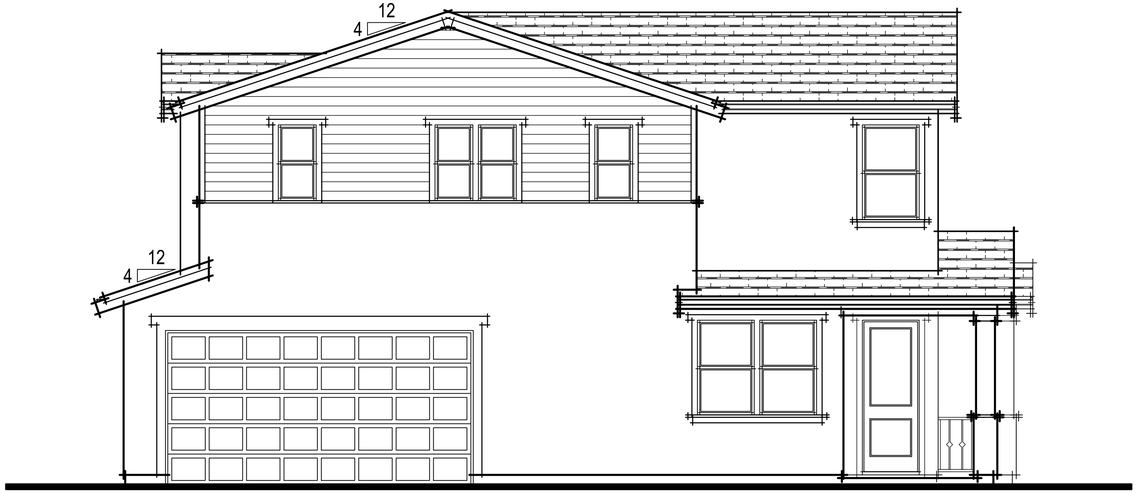
ROOF PLAN



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

PLAN 4 SIDE ENTRY CRAFTSMAN ELEVATIONS
A4-3D

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Scheme 1 - Farmhouse

Roofing
EAGLE Roofing
Bel Air - 4697 Slate Range



Body 1
KM 4571 Cobblestone Street

Accent
KM 178 Plymouth Gray

Body 2
KM 4449 Wine Cellar

Trim
KMW 49 Great White

Scheme 2 - Farmhouse

Roofing
EAGLE Roofing
Bel Air - 4591 Dark Gray Range



Body 1
KM 14 Frost

Accent
KM 4944 Viking Castle

Body 2
KM 202 Doeskin

Trim
KMW 23 Swiss Coffee

Scheme 3 - Farmhouse

Roofing
EAGLE Roofing
Bel Air - 4697 Slate Range



Body 1
KM 4569 Clear Sand

Accent
KM 407 Carbon

Body 2
KM 4569 Clear Sand

Trim
KMW 4569 Clear Sand

Scheme 4 - Farmhouse

Roofing
EAGLE Roofing
Bel Air - SCB 8805 Seattle Blend



Body 1
KM 4899 Gray Spell

Accent
KM 5826 Volcanic Rocck

Body 2
KM 5811 Big Daddy Blue

Trim
KM 23 Swiss Coffee

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

FARMHOUSE COLORS & MATERIALS
CMA

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Scheme 5 - Craftsman

Roofing
EAGLE Roofing
Bel Air - 4697 Slate Range



Body 1
KM 4935 Sequoia Fog

Accent
KM 4491 Aged Teak

Body 2
KM 4937 Paw Print

Trim
KMW 4932 Rub Elbows

Scheme 6 - Craftsman

Roofing
EAGLE Roofing
Bel Air - 4634 Kings Canyon Blend



Body 1
KM 5787 Parisian Cashmere

Accent
KMA88 Japanesse Sable

Body 2
HLS 4276 Clippership Twill

Trim
KM 4582 Beaver Pelt

Scheme 7 - Craftsman

Roofing
EAGLE Roofing
Bel Air - 4602 Concord Blend



Body 1
HLS 4264 Melmac Silver

Accent
KM 417 Oxford Brown

Body 2
HLS 4263 Hammered Pewter

Trim
KMW 31 Frankly Earnest

Scheme 8 - Craftsman

Roofing
EAGLE Roofing
Bel Air - 4591 Dark Gray Range



Body 1
KM 4908 Bashful Emu

Accent
KM 4903 Zinc Dust

Body 2
KM 5824 Winter's Park

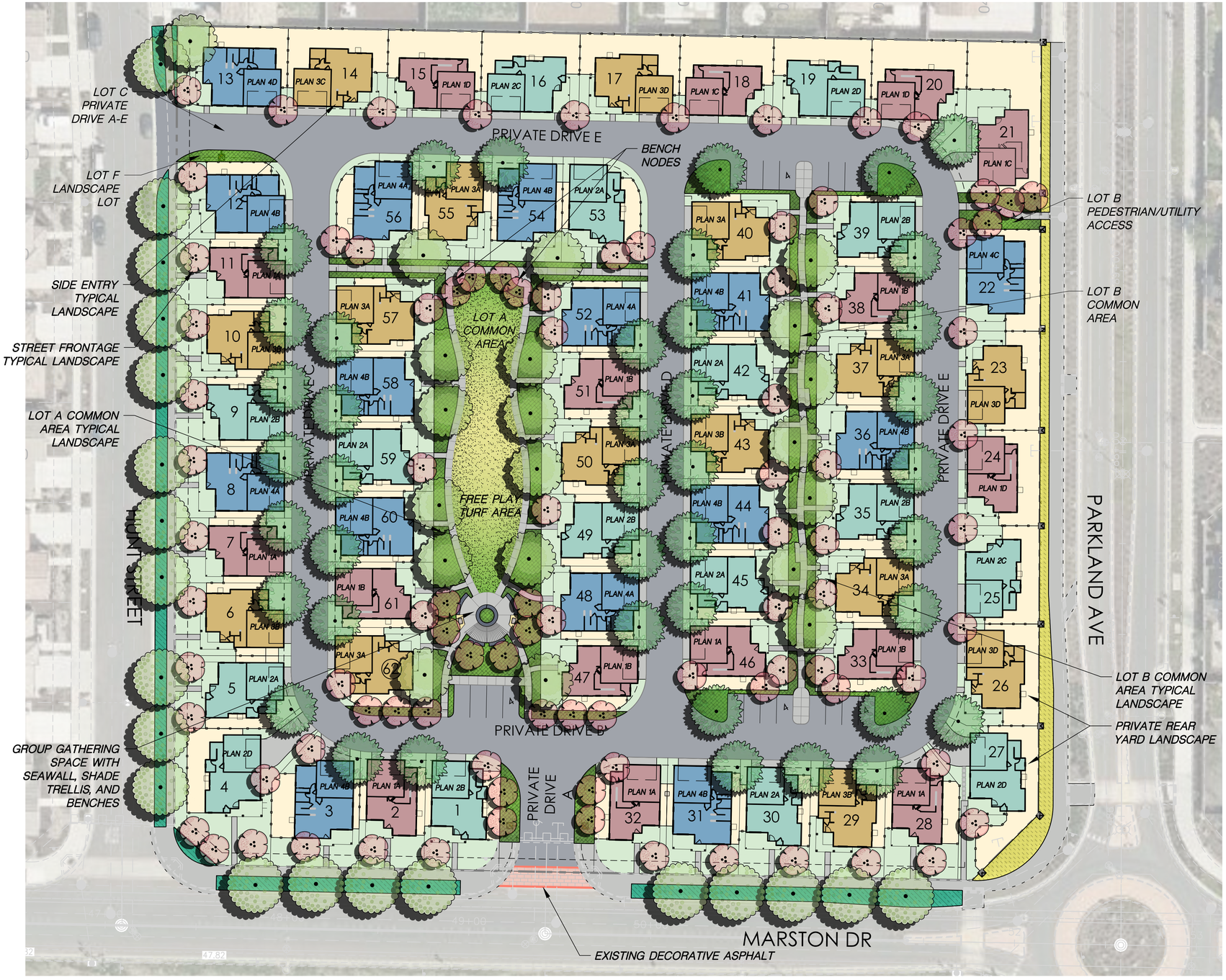
Trim
23 Swiss Coffee

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

CRAFTSMAN COLORS & MATERIALS
CMB

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CONCEPT TREE SCHEDULE

	ACCENT TREE	
	ARBUTUS X 'MARINA' / ARBUTUS MULTI-TRUNK	24"BOX, LOW
	LAGERSTROEMIA X 'MUSKOGEE' / CRAPE MYRTLE LIGHT LAVENDER	24"BOX, LOW
	OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE	24"BOX, LOW
	PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24"BOX, LOW
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / PURPLE LEAF PLUM	15 GAL, MEDIUM
	FRONTAGE TREE	
	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	15 GAL, MEDIUM
	ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA	15 GAL, MEDIUM
	STREET TREE	
	LIRIODENDRON TULIPIFERA / TULIP TREE	15 GAL, MEDIUM
	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE	15 GAL, LOW
	QUERCUS ILEX / HOLLY OAK	15 GAL, LOW
	SHADE TREE	
	QUARCUS RUBRA / RED OAK	15 GAL, MEDIUM
	ULMUS X 'FRONTIER' / AMERICAN ELM	15 GAL, MEDIUM

CONCEPT PLANT SCHEDULE

	SHRUB & GROUNDCOVER MIX	
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA	5 GAL, LOW
	BACCHARIS PILULARIS 'TWIN PEAKS' / DWARF COYOTE BRUSH	1 GAL, LOW
	CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	5 GAL, LOW
	CLEMATIS LASIANTHA / PIPESTEM CLEMATIS	5 GAL, MEDIUM
	GAURA LINDHEIMERI 'SISKIYOU PINK' / SISKIYOU PINK GAURA	1 GAL, LOW
	GREVILLEA X 'NOELLII' / GREVILLEA	5 GAL, LOW
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA	1 GAL, LOW
	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	5 GAL, LOW
	LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH	1 GAL, LOW
	MYRTUS COMMUNIS 'COMPACTA' / DWARF MYRTLE	5 GAL, LOW
	NANDINA DOMESTICA 'GULF STREAM' TM / HEAVENLY BAMBOO	5 GAL, LOW
	RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE	1 GAL, LOW
	SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA	1 GAL, LOW
	EXISTING FRONTAGE LANDSCAPE TO REMAIN	
	-	
	PROPOSED FRONTAGE LANDSCAPE TO MATCH EXISTING	
	-	
	TURF	
	TURF SOD / DROUGHT TOLERANT FESCUE BLEND	SOD, HIGH
	REAR YARD / PRIVATE SPACE	
	PRODUCTION TYPICAL LANDSCAPE	

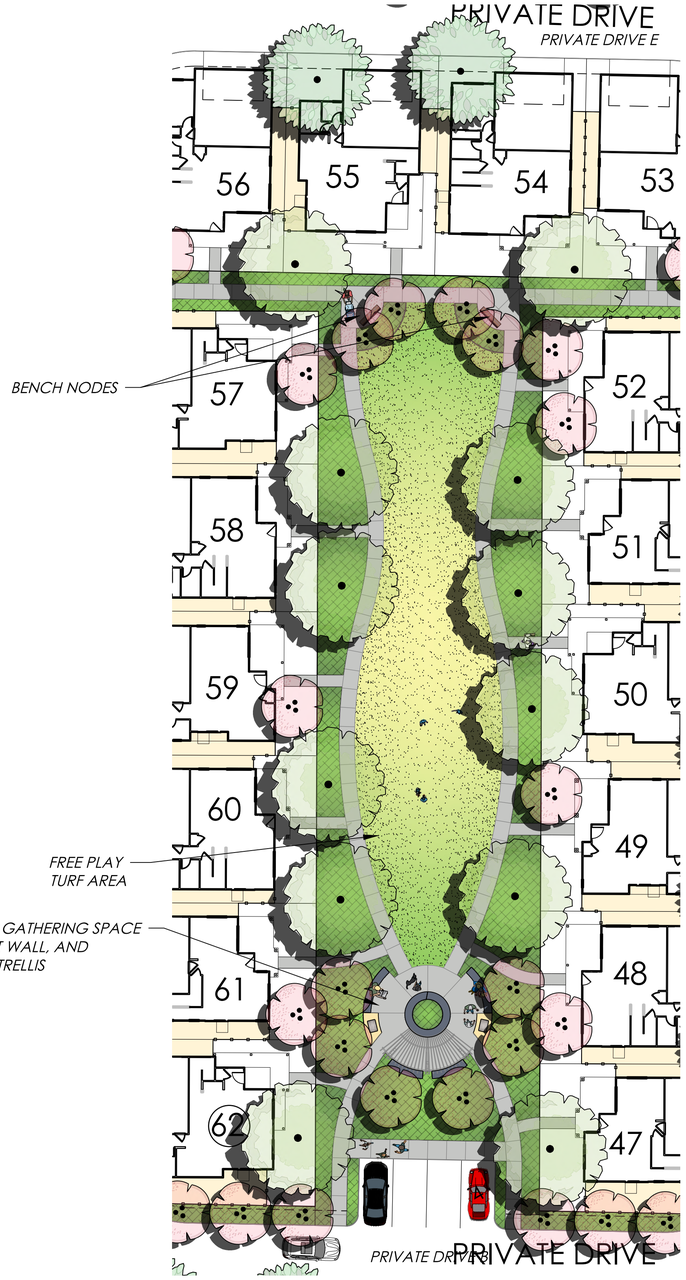
BEEGHLY RANCH - LOT D
Woodland, CA
March 04, 2020

PRELIMINARY LANDSCAPE PLAN
L01

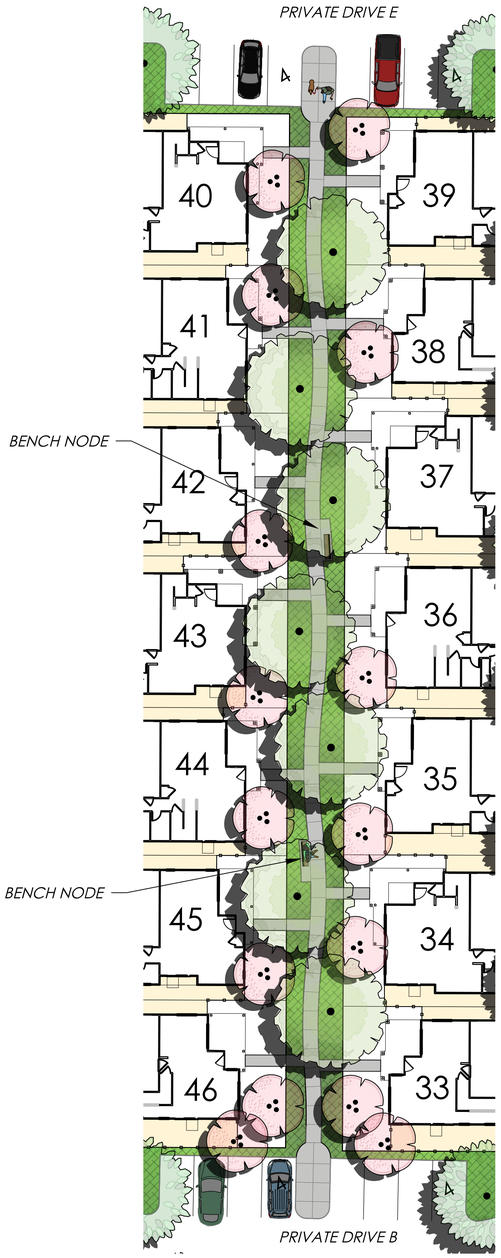
NORTH

0 60
SCALE: 1" = 30'
30 120

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3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767



LOT A COMMON AREA

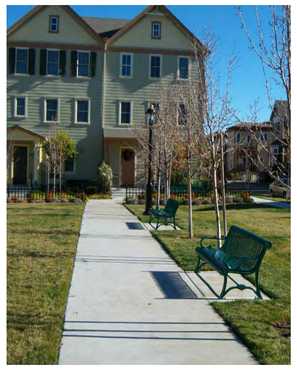


LOT B COMMON AREA









SITE AMENITIES

BEEGHLY RANCH - LOT D

Woodland, CA

March 04, 2020

COMMON AREA / OPEN SPACE ENLARGEMENT PLAN

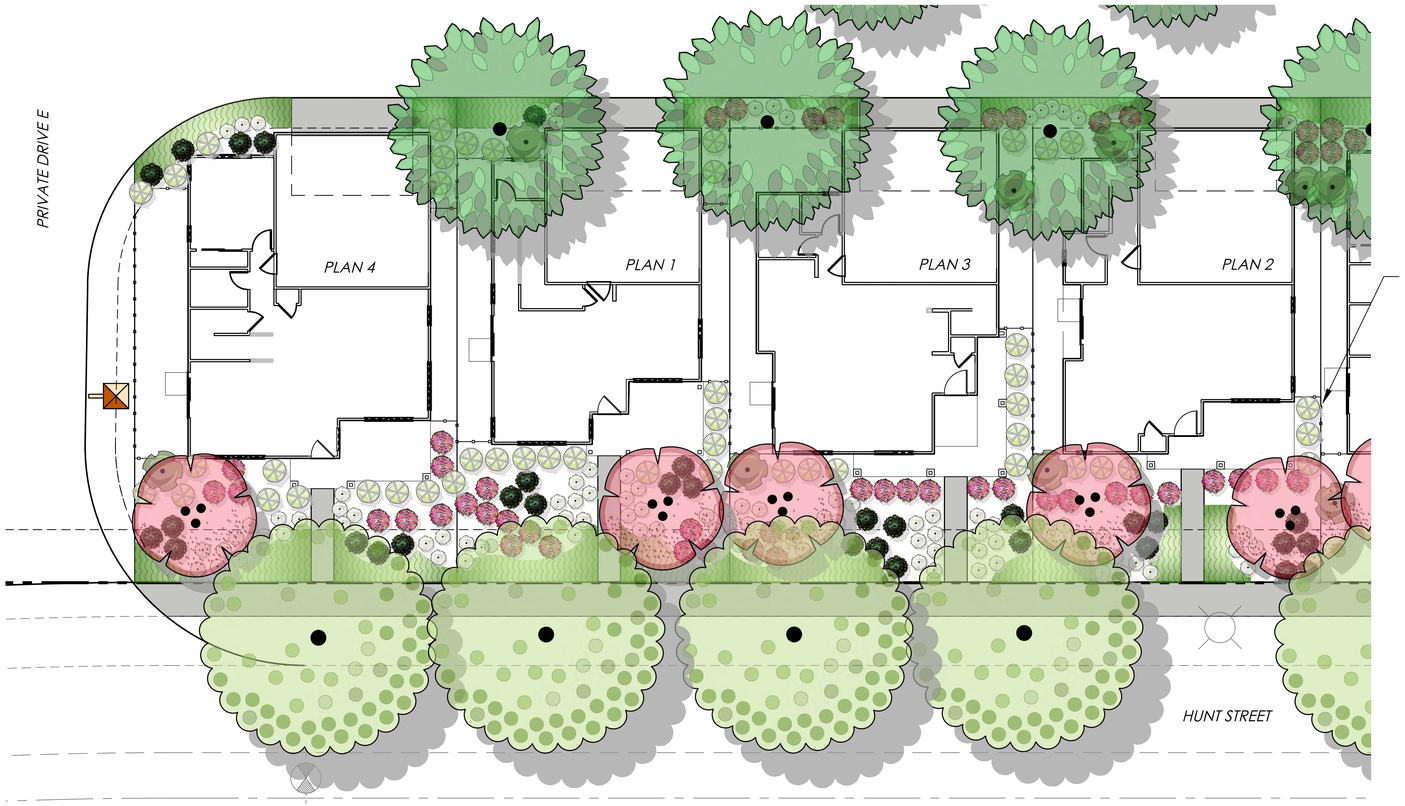
L02

NORTH

0 40 SCALE: 1" = 20'

20 80

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STREET FRONTAGE TYPICAL LANDSCAPE

CONCEPT PLANT SCHEDULE

	ACCENT TREE	
	ARBUTUS X 'MARINA' / ARBUTUS MULTI-TRUNK	24"BOX, LOW
	LAGERSTROEMIA X 'MUSKOGEE' / CRAPE MYRTLE LIGHT LAVENDER	24"BOX, LOW
	OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE	24"BOX, LOW
	PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24"BOX, LOW
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / PURPLE LEAF PLUM	15 GAL, MEDIUIM
	FRONTAGE TREE	
	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	15 GAL, MEDIUIM
	ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA	15 GAL, MEDIUIM
	STREET TREE	
	LIRIODENDRON TULIPIFERA / TULIP TREE	15 GAL, MEDIUIM
	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE	15 GAL, LOW
	QUERCUS ILEX / HOLLY OAK	15 GAL, LOW
	SHADE TREE	
	QUARCUS RUBRA / RED OAK	15 GAL, MEDIUIM
	ULMUS X 'FRONTIER' / AMERICAN ELM	15 GAL, MEDIUIM
	SMALL FOUNDATION SHRUB	
	EUONYMUS JAPONICUS 'MICROPHYLLA' / BOXLEAF EUONYMUS	1 GAL, LOW
	FESTUCA CINEREA 'ELIJAH'S BLUE' / ELIJAH'S BLUE FESCUE	1 GAL, LOW
	NANDINA DOMESTICA 'HARBOUR DWARF' / DWARF HEAVENLY BAMBOO	5 GAL, MEDIUM
	SCAEVOLA AEMULA 'MAUVE CLUSTERS' / FAN FLOWER	1 GAL, LOW
	MEDIUM FOUNDAION SHRUB	
	CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	5 GAL, LOW
	PITTOSPORUM TOBIRA 'CREAM DE MINT' TM / CREAM DE MINT DWARF MOCK ORANGE	5 GAL, MEDIUM
	PITTOSPORUM TOBIRA 'WHEELERS DWARF' / WHEELER'S DWARF MOCK ORANGE	5 GAL, MEDIUM
	RHAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORN	5 GAL, LOW
	LARGE FUNDATION SHRUB	
	ESCALLONIA FRADESII / ESCALLONIA	5 GAL, LOW
	LOROPETALUM CHINENSE RUBRUM 'RUBY' / DWARF RUBY FRINGE FLOWER	5 GAL, MEDIUM
	PHORMIUM TENAX 'ATROPURPUREUM' / PURPLE NEW ZEALAND FLAX	5 GAL, LOW
	XYLOSMA CONGESTUM / SHINY XYLOSMA	5 GAL, LOW
	FOLIAGE ACCENT SHRUB	
	BERBERIS THUNBERGII 'MONLERS' TM / GOLD NUGGET JAPANESE BARBERRY	5 GAL, LOW
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	5 GAL, LOW
	DIETES BICOLOR / FORTNIGHT LILY	1 GAL, LOW
	PHORMIUM TENAX 'MAORI SUNRISE' / NEW ZEALAND FLAX	5 GAL, LOW
	FLOWERING ACCENT SHRUB	
	HEMEROCALLIS X 'MONOLD' TM / STARBURST DOUBLE GOLD EVERGREEN DAYLILY	1 GAL, MEDIUM
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / HIDCOTE LAVENDER	5 GAL, LOW
	NEPETA X FAASSENII 'SIX HILLS GIANT' / GIANT CATMINT	1 GAL, LOW
	SALVIA GREGGII 'HEATWAVE BLAZE' / HEATWAVE BLAZE SAGE	5 GAL, LOW
	'GC'	
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL, LOW
	COPROSMA PUMILA 'VERDE VISTA' / CREEPING COPROSMA	1 GAL, LOW
	MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM	1 GAL, LOW

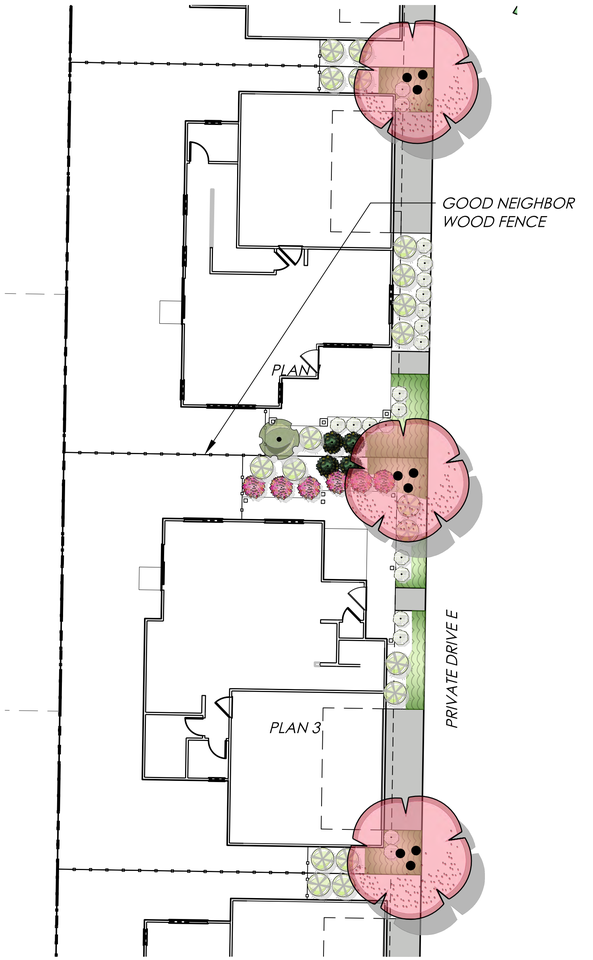
BEEGHLY RANCH - LOT D
Woodland, CA
March 04, 2020

PRODUCTION TYPICAL LANDSCAPE PLAN
L03

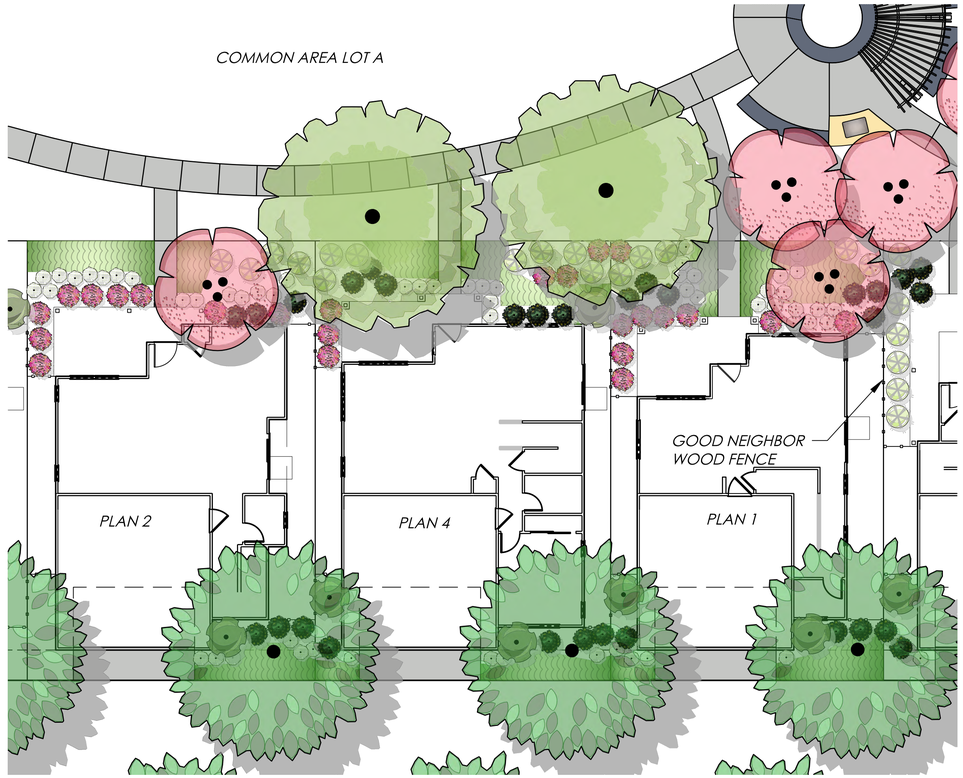
NORTH

0 20
SCALE: 1" = 10'
10 40

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Sacramento, CA 95816
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Fax 916.341.7767



SIDE ENTRY TYPICAL LANDSCAPE



LOT A COMMON AREA - TYPICAL LANDSCAPE

CONCEPT PLANT SCHEDULE

	ACCENT TREE	
	ARBUTUS X 'MARINA' / ARBUTUS MULTI-TRUNK	24"BOX, LOW
	LAGERSTROEMIA X 'MUSKOGEE' / CRAPE MYRTLE LIGHT LAVENDER	24"BOX, LOW
	OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE	24"BOX, LOW
	PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24"BOX, LOW
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / PURPLE LEAF PLUM	15 GAL, MEDIUIM
	FRONTAGE TREE	
	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	15 GAL, MEDIUIM
	ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA	15 GAL, MEDIUIM
	STREET TREE	
	LIRIODENDRON TULIPIFERA / TULIP TREE	15 GAL, MEDIUIM
	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE	15 GAL, LOW
	QUERCUS ILEX / HOLLY OAK	15 GAL, LOW
	SHADE TREE	
	QUARCUS RUBRA / RED OAK	15 GAL, MEDIUIM
	ULMUS X 'FRONTIER' / AMERICAN ELM	15 GAL, MEDIUIM
	SMALL FOUNDATION SHRUB	
	EUONYMUS JAPONICUS 'MICROPHYLLA' / BOXLEAF EUONYMUS	1 GAL, LOW
	FESTUCA CINEREA 'ELIJAH'S BLUE' / ELIJAH'S BLUE FESCUE	1 GAL, LOW
	NANDINA DOMESTICA 'HARBOUR DWARF' / DWARF HEAVENLY BAMBOO	5 GAL, MEDIUM
	SCAEVOLA AEMULA 'MAUVE CLUSTERS' / FAN FLOWER	1 GAL, LOW
	MEDIUM FOUNDAION SHRUB	
	CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	5 GAL, LOW
	PITTOSPORUM TOBIRA 'CREAM DE MINT' TM / CREAM DE MINT DWARF MOCK ORANGE	5 GAL, MEDIUM
	PITTOSPORUM TOBIRA 'WHEELERS DWARF' / WHEELER'S DWARF MOCK ORANGE	5 GAL, MEDIUM
	RHAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORN	5 GAL, LOW
	LARGE FUNDATION SHRUB	
	ESCALLONIA FRADESII / ESCALLONIA	5 GAL, LOW
	LOROPETALUM CHINENSE RUBRUM 'RUBY' / DWARF RUBY FRINGE FLOWER	5 GAL, MEDIUM
	PHORMIUM TENAX 'ATROPURPUREUM' / PURPLE NEW ZEALAND FLAX	5 GAL, LOW
	XYLOSMA CONGESTUM / SHINY XYLOSMA	5 GAL, LOW
	FOLIAGE ACCENT SHRUB	
	BERBERIS THUNBERGII 'MONLERS' TM / GOLD NUGGET JAPANESE BARBERRY	5 GAL, LOW
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	5 GAL, LOW
	DIETES BICOLOR / FORTNIGHT LILY	1 GAL, LOW
	PHORMIUM TENAX 'MAORI SUNRISE' / NEW ZEALAND FLAX	5 GAL, LOW
	FLOWERING ACCENT SHRUB	
	HEMEROCALLIS X 'MONOLD' TM / STARBURST DOUBLE GOLD EVERGREEN DAYLILY	1 GAL, MEDIUM
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / HIDCOTE LAVENDER	5 GAL, LOW
	NEPETA X FAASSENII 'SIX HILLS GIANT' / GIANT CATMINT	1 GAL, LOW
	SALVIA GREGGII 'HEATWAVE BLAZE' / HEATWAVE BLAZE SAGE	5 GAL, LOW
	'GC'	
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL, LOW
	COPROSMA PUMILA 'VERDE VISTA' / CREEPING COPROSMA	1 GAL, LOW
	MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM	1 GAL, LOW

BEEGHLY RANCH - LOT D
Woodland, CA
March 04, 2020

PRODUCTION TYPICAL LANDSCAPE PLAN
L04

NORTH

0 20
SCALE: 1" = 10'
10 40

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Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767



LOT B COMMON AREA - TYPICAL LANDSCAPE

CONCEPT PLANT SCHEDULE

ACCENT TREE

ARBUTUS X 'MARINA' / ARBUTUS MULTI-TRUNK	24"BOX, LOW
LAGERSTROEMIA X 'MUSKOGEE' / CRAPE MYRTLE LIGHT LAVENDER	24"BOX, LOW
OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE	24"BOX, LOW
PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24"BOX, LOW
PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / PURPLE LEAF PLUM	15 GAL, MEDIUIM

FRONTAGE TREE

TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	15 GAL, MEDIUIM
ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA	15 GAL, MEDIUIM

STREET TREE

LIRIODENDRON TULIPIFERA / TULIP TREE	15 GAL, MEDIUIM
PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE	15 GAL, LOW
QUERCUS ILEX / HOLLY OAK	15 GAL, LOW

SHADE TREE

QUARCUS RUBRA / RED OAK	15 GAL, MEDIUIM
ULMUS X 'FRONTIER' / AMERICAN ELM	15 GAL, MEDIUIM

SMALL FOUNDATION SHRUB

EUONYMUS JAPONICUS 'MICROPHYLLA' / BOXLEAF EUONYMUS	1 GAL, LOW
FESTUCA CINEREA 'ELIJAH'S BLUE' / ELIJAH'S BLUE FESCUE	1 GAL, LOW
NANDINA DOMESTICA 'HARBOUR DWARF' / DWARF HEAVENLY BAMBOO	5 GAL, MEDIUM
SCAEVOLA AEMULA 'MAUVE CLUSTERS' / FAN FLOWER	1 GAL, LOW

MEDIUM FOUNDAION SHRUB

CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	5 GAL, LOW
PITTOSPORUM TOBIRA 'CREAM DE MINT' TM / CREAM DE MINT DWARF MOCK ORANGE	5 GAL, MEDIUM
PITTOSPORUM TOBIRA 'WHEELERS DWARF' / WHEELER'S DWARF MOCK ORANGE	5 GAL, MEDIUM
RHAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORN	5 GAL, LOW

LARGE FUNDATION SHRUB

ESCALLONIA FRADESII / ESCALLONIA	5 GAL, LOW
LOROPETALUM CHINENSE RUBRUM 'RUBY' / DWARF RUBY FRINGE FLOWER	5 GAL, MEDIUM
PHORMIUM TENAX 'ATROPURPUREUM' / PURPLE NEW ZEALAND FLAX	5 GAL, LOW
XYLOSMA CONGESTUM / SHINY XYLOSMA	5 GAL, LOW

FOLIAGE ACCENT SHRUB

BERBERIS THUNBERGII 'MONLERS' TM / GOLD NUGGET JAPANESE BARBERRY	5 GAL, LOW
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	5 GAL, LOW
DIETES BICOLOR / FORTNIGHT LILY	1 GAL, LOW
PHORMIUM TENAX 'MAORI SUNRISE' / NEW ZEALAND FLAX	5 GAL, LOW

FLOWERING ACCENT SHRUB

HEMEROCALLIS X 'MONOLD' TM / STARBURST DOUBLE GOLD EVERGREEN DAYLILY	1 GAL, MEDIUM
LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / HIDCOTE LAVENDER	5 GAL, LOW
NEPETA X FAASSENII 'SIX HILLS GIANT' / GIANT CATMINT	1 GAL, LOW
SALVIA GREGGII 'HEATWAVE BLAZE' / HEATWAVE BLAZE SAGE	5 GAL, LOW

'GC'

ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL, LOW
COPROSMA PUMILA 'VERDE VISTA' / CREEPING COPROSMA	1 GAL, LOW
MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM	1 GAL, LOW

BEEGHLY RANCH - LOT D
Woodland, CA
March 04, 2020

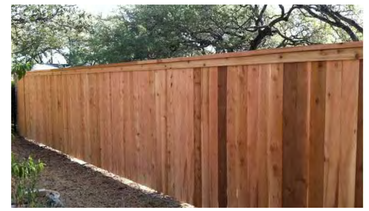
PRODUCTION TYPICAL LANDSCAPE PLAN
L05

NORTH

0 20
SCALE: 1" = 10'
10 40

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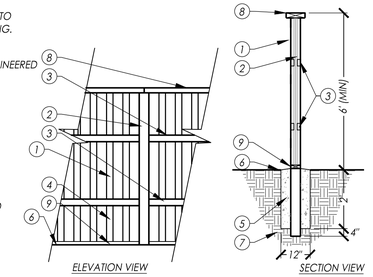




ENTRY SIGNAGE

KEY
1. 1"x6" FENCE BOARD PANELS.
2. 6"x6" GALVANIZED METAL POST.
3. TWO 2"x4" RAILS.
4. 1" OVERLAP
5. 12"x24" CONCRETE FOOTING SLOPED TO DRAIN. CUT PANELS AROUND FOOTING.
6. FINISH GRADE.
7. UNDISTURBED NATIVE GRADE OR ENGINEERED FILL PER SOILS REPORT.
8. 2"x8" CAP.
9. 2"x6" SUPPORT BASE

NOTES
1. ALL WOOD SHALL BE CONSTRUCTION HRT,RO,REDWOOD OR CEDAR #2 OR BETTER.
3. AIR POWERED GALVANIZED 6D OR 8D NAILS AT FENCE BOARDS, 16D GALVANIZED FRAME NAILS.
5. STAIN ALL WOOD SHERWIN WILLIAMS COLOR SW-3532 SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.

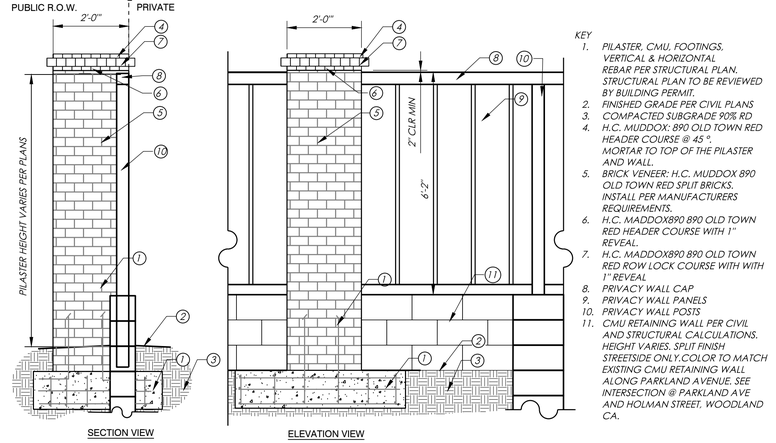


ELEVATION VIEW SECTION VIEW

1 GOOD NEIGHBOR WOOD FENCE WITH CAP

P-GBI-15





SECTION VIEW ELEVATION VIEW

KEY
1. PILASTER, CMU, FOOTINGS. VERTICAL & HORIZONTAL REBAR PER STRUCTURAL PLAN. STRUCTURAL PLAN TO BE REVIEWED BY BUILDING PERMIT.
2. FINISHED GRADE PER CIVIL PLANS
3. COMPACTED SUBGRADE 90% RD
4. H.C. MUDDOX: 890 OLD TOWN RED HEADER COURSE @ 45°, MORTAR TO TOP OF THE PILASTER AND WALL.
5. BRICK VENEER: H.C. MUDDOX 890 OLD TOWN RED SPLIT BRICKS. INSTALL PER MANUFACTURERS REQUIREMENTS.
6. H.C. MADDOX890 890 OLD TOWN RED HEADER COURSE WITH 1" REVEAL.
7. H.C. MADDOX890 890 OLD TOWN RED ROW LOCK COURSE WITH WITH 1" REVEAL
8. PRIVACY WALL CAP
9. PRIVACY WALL PANELS
10. PRIVACY WALL POSTS
11. CMU RETAINING WALL PER CIVIL AND STRUCTURAL CALCULATIONS. HEIGHT VARIES. SPLIT FINISH STREETSIDE ONLY.COLOR TO MATCH EXISTING CMU RETAINING WALL ALONG PARKLAND AVENUE. SEE INTERSECTION @ PARKLAND AVE AND HOLMAN STREET. WOODLAND CA.

NOTES:
1. PRIVACY WALL AVAILABLE THROUGH SUPERIOR CONCRETE PRODUCTS. COLOR: PUEBLO. INSTALL PER MANUFACTURE'S SPECIFICATIONS.
2. CONTRACTOR SHALL SUBMIT ALL PRODUCT CUT SHEETS,PRODUCT MATERIAL AND COLOR SAMPLES TOO CITY PLANNING AND LANDSCAPE ARCHITECT PRIOR TO ORDERING AND CONSTRUCTION
3. SEE CIVIL PLANS FOR ALL GRADING INFORMATION
4. PILASTERS TO RECEIVE APPLICATION OF BRICK VENEER ON ALL EXPOSED SIDES

2 PRIVACY WALL & 2' PILASTER

NTS P-OY1-01

CONCEPT FENCING SCHEDULE

- PRIVACY WALL
- GOOD NEIGHBOR WOOD FENCE WITH CAP
- PRIVACY WALL BRICK PILASTER
- ENTRY SIGNAGE

NOTE

1 THE DESIGN LOCATION OF THE GOOD NEIGHBOR FENCE MAY BE SUBJECT TO CHANG AND ADJUST DURING CONSTRUCTION DOCUMENTS.

BEEGHLY RANCH - LOT D
Woodland, CA
March 04, 2020

OVERALL FENCING PLAN
L06

NORTH

0 30 60 120
SCALE: 1" = 30'

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Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767



BEEGHLY RANCH - LOT G
DESIGN REVIEW

OWNER
TIM LEWIS COMMUNITIES
3500 DOUGLAS BLVD, SUITE 270,
ROSEVILLE, CA 95661
CONTACT: RICH BALESTRERI
PHONE: (916) 787-3420

ENGINEER/PLANNER
WOOD RODGERS, INC.
3301 C STREET, BLDG. 100-B
SACRAMENTO, CA 95816
CONTACT: MIKE TOWNE/PAUL MEUSER
PHONE: (916) 341-7710/(925) 847-1549

ARCHITECT
SDG ARCHITECTS, INC.
3361 WALNUT BLVD, SUITE 120
BRENTWOOD, CA 94513
CONTACT: RALPH STRAUSS
PHONE: (925) 634-7000

APPLICANT
FIELDSTONE CONSULTING
601 UNIVERSITY AVENUE, SUITE 213
SACRAMENTO, CA 95825
CONTACT: AARON ROSS-SWAIN
PHONE: (925) 766-5163

LANDSCAPE ARCHITECT
WOOD RODGERS, INC.
3301 C STREET, BLDG. 100-B
SACRAMENTO, CA 95816
CONTACT: COREY KAZINEC
PHONE: (916) 440-8125

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

SHEET INDEX

A0-1	ARCHITECTURAL SITE PLAN
A0-2	STREET SCENES
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A1-1D	PLAN 1 SIDE ENTRY CRAFTSMAN FLOOR PLANS
A1-2	PLAN 1 ENTRY ELEVATIONS
A1-3A	PLAN 1 FRONT ENTRY FARMHOUSE ELEVATIONS
A2-1C	PLAN 2 SIDE ENTRY FARMHOUSE FLOOR PLANS
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A2-3D	PLAN 2 SIDE ENTRY CRAFTSMAN ELEVATIONS
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A3-2	PLAN 3 ENTRY ELEVATIONS
A3-3C	PLAN 3 SIDE ENTRY FARMHOUSE ELEVATIONS
A4-1C	PLAN 4 SIDE ENTRY FARMHOUSE FLOOR PLANS
A4-1D	PLAN 4 SIDE ENTRY CRAFTSMAN FLOOR PLANS
A4-2	PLAN 4 ENTRY ELEVATIONS
A4-3D	PLAN 4 SIDE ENTRY CRAFTSMAN ELEVATIONS
CMA	FARMHOUSE COLORS & MATERIALS
CMB	CRAFTSMAN COLORS & MATERIALS
L01	PRELIMINARY LANDSCAPE PLAN
L02	PRODUCTION TYPICAL LANDSCAPE PLAN
L03	OVERALL FENCING PLAN

COVER SHEET



LEGEND

- PLAN 1
- PLAN 2
- PLAN 3
- PLAN 4

ELEVATION STYLES

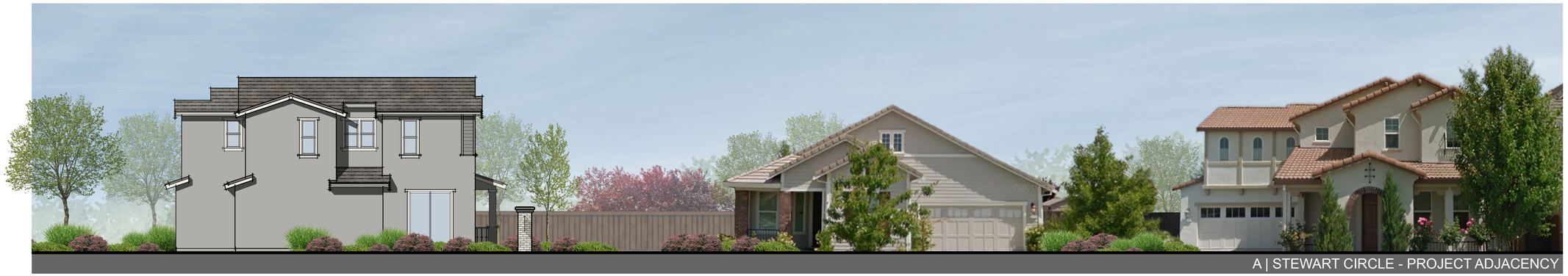
A - FARMHOUSE FRONT ENTRY
B - CRAFTSMAN FRONT ENTRY
C - FARMHOUSE SIDE ENTRY
D - CRAFTSMAN SIDE ENTRY

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

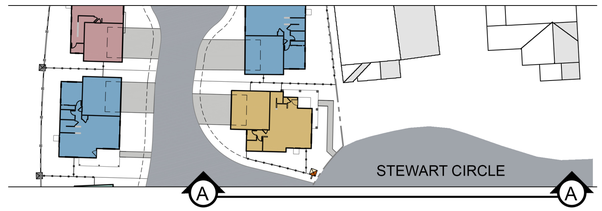
ARCHITECTURAL SITE PLAN
A0-1

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PLAN 3 - CRAFTSMAN
SCHEME 8





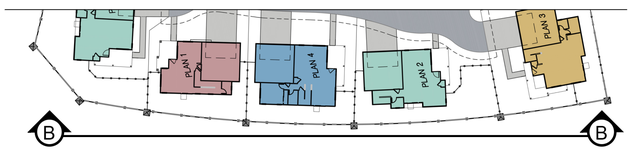
PLAN 2 - FARMHOUSE
SCHEME 3

PLAN 1 - CRAFTSMAN
SCHEME 5

PLAN 4 - FARMHOUSE
SCHEME 4

PLAN 2 - FARMHOUSE
SCHEME 2

PLAN 3 - FARMHOUSE
SCHEME 1



BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

STREET SCENES
A0-2

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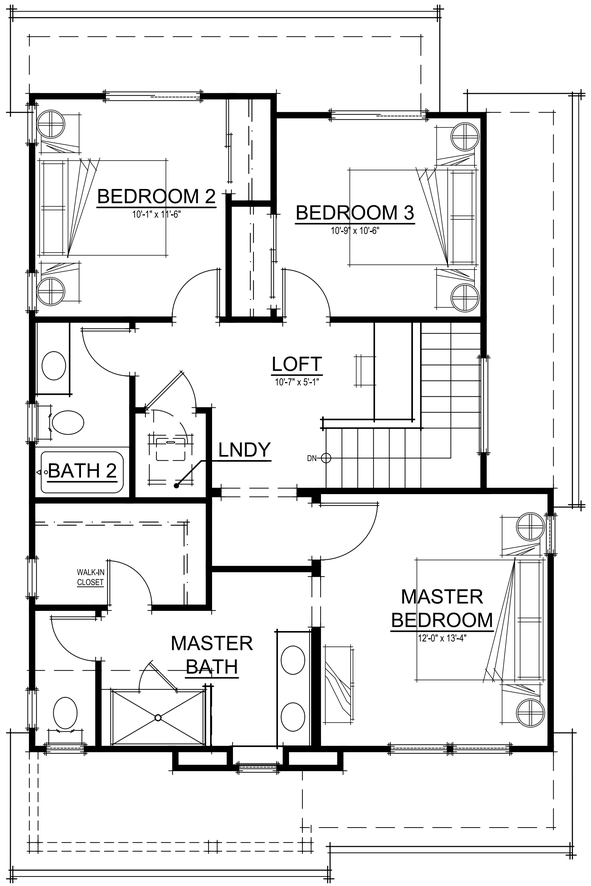


BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

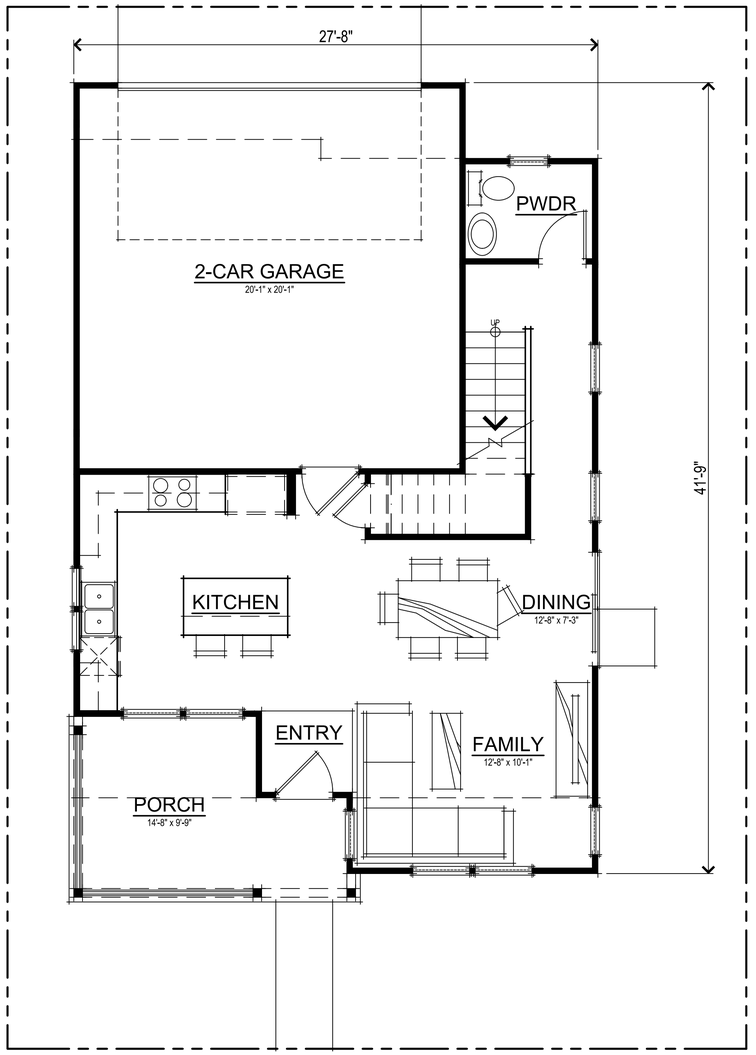
ILLUSTRATIVE ENTRY
A0-3

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SECOND FLOOR PLAN



FIRST FLOOR PLAN
FRONT ENTRY

BED & BATH COUNT	
3 BEDROOMS	2.5 BATHS
SQUARE FOOTAGES	
FIRST FLOOR	612 SQ. FT.
SECOND FLOOR	838 SQ. FT.
TOTAL LIVING	1450 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	124 SQ. FT.

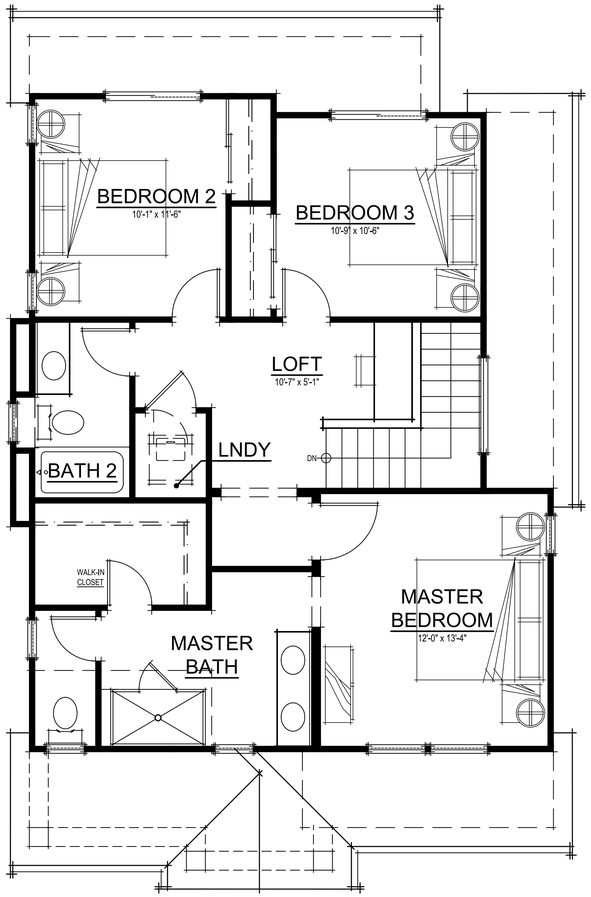
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BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

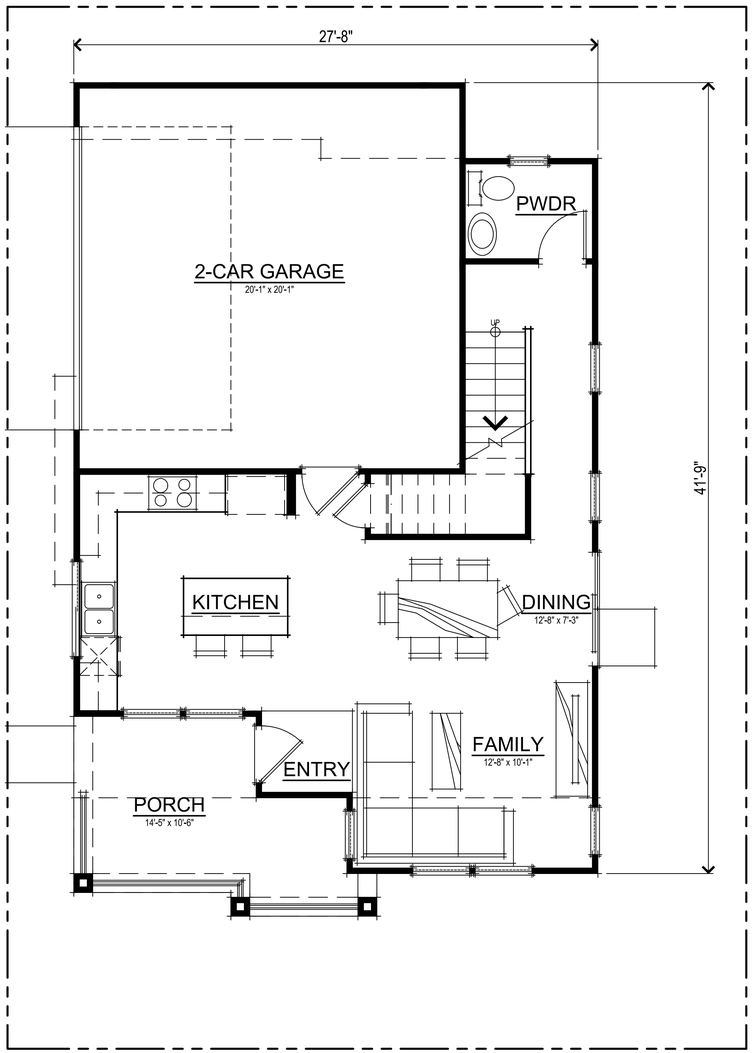
PLAN 1 FRONT ENTRY FARMHOUSE FLOOR PLANS
A1-1A

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SECOND FLOOR PLAN



FIRST FLOOR PLAN
SIDE ENTRY

BED & BATH COUNT	
3 BEDROOMS	2.5 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	612 SQ. FT.
SECOND FLOOR	838 SQ. FT.
TOTAL LIVING	1450 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	125 SQ. FT.

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

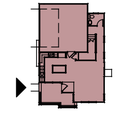
PLAN 1 SIDE ENTRY CRAFTSMAN FLOOR PLANS
A1-1D

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CRAFTSMAN
SIDE ENTRY

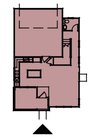


EXTERIOR MATERIALS
- HORIZONTAL LAP SIDING ACCENT
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- STUCCO WAINSCOT COLUMN
- WOOD PORCH RAILING



FARMHOUSE
FRONT ENTRY

EXTERIOR MATERIALS
- BOARD & BATTEN SIDING ACCENTS
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- WOOD PORCH POSTS
- WOOD PORCH RAILING



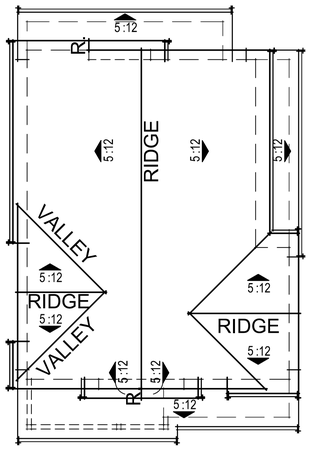


PLAN 1 ENTRY ELEVATIONS
A1-2

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

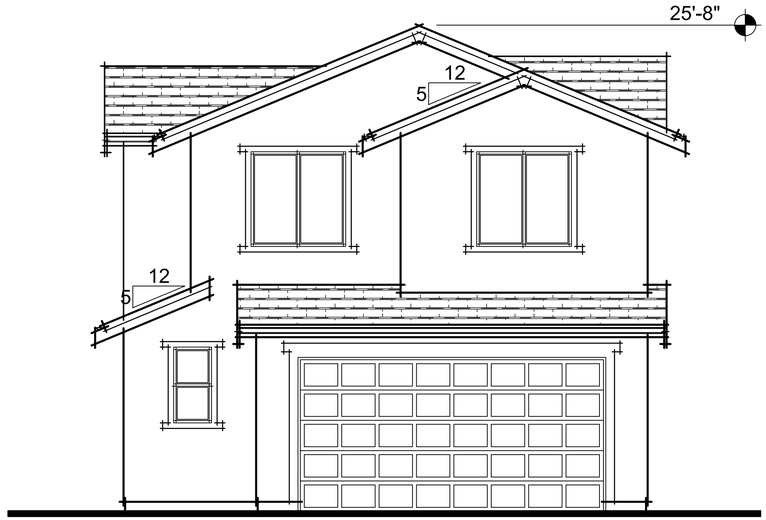
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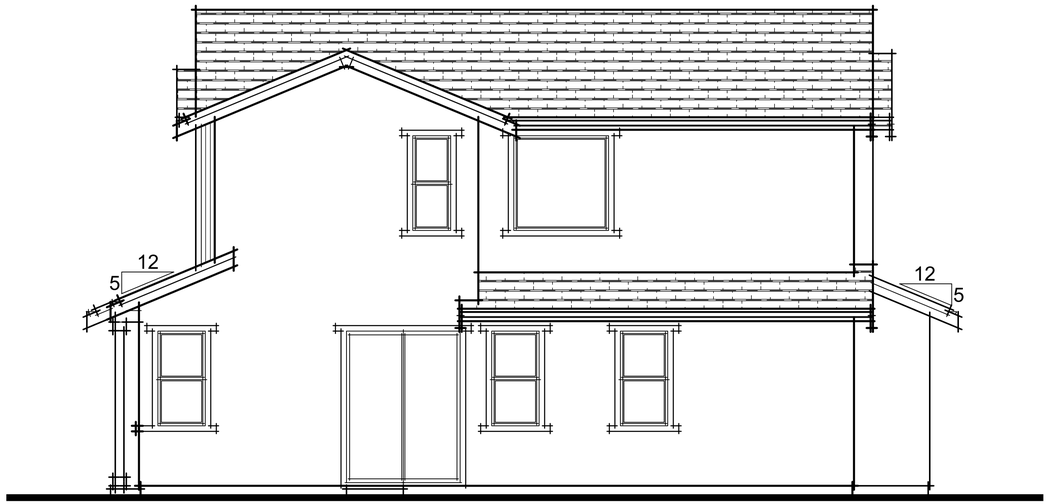


ROOF PLAN

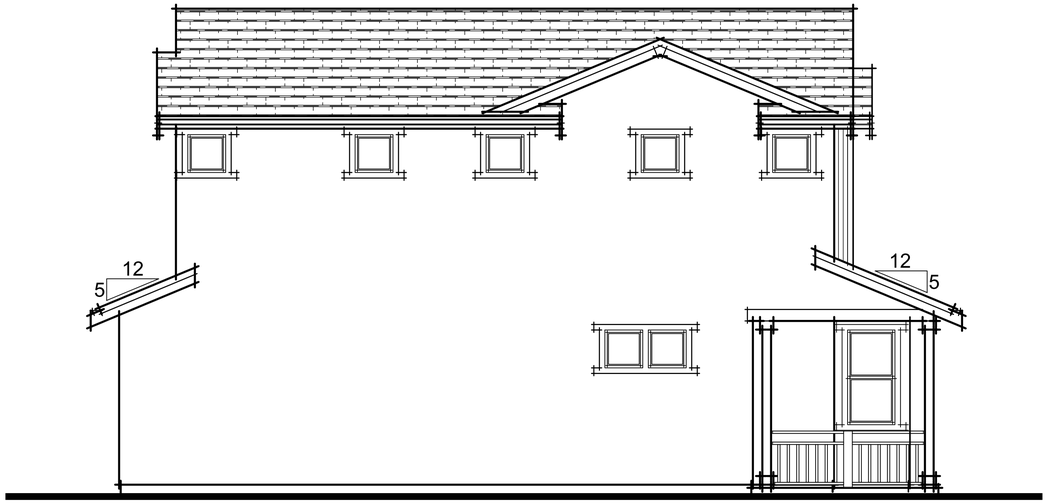
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REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

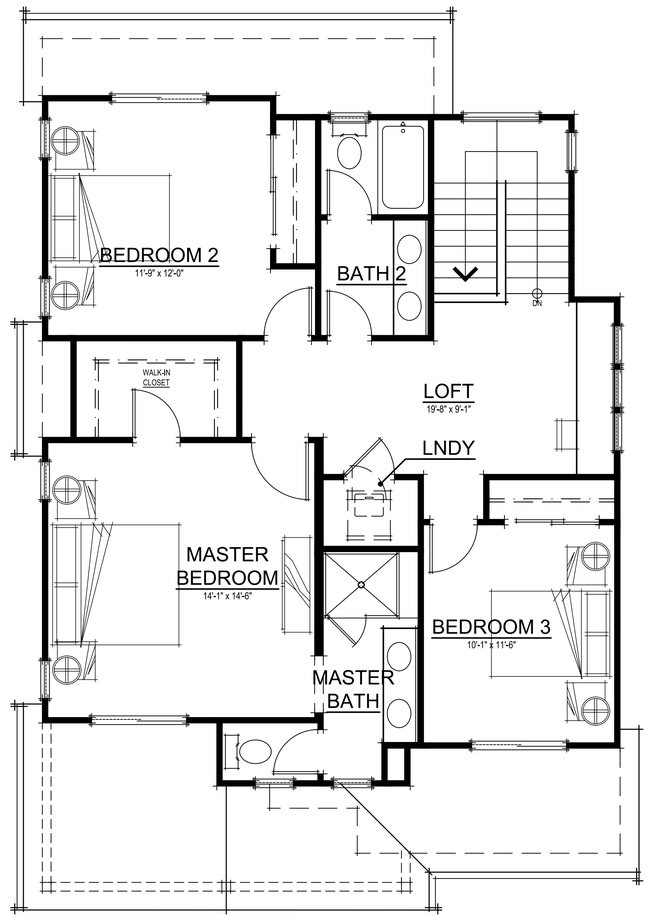
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BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

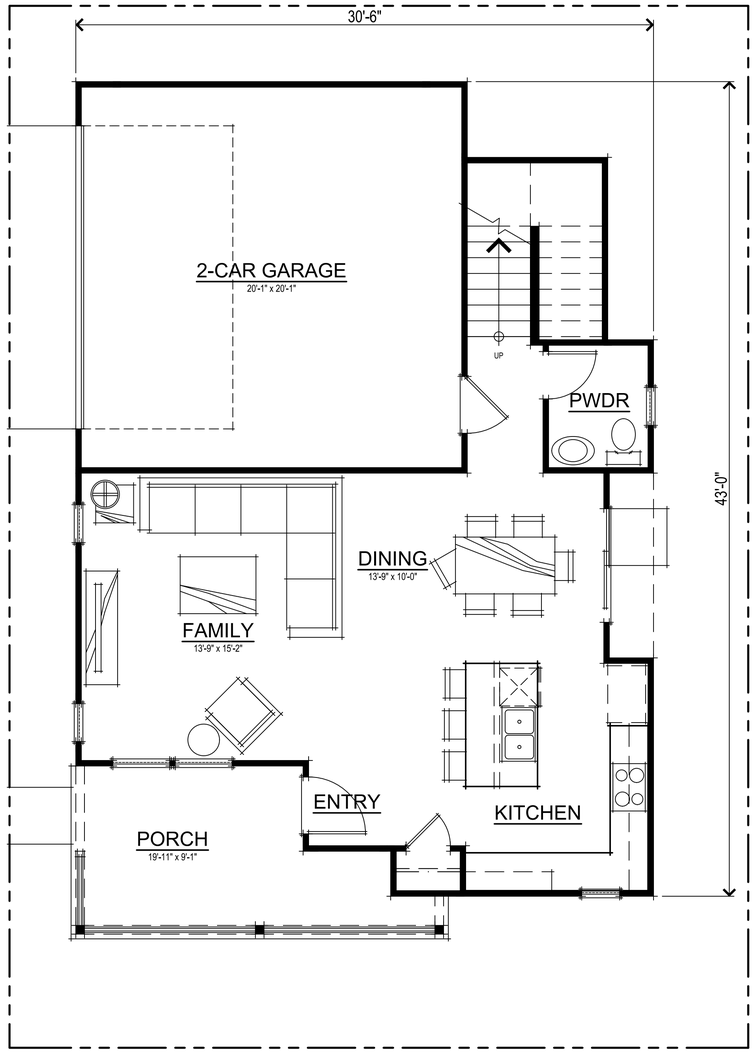
PLAN 1 FRONT ENTRY FARMHOUSE ELEVATIONS
A1-3A

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SECOND FLOOR PLAN



FIRST FLOOR PLAN
SIDE ENTRY

BED & BATH COUNT	
3 BEDROOMS	2.5 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	716 SQ. FT.
SECOND FLOOR	940 SQ. FT.
TOTAL LIVING	1656 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	140 SQ. FT.

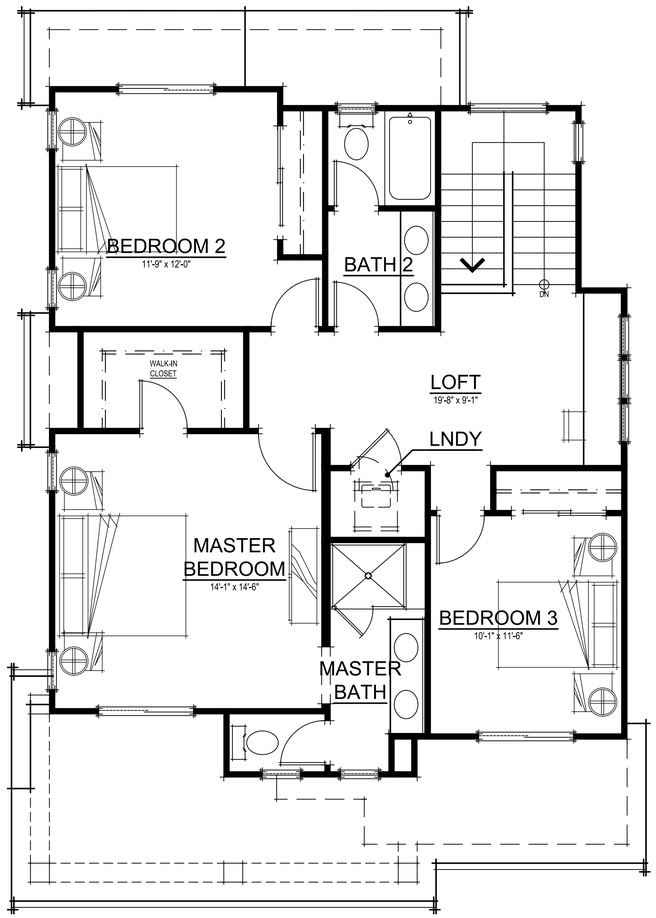
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BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

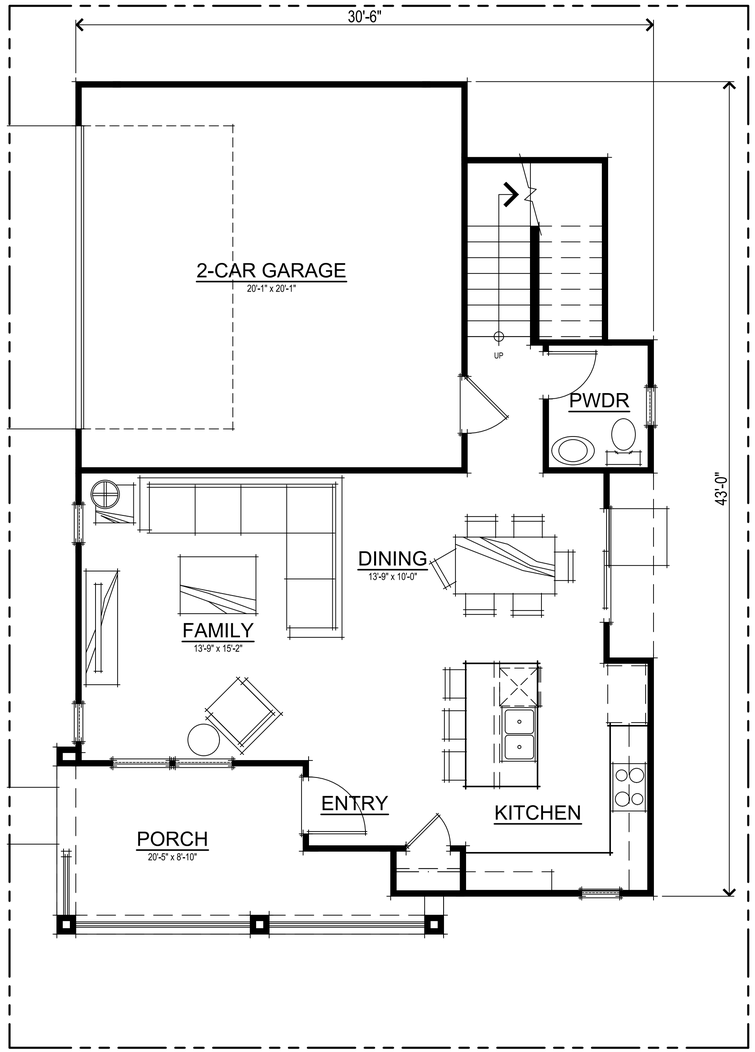
PLAN 2 SIDE ENTRY FARMHOUSE FLOOR PLANS
A2-1C

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SECOND FLOOR PLAN



FIRST FLOOR PLAN
SIDE ENTRY

BED & BATH COUNT	
3 BEDROOMS	2.5 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	716 SQ. FT.
SECOND FLOOR	940 SQ. FT.
TOTAL LIVING	1656 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	141 SQ. FT.

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

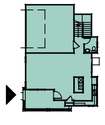
PLAN 2 SIDE ENTRY CRAFTSMAN FLOOR PLANS
A2-1D

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CRAFTSMAN
SIDE ENTRY



EXTERIOR MATERIALS
- HORIZONTAL LAP SIDING ACCENT
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- STUCCO WAINSCOT COLUMN
- WOOD PORCH RAILING



FARMHOUSE
SIDE ENTRY



EXTERIOR MATERIALS
- BOARD & BATTEN SIDING ACCENTS
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- WOOD PORCH POSTS
- WOOD PORCH RAILING

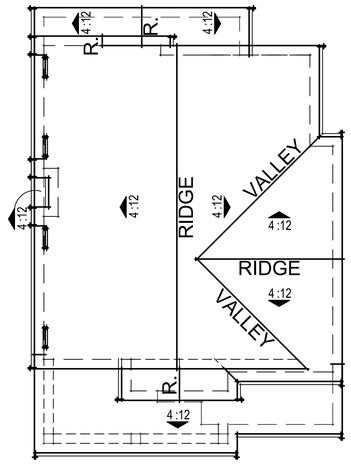


PLAN 2 ENTRY ELEVATIONS
A2-2

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

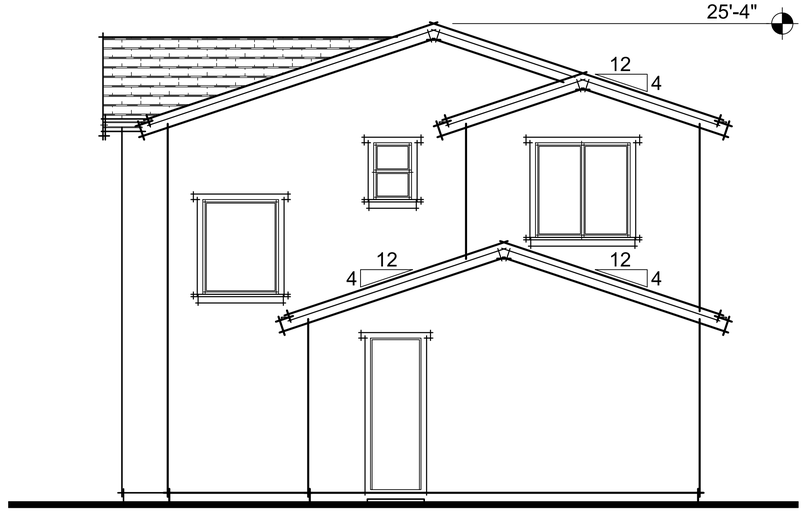
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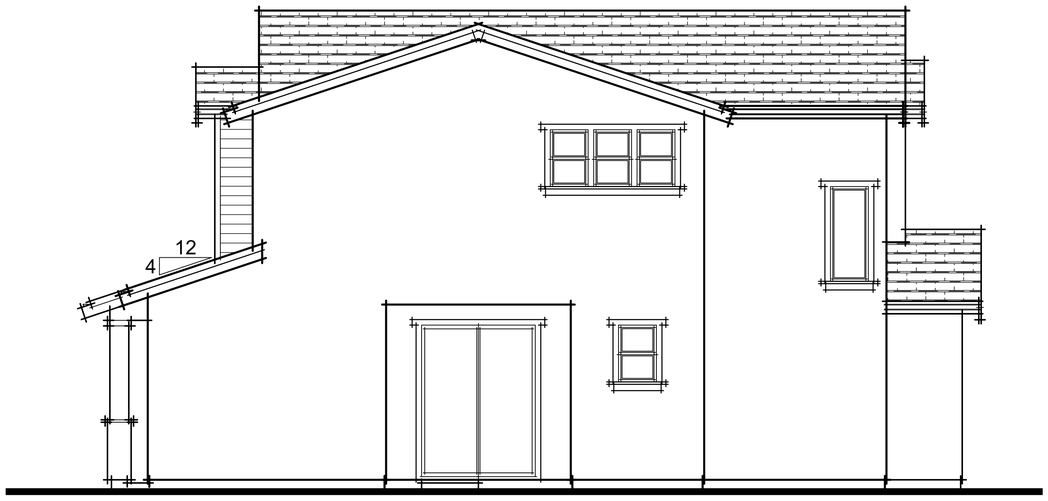


ROOF PLAN

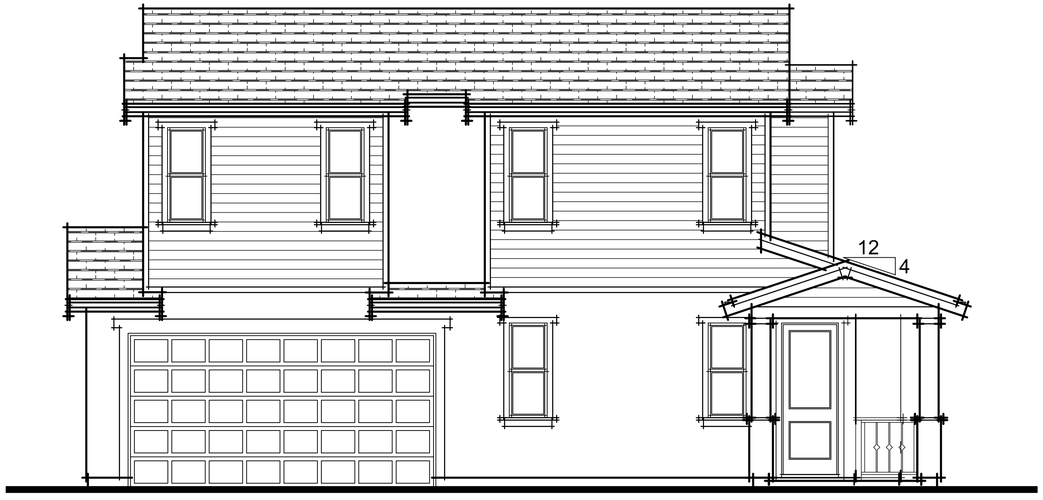
0 2' 4' 6' 8' 16'



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

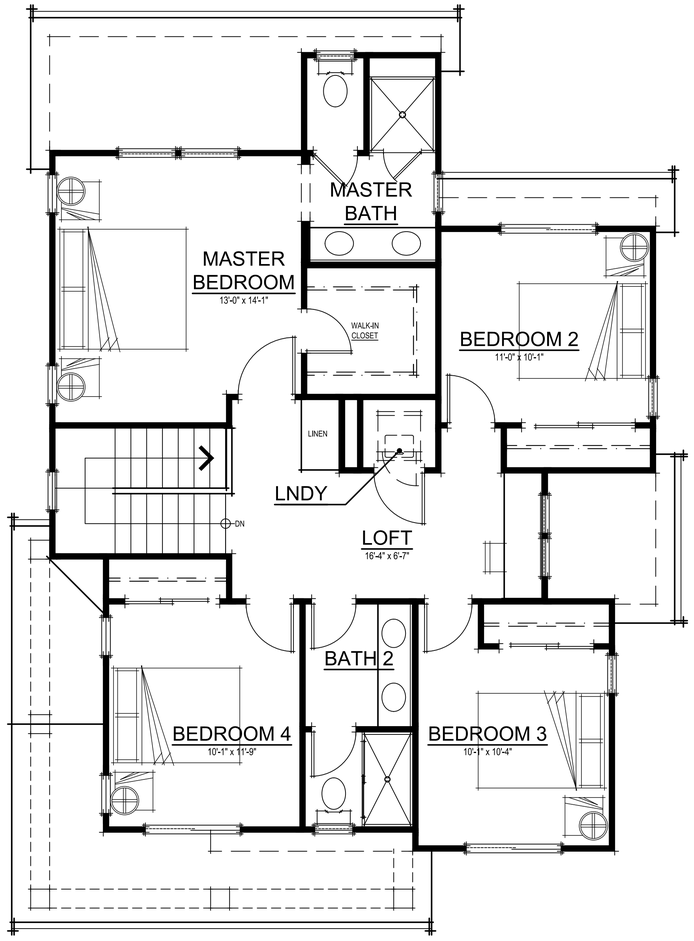
0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

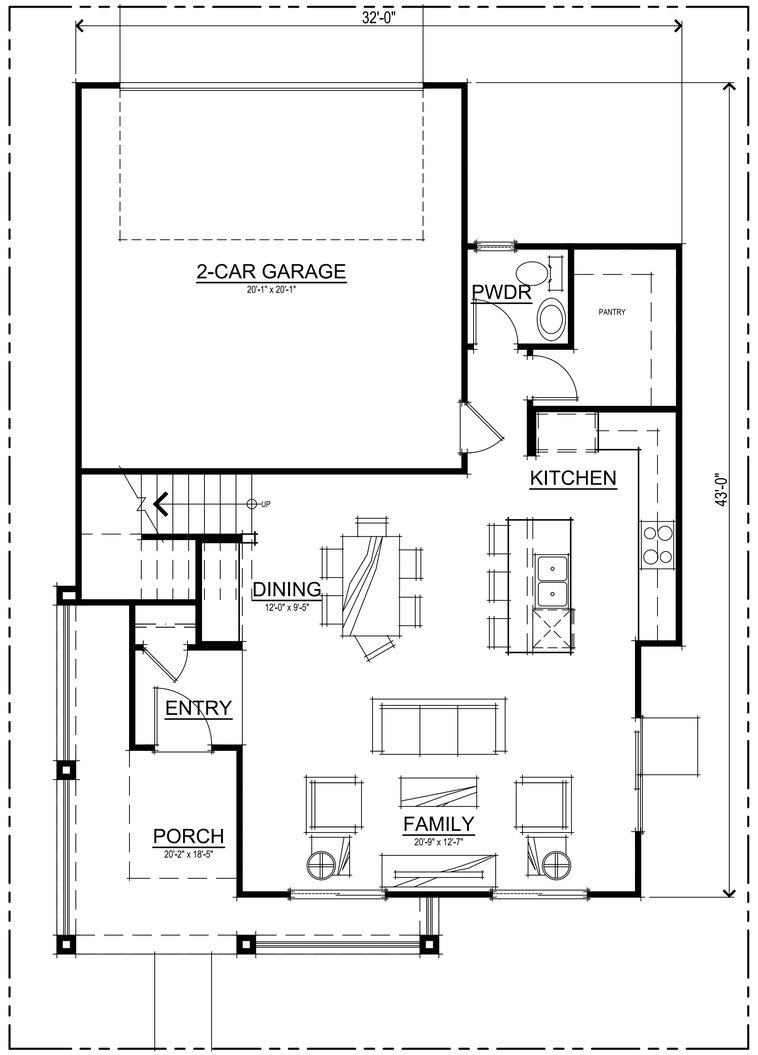
PLAN 2 SIDE ENTRY CRAFTSMAN ELEVATIONS
A2-3D

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SECOND FLOOR PLAN



FIRST FLOOR PLAN
FRONT ENTRY

BED & BATH COUNT	
4 BEDROOMS	2.5 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	746 SQ. FT.
SECOND FLOOR	987 SQ. FT.
TOTAL LIVING	1733 SQ. FT.
2-CAR GARAGE	418 SQ. FT.
PORCH	165 SQ. FT.

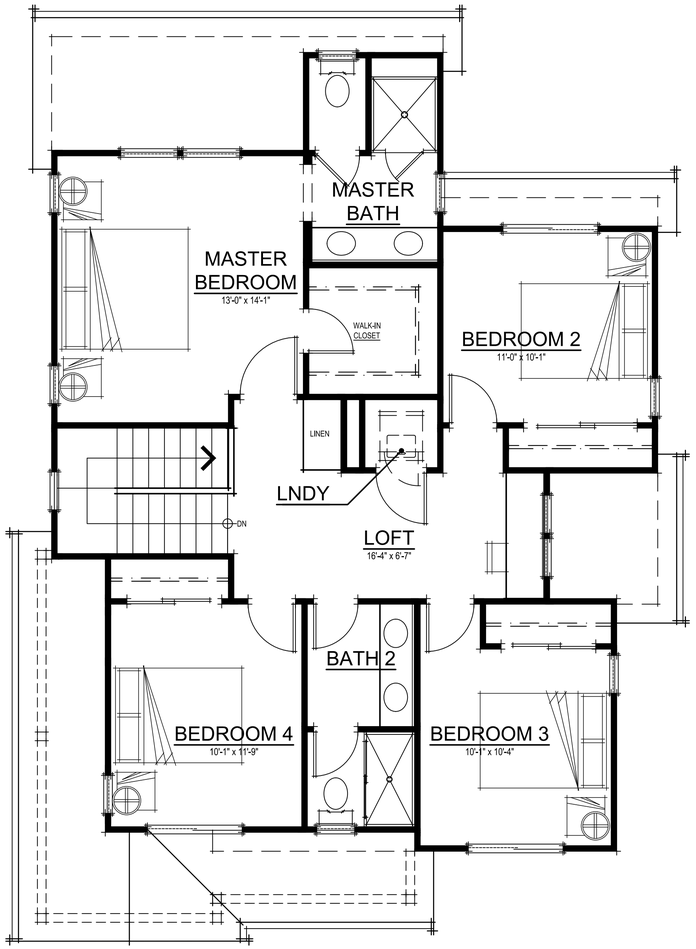
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BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

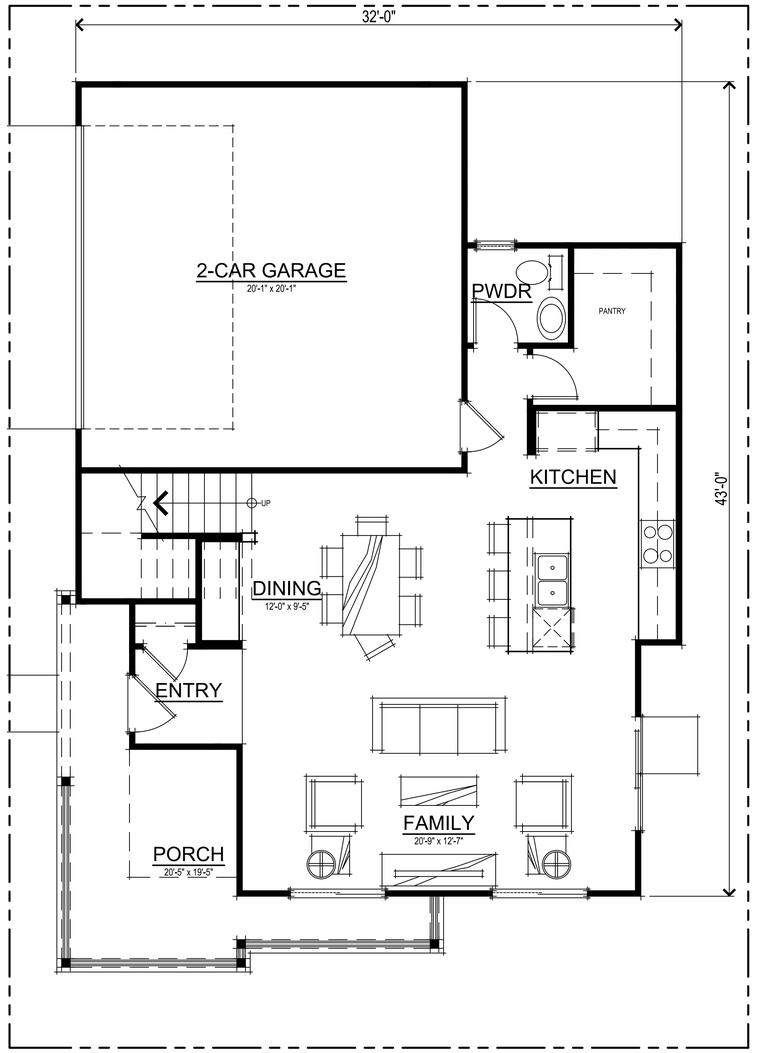
PLAN 3 FRONT ENTRY CRAFTSMAN FLOOR PLANS
A3-1B

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SECOND FLOOR PLAN



FIRST FLOOR PLAN
SIDE ENTRY

BED & BATH COUNT	
4 BEDROOMS	2.5 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	746 SQ. FT.
SECOND FLOOR	987 SQ. FT.
TOTAL LIVING	1733 SQ. FT.
2-CAR GARAGE	418 SQ. FT.
PORCH	175 SQ. FT.

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

PLAN 3 SIDE ENTRY FARMHOUSE FLOOR PLANS
A3-1C

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CRAFTSMAN
FRONT ENTRY

EXTERIOR MATERIALS
- HORIZONTAL LAP SIDING ACCENT
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- STUCCO WAINSCOT COLUMN
- WOOD PORCH RAILING



FARMHOUSE
SIDE ENTRY

EXTERIOR MATERIALS
- BOARD & BATTEN SIDING ACCENTS
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- WOOD PORCH POSTS
- WOOD PORCH RAILING

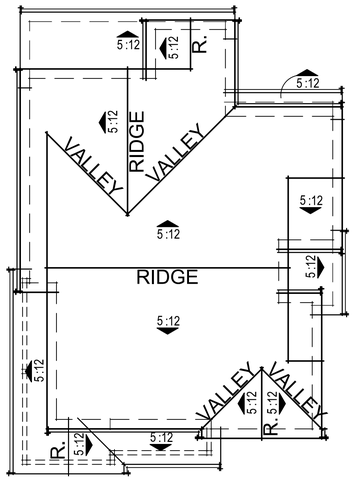
0 1' 2' 3' 4' 8'

PLAN 3 ENTRY ELEVATIONS
A3-2

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

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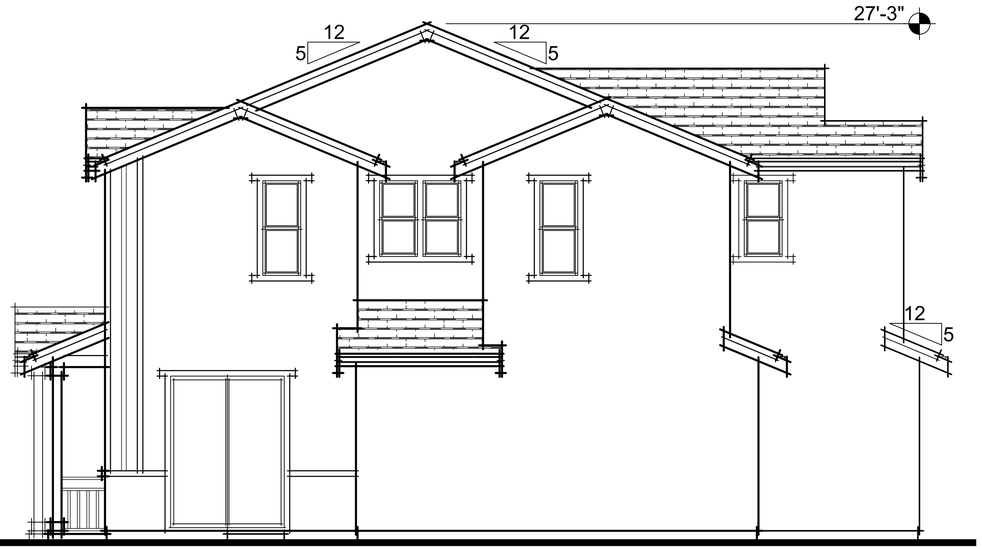


ROOF PLAN

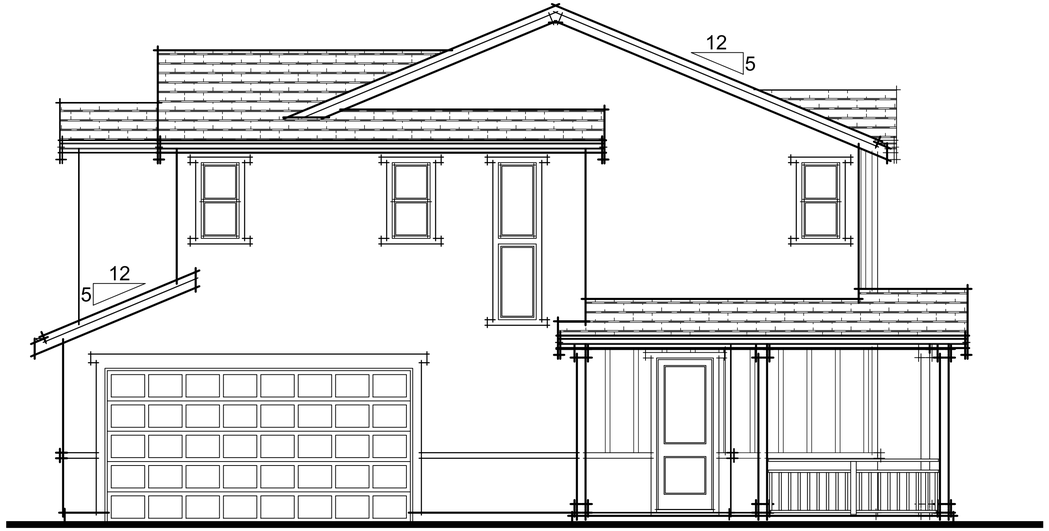
0 2' 4' 6' 8' 16'



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

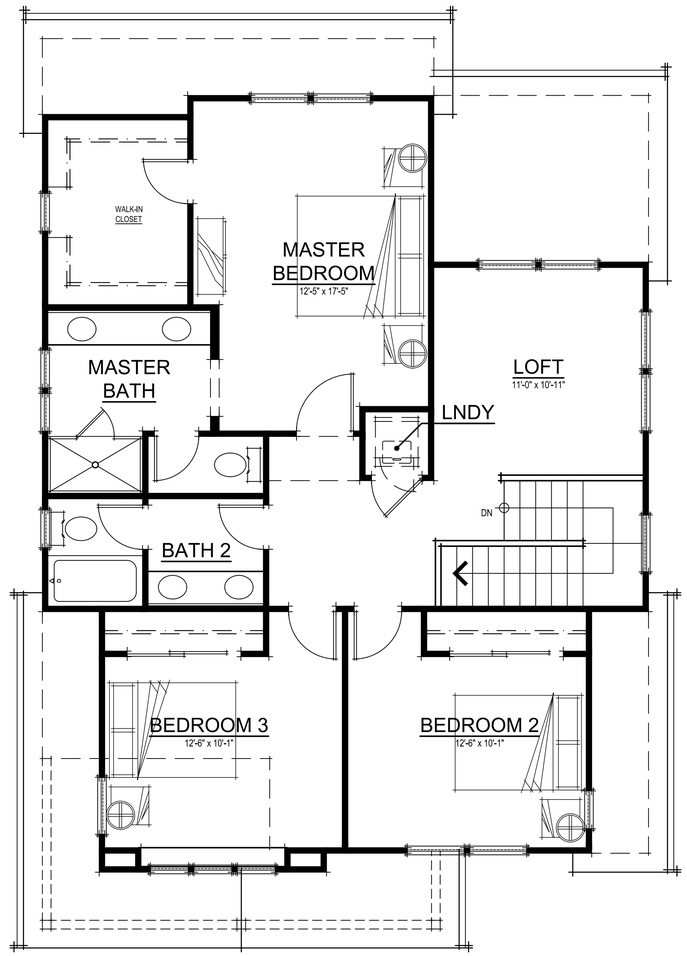
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BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

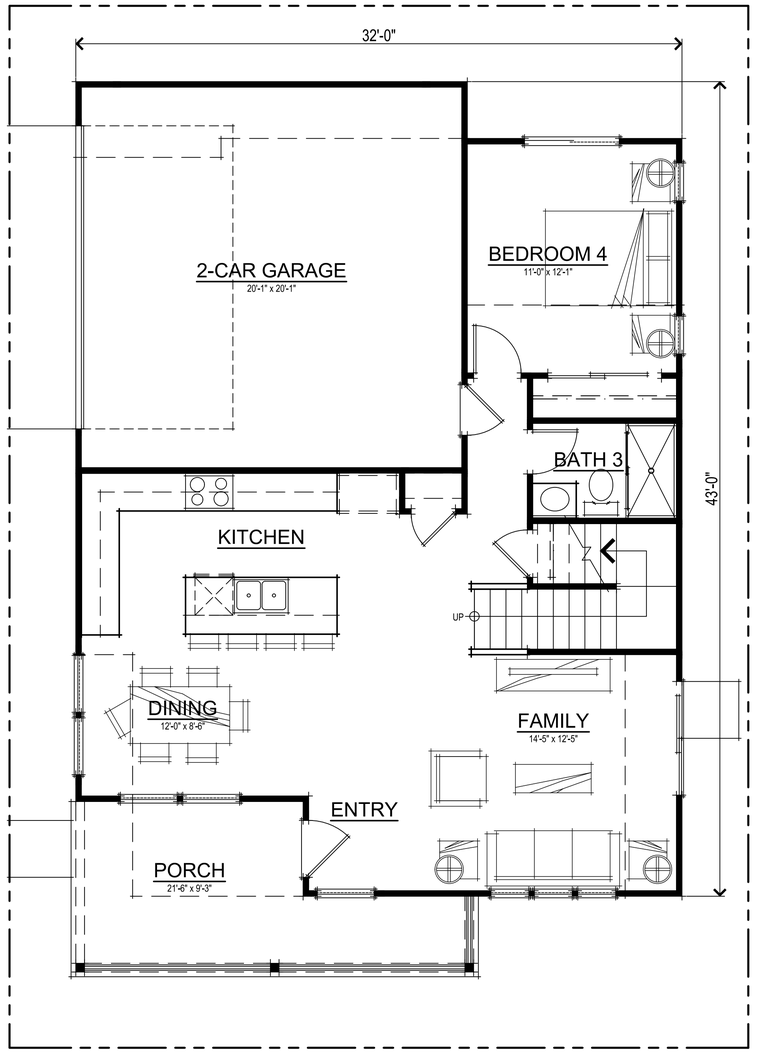
PLAN 3 SIDE ENTRY FARMHOUSE ELEVATIONS
A3-3C

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SECOND FLOOR PLAN



FIRST FLOOR PLAN
SIDE ENTRY

BED & BATH COUNT	
4 BEDROOMS	3 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	866 SQ. FT.
SECOND FLOOR	1042 SQ. FT.
TOTAL LIVING	1908 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	153 SQ. FT.

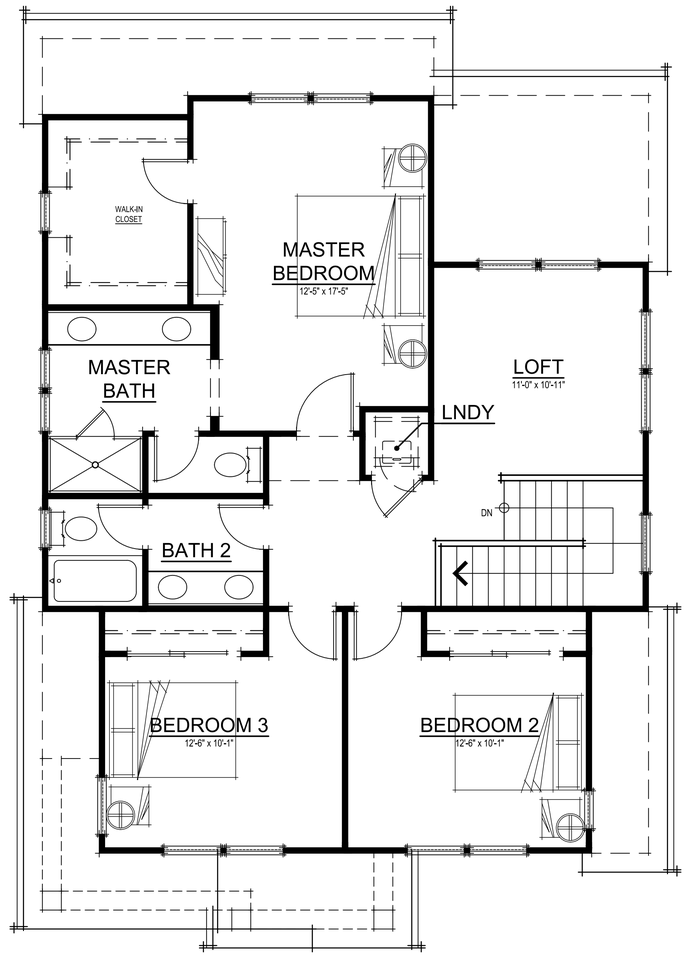
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BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

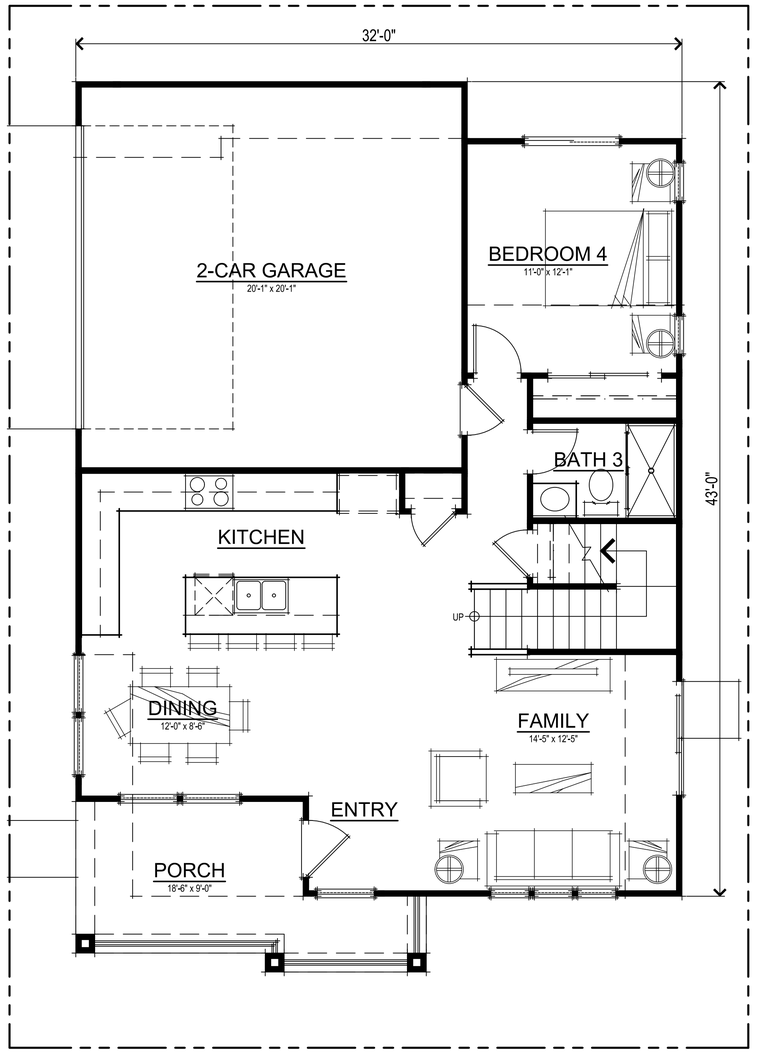
PLAN 4 SIDE ENTRY FARMHOUSE FLOOR PLANS
A4-1C

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SECOND FLOOR PLAN



FIRST FLOOR PLAN
SIDE ENTRY

BED & BATH COUNT	
4 BEDROOMS	3 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	866 SQ. FT.
SECOND FLOOR	1042 SQ. FT.
TOTAL LIVING	1908 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	124 SQ. FT.

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

PLAN 4 SIDE ENTRY CRAFTSMAN FLOOR PLANS
A4-1D

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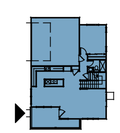
CRAFTSMAN
SIDE ENTRY



EXTERIOR MATERIALS
- HORIZONTAL LAP SIDING ACCENT
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- STUCCO WAINSCOT COLUMN
- WOOD PORCH RAILING



FARMHOUSE
SIDE ENTRY



EXTERIOR MATERIALS
- BOARD & BATTEN SIDING ACCENTS
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- WOOD PORCH POSTS
- WOOD PORCH RAILING

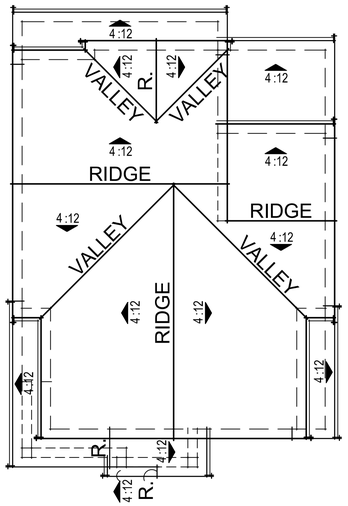
0 1' 2' 3' 4' 8'

PLAN 4 ENTRY ELEVATIONS
A4-2

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

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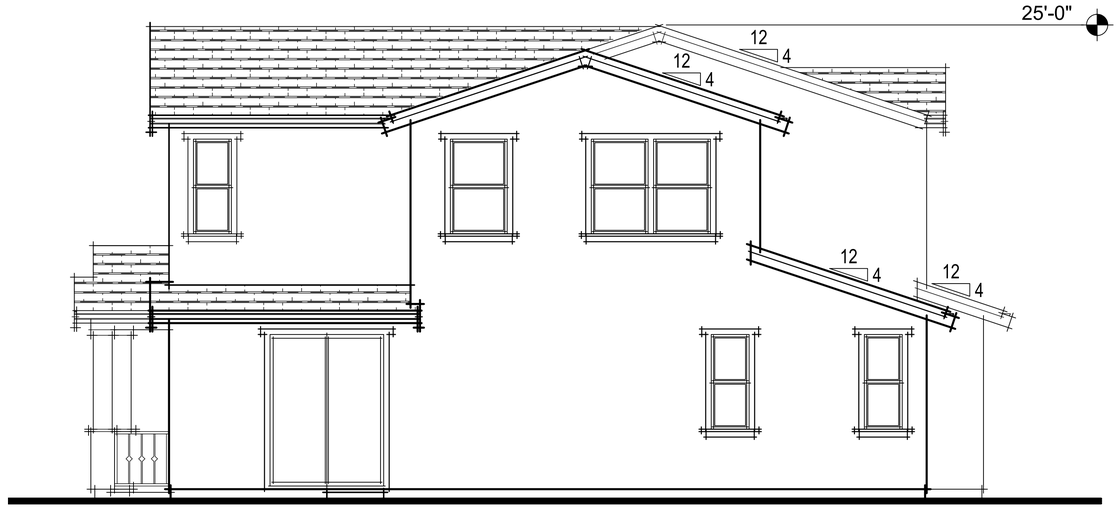
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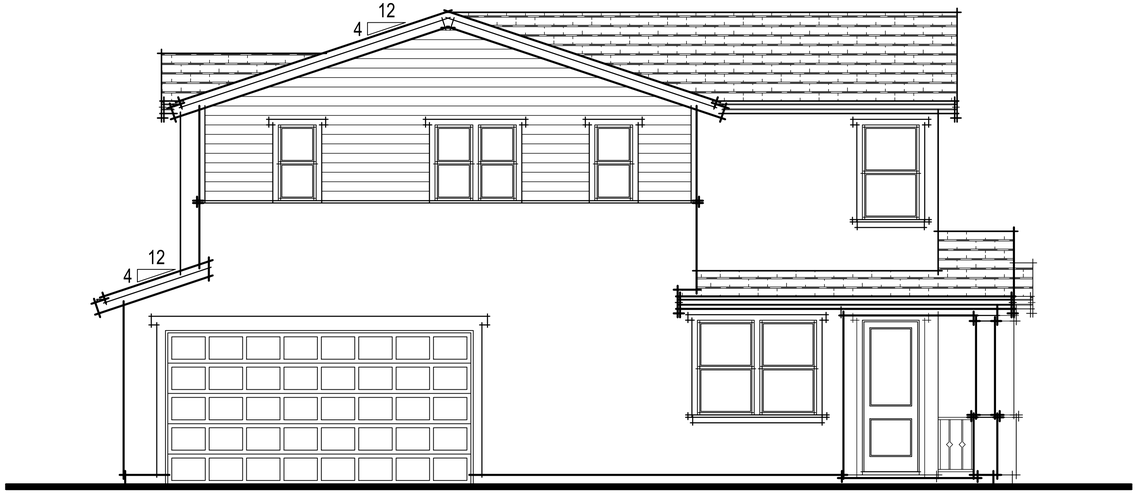
ROOF PLAN



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

PLAN 4 SIDE ENTRY CRAFTSMAN ELEVATIONS
A4-3D

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Scheme 1 - Farmhouse

Roofing
EAGLE Roofing
Bel Air - 4697 Slate Range



Body 1
KM 4571 Cobblestone Street

Accent
KM 178 Plymouth Gray

Body 2
KM 4449 Wine Cellar

Trim
KMW 49 Great White

Scheme 2 - Farmhouse

Roofing
EAGLE Roofing
Bel Air - 4591 Dark Gray Range



Body 1
KM 14 Frost

Accent
KM 4944 Viking Castle

Body 2
KM 202 Doeskin

Trim
KMW 23 Swiss Coffee

Scheme 3 - Farmhouse

Roofing
EAGLE Roofing
Bel Air - 4697 Slate Range



Body 1
KM 4569 Clear Sand

Accent
KM 407 Carbon

Body 2
KM 4569 Clear Sand

Trim
KMW 4569 Clear Sand

Scheme 4 - Farmhouse

Roofing
EAGLE Roofing
Bel Air - SCB 8805 Seattle Blend



Body 1
KM 4899 Gray Spell

Accent
KM 5826 Volcanic Rocck

Body 2
KM 5811 Big Daddy Blue

Trim
KM 23 Swiss Coffee

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

FARMHOUSE COLORS & MATERIALS
CMA

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Scheme 5 - Craftsman

Roofing
EAGLE Roofing
Bel Air - 4697 Slate Range



Body 1
KM 4935 Sequoia Fog

Accent
KM 4491 Aged Teak

Body 2
KM 4937 Paw Print

Trim
KMW 4932 Rub Elbows

Scheme 6 - Craftsman

Roofing
EAGLE Roofing
Bel Air - 4634 Kings Canyon Blend



Body 1
KM 5787 Parisian Cashmere

Accent
KMA88 Japanesse Sable

Body 2
HLS 4276 Clippership Twill

Trim
KM 4582 Beaver Pelt

Scheme 7 - Craftsman

Roofing
EAGLE Roofing
Bel Air - 4602 Concord Blend



Body 1
HLS 4264 Melmac Silver

Accent
KM 417 Oxford Brown

Body 2
HLS 4263 Hammered Pewter

Trim
KMW 31 Frankly Earnest

Scheme 8 - Craftsman

Roofing
EAGLE Roofing
Bel Air - 4591 Dark Gray Range



Body 1
KM 4908 Bashful Emu

Accent
KM 4903 Zinc Dust

Body 2
KM 5824 Winter's Park

Trim
23 Swiss Coffee

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

CRAFTSMAN COLORS & MATERIALS
CMB

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CONCEPT PLANT SCHEDULE

	ACCENT TREE	
	ARBUTUS X 'MARINA' / ARBUTUS MULTI-TRUNK	24"BOX, LOW
	LAGERSTROEMIA X 'MUSKOGEE' / CRAPE MYRTLE LIGHT LAVENDER	24"BOX, LOW
	OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE	24"BOX, LOW
	PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24"BOX, LOW
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / PURPLE LEAF PLUM	15 GAL, MEDIUIM
	STREET TREE	
	LIRIODENDRON TULIPIFERA / TULIP TREE	15 GAL, MEDIUIM
	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE	15 GAL, LOW
	QUERCUS ILEX / HOLLY OAK	15 GAL, LOW
	REAR YARD / PRIVATE SPACE	
	PRODUCTION TYPICAL LANDSCAPE	

BEEGHLY RANCH - LOT G
Woodland, CA
March 04, 2020

PRELIMINARY LANDSCAPE PLAN
L01

NORTH

0 20
SCALE: 1" = 10'
10 40

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767



CONCEPT PLANT SCHEDULE

	ACCENT TREE	
	ARBUTUS X 'MARINA' / ARBUTUS MULTI-TRUNK	24"BOX, LOW
	LAGERSTROEMIA X 'MUSKOGEE' / CRAPE MYRTLE LIGHT LAVENDER	24"BOX, LOW
	OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE	24"BOX, LOW
	PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24"BOX, LOW
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / PURPLE LEAF PLUM	15 GAL, MEDIUIM
	STREET TREE	
	LIRIODENDRON TULIPIFERA / TULIP TREE	15 GAL, MEDIUIM
	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE	15 GAL, LOW
	QUERCUS ILEX / HOLLY OAK	15 GAL, LOW
	SMALL FOUNDATION SHRUB	
	EUONYMUS JAPONICUS 'MICROPHYLLA' / BOXLEAF EUONYMUS	1 GAL, LOW
	FESTUCA CINEREA 'ELIJAH'S BLUE' / ELIJAH'S BLUE FESCUE	1 GAL, LOW
	NANDINA DOMESTICA 'HARBOUR DWARF' / DWARF HEAVENLY BAMBOO	5 GAL, MEDIUM
	SCAEVOLA AEMULA 'MAUVE CLUSTERS' / FAN FLOWER	1 GAL, LOW
	MEDIUM FOUNDAION SHRUB	
	CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	5 GAL, LOW
	PITTOSPORUM TOBIRA 'CREAM DE MINT' TM / CREAM DE MINT DWARF MOCK ORANGE	5 GAL, MEDIUM
	PITTOSPORUM TOBIRA 'WHEELERS DWARF' / WHEELER'S DWARF MOCK ORANGE	5 GAL, MEDIUM
	RHAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORN	5 GAL, LOW
	LARGE FUNDATION SHRUB	
	ESCALLONIA FRADESII / ESCALLONIA	5 GAL, LOW
	LOROPETALUM CHINENSE RUBRUM 'RUBY' / DWARF RUBY FRINGE FLOWER	5 GAL, MEDIUM
	PHORMIUM TENAX 'ATROPURPUREUM' / PURPLE NEW ZEALAND FLAX	5 GAL, LOW
	XYLOSMA CONGESTUM / SHINY XYLOSMA	5 GAL, LOW
	FOLIAGE ACCENT SHRUB	
	BERBERIS THUNBERGII 'MONLERS' TM / GOLD NUGGET JAPANESE BARBERRY	5 GAL, LOW
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	5 GAL, LOW
	DIETES BICOLOR / FORTNIGHT LILY	1 GAL, LOW
	PHORMIUM TENAX 'MAORI SUNRISE' / NEW ZEALAND FLAX	5 GAL, LOW
	FLOWERING ACCENT SHRUB	
	HEMEROCALLIS X 'MONOLD' TM / STARBURST DOUBLE GOLD EVERGREEN DAYLILY	1 GAL, MEDIUM
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / HIDCOTE LAVENDER	5 GAL, LOW
	NEPETA X FAASSENII 'SIX HILLS GIANT' / GIANT CATMINT	1 GAL, LOW
	SALVIA GREGGII 'HEATWAVE BLAZE' / HEATWAVE BLAZE SAGE	5 GAL, LOW
	'GC'	
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL, LOW
	COPROSMA PUMILA 'VERDE VISTA' / CREEPING COPROSMA	1 GAL, LOW
	MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM	1 GAL, LOW

BEEGHLY RANCH - LOT G
Woodland, CA
March 04, 2020

PRODUCTION TYPICAL LANDSCAPE PLAN
L02

NORTH

0 20
SCALE: 1" = 10'
10 40

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767



CONCEPT FENCING SCHEDULE

- PRIVACY WALL *(EXISTING)*
- GOOD NEIGHBOR WOOD FENCE WITH CAP
- PRIVACY WALL BRICK PILASTER
- ENTRY SIGNAGE

NOTE

1. THE DESIGN LOCATION OF THE GOOD NEIGHBOR FENCE MAY BE SUBJECT TO CHANG AND ADJUST DURING CONSTRUCTION DOCUMENTS.

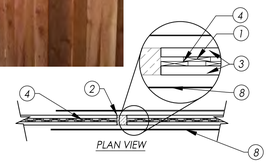


ENTRY SIGNAGE



EXISTING PRIVACY WALL





KEY

1. 1"x6" FENCE BOARD PANELS.
2. 6"x6" GALVANIZED METAL POST.
3. TWO 2"x4" RAILS.
4. 1" OVERLAP
5. 12"x24" CONCRETE FOOTING SLOPED TO DRAIN. CUT PANELS AROUND FOOTING.
6. FINISH GRADE.
7. UNDISTURBED NATIVE GRADE OR ENGINEERED FILL PER SOILS REPORT.
8. 2"x8" CAP.
9. 2"x6" SUPPORT BASE

NOTES

1. ALL WOOD SHALL BE CONSTRUCTION HRT.RO.REDWOOD OR CEDAR #2 OR BETTER.
3. AIR POWERED GALVANIZED 6D OR 8D NAILS AT FENCE BOARDS, 16D GALVANIZED FRAME NAILS.
5. STAIN ALL WOOD SHERWIN WILLIAMS COLOR SW-3532 SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.

1 GOOD NEIGHBOR WOOD FENCE WITH CAP

P-GBI-15

BEEGHLY RANCH - LOT G
Woodland, CA
March 04, 2020

OVERALL FENCING PLAN
L03

NORTH

0 20 40 80
SCALE: 1" = 20'

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA APPROVING AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WOODLAND AND TL PARTNERS X, LP, TO USE AND DEVELOP THE BEEGHLY RANCH R-15 PROJECT SITE LOCATED WITHIN THE SPRING LAKE SPECIFIC PLAN AREA

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

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

WHEREAS, TL PARTNERS X.L.P., ("Developer") proposes to develop certain real property located in the City of Woodland ("Property"), more particularly described in the Development Agreement incorporated herein by reference, for residential use ("Project"); and

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

WHEREAS, Developer proposes the Project to achieve the goals of the City's General Plan ("General Plan") and the Spring Lake Specific Plan ("SLSP"); and

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

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

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

WHEREAS, City has determined that by entering into the Development Agreement, City will (i) promote orderly growth and quality development on the Property in accordance with the

goals and policies set forth in the General Plan and the SLSP and (ii) benefit from increased housing opportunities created by the Project for residents of the City; and

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

WHEREAS, the City and Developer have reached mutual agreement and desire to voluntarily enter into the Development Agreement to facilitate development of the Project, subject to conditions and requirements set forth herein; and the Planning Commission recommended to the City Council approval of both the Tentative Subdivision Map #5196 and 5197 for the Beeghly Ranch R-15 Project Site and the Development Agreement; and

WHEREAS, on October 6, 2020, the City Council conducted a public hearing pursuant to Government Code section 65867, not less than ten (10) days notice of which was provided in accordance with Government Code sections 65090 and 65091, at which hearing all persons wishing to testify in connection with the Development Agreement were heard and at which time the Development Agreement was comprehensively reviewed; and

WHEREAS, on October 6, 2020, the City Council introduced this Ordinance through a waiving of the first reading of this Ordinance; and

WHEREAS; pursuant to the California Environmental Quality Act (CEQA) Public Resources Code section 21000 *et seq*., the proposed 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; and

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

THE CITY COUNCIL OF THE CITY OF WOODLAND DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Pursuant to California Government Code Sections 65865 *et seq*., the City Council hereby approves the Development Agreement as **"Exhibit 1."**

Section 2. Based on the entire record before the City Council and all written and oral evidence presented to the City Council, the City Council finds this Ordinance promotes the public health,

safety, and welfare of the community because the Development Agreement will permit land uses that best reflect the community needs and will allow for the most logical and efficient development of the real property governed by the Development Agreement in the City.

Section 3. The City Council hereby incorporates by reference the recitals set forth herein and adopts those recitals as its own as though fully set forth in this Ordinance. Pursuant to Government Code section 65867.5 (b) and based on the entire record before the City Council, including all written and oral evidence presented to the City Council, the City Council hereby finds that the Development Agreement will continue to result in the development of the Property at the intensity and density allowed under the General Plan and SLSP and with the restrictions and standards set forth in the City's Municipal Code and the Development Agreements.

Section 4. The City Council hereby expressly determines that all of the procedures of CEQA have been met with respect to the Development Agreement because, 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.

Section 5. The City Clerk shall cause to be recorded with the Yolo County Recorder a copy of the executed Development Agreement, or a Memorandum of Agreement, within ten (10) days following execution thereof.

Section 6. The City Clerk shall certify to the adoption of this Ordinance and shall cause a summary thereof to be published in the Daily Democrat, a newspaper of general circulation, printed and published in the city of Woodland and county of Yolo, at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the City Clerk, and within fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted ordinance in the office of the City Clerk, in accordance with California Government Code section 36933. This Ordinance shall take effect thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council on October ____, 2020 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Rich Lansburgh, Mayor

ATTEST:

_____
Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

Dated:_____

Exhibit 1– Beeghly Ranch Development Agreement
Exhibit 2 – Beeghly Ranch Conditions of Approval (Exhibit D to the Development Agreement)

Recorded at request of:)
City Clerk)
City of Woodland)
)
When recorded return to:)
City of Woodland)
300 First Street)
Woodland, CA 95695)
Attention: City Clerk)
)

Exempt from filing fees pursuant to Government Code §6103

DEVELOPMENT AGREEMENT NO. [_____]

BEEGHLY R-15

AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN

CITY OF WOODLAND

and

TL Partners X L.P.

AMENDED AND RESTATED DEVELOPMENT AGREEMENT NO. [_____]
BEEGHLY RANCH LOT D AND LOT G
Tentative Map Nos 5196 and 5197

This Amended and Restated Development Agreement (hereinafter "Agreement") is entered into as of this ___ day of _____, 2020, by and between the City of Woodland, California, a California municipal corporation ("CITY"), and TL Partners X L.P., a California limited partnership ("OWNER"), each of whom shall be referred to as a "party" and together as the "parties."

RECITALS

WHEREAS, CITY and Turn of the Century, LLC ("TOC") previously entered into that certain Development Agreement ("Original Development Agreement") on January 13, 2004, recorded on February 17, 2004, approved by the City Council of the City of Woodland on January 13, 2004, and recorded with the Yolo County Recorder's Office as Document No 204-0008056-00; and

WHEREAS, CITY and TOC, HTW West Ventures LLC and Russel Ranch Development, Inc., entered into an Affordable Housing Land Dedication Agreement on April 19, 2005, to accept dedication of land on the parcel at the southwest corner of Meikel Avenue and Farmers Central Road, which satisfied the very low income affordable housing requirement for the Beeghly Ranch R-15 property; and

WHEREAS, CITY and CENTEX and WPHI (each a successor in interest to TOC) entered into a First Amendment to Development Agreement, effective January 16, 2015 ("First Amendment"), which First Amendment provided that the Original Development Agreement remained in full force and effect; and

WHEREAS, Turn of the Century, LLC subsequently transferred its property interests, and associated agreements, to various developers, and OWNER now owns that certain real property with Yolo County Assessor's Parcel Numbers 042-574-001 and 042-561-015 (the "Property"); and

WHEREAS, this Agreement hereby replaces in its entirety the Original Development Agreement as amended by the First Amendment with respect to the Property only; and

WHEREAS, CITY is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Section 65864, et seq. of the Government Code; and

WHEREAS, CITY has approved the Spring Lake Specific Plan ("Plan"), which encompasses OWNER's property, more fully described in Exhibit "A" and shown on Exhibit

"B" to this Agreement ("Property"), and which requires owners of property within the Plan area to enter into development agreements as a precondition of development; and

WHEREAS, OWNER and CITY wish to enter into this Agreement pursuant to the Plan, allowing for the construction of a project as described herein("Project"); and

WHEREAS, OWNER has applied to CITY for certain entitlements for development of its Property, including this Agreement, and proceedings have been taken in accordance with the rules and regulations of CITY; and

WHEREAS, the terms and conditions of this Agreement have undergone extensive review by CITY and OWNER and have been found to be fair, just, and reasonable; and

WHEREAS, the best interests of the citizens of the City of Woodland and the public health, safety, and welfare will be served by entering into this Agreement; and

WHEREAS, the City Council hereby finds and determines that this Agreement is of major significance because it will enable CITY to fund much needed capital improvements and provide much needed public services and will therefore also have a major beneficial economic impact on CITY; and

WHEREAS, all of the procedures of the California Environmental Quality Act have been met with respect to the Project and the Agreement, with the Woodland City Council's certification of the Environmental Impact Report for the Spring Lake Specific Plan (Turn of the Century EIR, SCH #99022069, August 15, 2000) and adoption of addenda to the Turn of the Century EIR; and

WHEREAS, this Agreement and the Project are consistent with the Woodland General Plan and the Spring Lake Specific Plan; and

WHEREAS, all actions taken and approvals given by CITY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters related to the approval of development agreements; and

WHEREAS, development of the Project in accordance with this Agreement will provide substantial benefits to CITY and will further important policies and goals of CITY; and

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of OWNER's property, ensure progressive installation of necessary improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Section 65864, et seq. of the Government Code are intended.

COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined as follows:

1.1.1 "2020 Development Approvals" means the Tentative Map and Planned Development rezoning and conditional use permit for the R-15 zoning and all other permits and other entitlements for use to implement the Project.

1.1.2 "Agreement" means this Amended and Restated Development Agreement.

1.1.3 "CITY" means the City of Woodland, a California municipal corporation.

1.1.4 "City Council" means the duly elected city council of the City of Woodland.

1.1.5 "Commencement Date" means the date the Term of this Agreement commences.

1.1.6 "Development" means the improvement of the Property (as defined herein) for the purposes of completing the structures, improvements and facilities comprising the Project, including, but not limited to: grading; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction of buildings and structures; and the installation of landscaping. "Development" does not include the maintenance, repair, reconstruction or redevelopment of any building, structure, improvement or facility after the construction and completion thereof.

1.1.7 "Development Approvals" means the 2020 Development Approvals.

1.1.8 "Development Exaction" means any requirement of CITY in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate, or compensate for the impacts of development on the environment or other public interests.

1.1.9 "Development Impact Fee" means a monetary exaction other than a tax or special assessment, whether established for a broad class of projects by legislation of general applicability or imposed on a specific project on an ad hoc basis, that is charged by a local agency to the applicant in connection with approval of a development project for the purpose of

defraying all or a portion of the cost of public facilities related to the development project, and which may be increased or updated from time to time, but does not include fees for processing applications for governmental regulatory actions or approvals, fees collected under development agreements adopted pursuant to Article 2.5 of the Government Code (commencing with Section 65864) of Chapter 4, or fees collected pursuant to agreements with redevelopment agencies which provide for the redevelopment of property in furtherance or for the benefit of a redevelopment project for which a redevelopment plan has been adopted pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code).

1.1.10 "Development Plan" means the plan for development of the Property as set forth in Exhibit "C".

1.1.11 "Effective Date" means the date the ordinance approving and authorizing this Agreement becomes effective.

1.1.12 "First Amendment" means the First Amendment to the Original Development Agreement, entered into on December 16, 2014, by CITY and Centex Homes, and Western Pacific Holdings, Inc., successors in interest to Turn of the Century, LLC, and predecessors in interest to OWNER.

1.1.13 "Land Use Regulations" means all ordinances, resolutions, codes, rules, regulations and official policies of CITY governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and specifications applicable to the development of the Property. "Land Use Regulations" does not include any CITY ordinance, resolution, code, rule, regulation or official policy, governing:

(a) the conduct of businesses, professions, and occupations;

(b) taxes (special or general) and assessments;

(c) the control and abatement of nuisances;

(d) the granting of encroachment permits and the conveyance of rights and interests that provide for the use of or the entry upon public property;

(e) the exercise of the power of eminent domain.

1.1.14 "Mortgagee" means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device lender, and their successors and assigns.

1.1.15 "Original Development Agreement" means the development agreement entered into between CITY and Turn of the Century, LLC, OWNER's predecessor in interest, on February 17, 2004. The Original Development Agreement vested OWNER's right to develop the Project consistent with the specified laws and regulations.

1.1.16 "OWNER" means the persons and entities listed as OWNER on page 1 of this Agreement and their successors in interest to all or any part of the Property.

1.1.17 "Project" means the development of the Property, as contemplated by the Development Plan as such Plan may be further defined, enhanced or modified pursuant to the provisions of this Agreement.

1.1.18 "Property" means the real property described on Exhibit "A" and shown on Exhibit "B" to this Agreement.

1.1.19 "Reservation of Rights" means the rights and authority excepted from the assurances and rights provided to OWNER under this Agreement and reserved to CITY under Section 3.4 of this Agreement.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

Exhibit "A" – Legal Description of the Property

Exhibit "B" – Map showing Property and its location

Exhibit "C" – Development Plans, Tentative Map, Site Plan, Landscape Plan, Architectural Renderings

Exhibit "D" – Conditions of Approval

Exhibit "E" – Development Impact Fees

Exhibit "F" – Existing Land Use Regulations

2. GENERAL PROVISIONS.

2.1 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Development of the Property is hereby authorized and shall be carried out in accordance with the terms of the Development Plan and this Agreement.

2.2 Ownership of Property. OWNER represents and covenants that it is the owner of the fee simple title to, or has an equitable interest in, the Property or a portion thereof.

2.3 Term. The term of this Agreement shall commence on the date (the "Commencement Date") that is the Effective Date, and shall be in force for a period of 10 years thereafter (the "Term"), unless this term is modified or extended pursuant to the provisions of this Agreement. OWNER may elect to extend the Term by up to two successive two (2) year periods (for a maximum Term of 14 years) upon written notice to CITY no later than 90 days prior to the date the Term would otherwise expire. Thereafter, due to the expiration of the Agreement, OWNER shall have no vested right under this Agreement, regardless of whether or not OWNER has paid any Development Impact Fee. Any tentative map approved by CITY for the Property shall have a duration co-extensive with the duration of this Agreement.

2.4 Assignment.

2.4.1 Right to Assign. OWNER shall have the right to sell, transfer, or assign the Property in whole or in part (provided that no such partial transfer shall violate the Subdivision Map Act, Government Code Section 66410, et seq.) to any person, partnership, joint venture, firm or corporation at any time during the Term of this Agreement; provided, however, that any such sale, transfer or assignment shall include the assignment and assumption of the rights, duties, and obligations arising under or from this Agreement and be made in strict compliance with the following conditions precedent:

(a) No sale, transfer, or assignment of any right or interest under this Agreement shall be made unless made together with the sale, transfer, or assignment of all or a part of the Property.

(b) Concurrent with any such sale, transfer or assignment, OWNER shall notify CITY, in writing, of such sale, transfer or assignment and shall provide CITY with an executed agreement ("Assignment and Assumption Agreement"), in a form reasonably acceptable to CITY, by the purchaser, transferee or assignee and providing therein that the purchaser, transferee or assignee expressly and unconditionally assumes all the duties, obligations, agreements, covenants, waivers of OWNER under this Agreement, including, without limitation, the covenants not to sue and waivers contained in Sections 7.2 and 8.4 hereof.

Any sale, transfer or assignment not made in strict compliance with the foregoing conditions shall constitute a default by Owner under this Agreement. Notwithstanding the failure of any purchaser, transferee or assignee to execute the agreement required by Paragraph (b) of this Subsection 2.4.1, the burdens of this Agreement shall be binding upon such purchaser, transferee or assignee, but the benefits of this Agreement shall not inure to such purchaser, transferee or assignee until and unless such agreement is executed.

2.4.2 Release of Transferring Owner. Notwithstanding any sale, transfer or assignment, a transferring OWNER shall continue to be obligated under this Agreement with respect to the transferred Property or any transferred portion thereof, unless such transferring OWNER is given a release in writing by CITY (which written confirmation may be in the form of execution and recordation of the Assignment and Assumption Agreement), which release shall

be provided by CITY upon the full satisfaction by such transferring OWNER of the following conditions:

(a) OWNER no longer has a legal or equitable interest in all or any part of the Property subject to the transfer.

(b) OWNER is not then in default under this Agreement.

(c) OWNER has provided CITY with the notice and executed agreement required under Paragraph (b) of Subsection 2.4.1 above.

(d) The purchaser, transferee or assignee provides CITY with security equivalent to any security previously provided by OWNER to secure performance of its obligations hereunder.

2.4.3 Subsequent Assignment. Any subsequent sale, transfer or assignment after an initial sale, transfer or assignment shall be made only in accordance with and subject to the terms and conditions of this Section.

2.4.4 Utilities. The Project shall be connected to all utilities necessary to provide adequate water, sewer, gas, electric, and other utility service to the Project, prior to the issuance of a certificate of occupancy for any portion of the Project in accordance with the Tentative Map.

2.4.5 Sale to Public and Completion of Construction. The provisions of Subsection 2.4.1 shall not apply to the sale or lease (for a period longer than one year) of any lot that has been finally subdivided and is individually (and not in "bulk") sold or leased to a member of the public or other ultimate user. This Agreement shall terminate with respect to any lot, and such lot shall be released and no longer be subject to this Agreement without the execution or recordation of any further document upon satisfaction of both of the following conditions:

(a) The lot has been finally subdivided and individually (and not in "bulk") sold or leased (for a period longer than one year) to a member of the public or other ultimate user; and

(b) A certificate of occupancy has been issued for a building on the lot, and the fees for such lot set forth in this Agreement have been paid.

2.5 Amendment or Cancellation of Agreement. This Agreement may be amended or canceled in whole or in part only by written consent of all parties in the manner provided for in Government Code Section 65868. This provision shall not limit any remedy of CITY or OWNER as provided by this Agreement.

2.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

(a) Expiration of the stated Term of this Agreement as set forth in Section 2.3.

(b) Entry of a final judgment setting aside, voiding or annulling the adoption of the ordinance approving this Agreement.

(c) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.

(d) Completion of the Project in accordance with the terms of this Agreement including issuance of all required occupancy permits and acceptance by CITY or applicable public agency of all required dedications.

Termination of this Agreement shall not constitute termination of any other Project Development Approvals and land use entitlements approved and vested for the Property. Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination or with respect to any default in the performance of the provisions of this Agreement that has occurred prior to such termination or with respect to any obligations that are specifically set forth as surviving this Agreement. Upon such termination, any Development Impact Fees paid by OWNER to CITY for residential units on which construction has not yet begun shall be refunded to OWNER by CITY.

2.7 Automatic Termination as to Residential Lots/Notice of Termination as to Other Parcels. This Agreement shall automatically be terminated, without any further action by any party or need to record any additional document, with respect to any single family residential lot with a parcel designated by the Development Approvals for residential use, upon completion of construction and issuance by CITY of a final occupancy permit for a dwelling unit upon such single family residential lot and the conveyance of such improved residential lot and dwelling unit to a bona-fide good faith purchaser thereof. In connection with its issuance of a final inspection for the single family residential lot and dwelling unit, CITY shall confirm that all improvements that are required to serve the residential lot, as determined by CITY, have (1) been accepted by CITY, or (2) in CITY's discretion, adequate security for certain improvements have been provided, and that the dwelling is ready for occupancy by the homebuyer. Termination of this Agreement for any single family residential lot as provided for in this Section shall not in any way be construed to terminate or modify any assessment district, fee district, public financing district, special tax district, tax and/or any Mello Roos Community Facilities District lien affecting such lot at the time of termination. Termination of this Agreement as to an individual parcel or lot with a building constructed upon it shall not affect OWNER's rights or obligations under any of the Development Approvals applicable to the remainder of the Project at the Property.

2.8 Notices.

(a) As used in this Agreement, "notice" includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either: (i) when delivered in person to the recipient named below; or (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; or (iii) on the date of delivery shown in the records of the telegraph company after transmission by telegraph to the recipient named below. All notices shall be addressed as follows:

If to CITY:
City of Woodland
300 First Street
Woodland, CA 95695
Attn: City Manager
Telephone: (530) 661-5800
Facsimile: (530) 661-5848

Copy to:
Best, Best & Krieger, LLP
500 Capitol Mall, Suite 1700
Sacramento, CA 95814
Attn: Woodland City Attorney
Telephone: (916) 325-4000
Facsimile: (916) 325-4010

If to OWNER:
TL Partners X LP
3500 Douglas Boulevard, "Suite 270
Roseville, CA 95661
Attn: Tim Lewis
Telephone: 916-787-3420

(c) Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by the change.

2.9 Termination of Original Development Agreement. As related to the Property only, this Agreement replaces and supersedes the Original Development Agreement adopted on January 13, 2004 by the City Council of the City of Woodland, as it was amended by the First Amendment. As of the effective date of the ordinance adopting this Agreement, this Agreement replaces and supersedes the Original Development Agreement as subsequently amended by the First Amendment.

3. DEVELOPMENT OF THE PROPERTY.

3.1 Rights to Develop.

3.1.1 CITY and OWNER acknowledge that this Agreement has been prepared and executed in order to comply with the requirement in the Spring Lake Specific Plan that a development agreement be entered into in connection with any rezoning of land or tentative parcel map approval within the Specific Plan area. This Agreement vests the right to develop Tentative Subdivision Map #5196 and 5197, which includes the 5.01 acre R-15 site and 0.9 acre R-15 site shown in Exhibit B and Exhibit C, resulting in 72 single family lots (units) contingent upon City Council approval of the final subdivision map for the Property.

3.2 Fair Share Reimbursement for Non-Participating Parties. This Project may be subject to reimbursement requirements for adjacent infrastructure improvements, outside of SLIF related fees, that were constructed through previous agreement with third party developers.

3.3 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement including the Reservation of Rights, the rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings, and the design, improvement and construction standards and specifications applicable to development of the Property shall be the Land Use Regulations and Development Approvals, whether in effect on the Effective Date or subsequently adopted. In connection with any subsequently imposed Development Approvals and except as specifically provided otherwise herein, CITY may exercise its discretion in accordance with the Land Use Regulations then in effect, as provided by this Agreement, including, but not limited to, the Reservation of Rights set forth in Section 3.4 to the extent allowed by law. CITY shall accept for processing, review and action all applications for subsequent development approvals, and such applications shall be processed in the same manner and the CITY shall exercise its discretion, when required or authorized to do so, to the same extent it would otherwise be entitled in the absence of this Agreement in furtherance of the Project Approvals.

3.4 Reservation of Rights.

3.4.1 Limitations, Reservations and Exceptions. Notwithstanding any other provision of this Agreement, the following regulations shall apply to the development of the Property:

(a) Processing fees and charges of every kind and nature imposed by CITY to cover the estimated actual costs to CITY of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued.

(b) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.

(c) Regulations, adopted policies, and rules governing engineering and construction standards and specifications applicable to public and private improvements, including, without limitation, all uniform codes adopted by the CITY and any local amendments to those codes adopted by the CITY, including, without limitation, the CITY's Building Code, Plumbing Code, Mechanical Code, Electrical Code, and Grading Ordinance.

(d) Regulations Imposing Development Exactions; provided, however, that no such subsequently adopted Development Exaction shall be applicable to development of the Property unless such Development Exaction is applied uniformly to development, either throughout the CITY or within a defined area of benefit which includes the Property. No such subsequently adopted Development Exaction shall apply if its application to the Property would physically prevent development of the Property for the uses and to the density or intensity of development set forth in the Development Plan. In the event any such subsequently adopted Development Exaction fulfills the same purposes, in whole or in part, as the fees set forth in Section 4 of this Agreement, CITY shall allow a credit against such subsequently adopted Development Exaction for the fees paid under Section 4 of this Agreement to the extent such fees fulfill the same purposes.

(e) Regulations that may be in material conflict with this Agreement but that are reasonably necessary to protect the residents of the project or the immediate community from a condition perilous to their health or safety. To the extent possible, any such regulations shall be applied and construed so as to provide OWNER with the rights and assurances provided under this Agreement.

(f) Regulations that are not in material conflict with this Agreement or the Development Plan. Any regulation, whether adopted by initiative or otherwise, limiting the rate or timing of development of the Property shall be deemed to materially conflict with the this Agreement and the Development Plan and shall therefore not be applicable to the development of the Property.

(g) Regulations that are in material conflict with this Agreement and the Development Plan, provided OWNER has given written consent to the application of such regulations to development of that Property in which the OWNER has a legal or equitable interest.

(h) Regulations that impose, levy, alter or amend fees, charges, or Land Use Regulations relating to consumers or end users, including, without limitation, trash can placement, service charges and limitations on vehicle parking.

(i) Regulations of other public agencies, including Development Impact Fees adopted or imposed by such other public agencies, although collected by CITY.

3.4.2 Subsequent Development Approvals. This Agreement shall not prevent CITY, in acting on subsequent development approvals and to the same extent it would otherwise be authorized to do so absent this Agreement, from applying subsequently adopted or amended Land Use Regulations to the extent that they do not materially conflict with this Agreement.

3.4.3 Modification or Suspension by State or Federal Law. In the event that State, County or Federal laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such State or Federal laws or regulations; provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce.

3.4.4 Intent. The parties acknowledge and agree that CITY is restricted in its authority to limit certain aspects of its police power by contract and that the foregoing limitations, reservations and exceptions are intended to reserve to CITY all of its police power that cannot be or are not expressly so limited. This Agreement shall be construed, contrary to its stated terms if necessary, to reserve to CITY all such power and authority that cannot be or is not by this Agreement's express terms so restricted.

3.5 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of CITY may possess authority to regulate aspects of the development of the Property separately from or jointly with CITY and this Agreement does not limit the authority of such other public agencies.

3.6 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when or the rate at which phases of the Property will be developed. Such decisions depend upon numerous factors which are not within the control of OWNER, such as market orientation and demand, interest rates, absorption, completion and other similar factors. Since the California Supreme Court held in *Pardee Construction Co. v. City of Camarillo* (1984) 37 Ca1.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that OWNER shall have the right to develop the Property in such order and at such rate and at such times as OWNER deems appropriate within the exercise of its subjective

business judgment, subject only to any timing or phasing requirements set forth in the Development Plan.

3.7 Public Works. If OWNER is required by this Agreement to construct any public works facilities which will be dedicated to CITY or any other public agency upon completion, and if required by applicable laws to do so, OWNER shall perform such work in the same manner and subject to the same requirements as would be applicable to CITY or such other public agency should it have undertaken such construction.

3.8 Acquisition of Property for Construction of Improvements Off-Site. OWNER shall, in a timely manner as determined by CITY and consistent with the requirements of the Specific Plan, acquire the property rights necessary to construct or otherwise provide the public improvements contemplated by the Specific Plan.

3.9 Acquisition of Real Property Interests. In any instance where OWNER is required to construct any public improvement on land not owned by OWNER, OWNER shall at its sole cost and expense provide, or cause to be provided, the real property interests necessary for the construction of such public improvements. If and to the extent that this Section 3.9 conflicts with Section 66462.5 of the Subdivision Map Act, this section will control.

3.10 Credits and/or Reimbursement for Dedication of Property or Construction of Infrastructure. To the extent OWNER dedicates land, funds or constructs public facilities that exceed the size or capacity required to serve the Property for the benefit of other properties, or if such dedication or improvements benefit other properties regardless of its size or capacity, CITY shall enter into an agreement to reimburse OWNER to the extent of such benefit as determined by CITY. Such reimbursement may take the form of fee credits and/or benefit assessments, special taxes, or other fees or assessments collected from benefiting properties, as the CITY may determine. Notwithstanding the foregoing, the CITY shall not reimburse the OWNER for costs of interim temporary improvements, nor shall CITY require OWNER to pay for interim temporary improvements installed by others on OWNER's property. If OWNER's costs for the improvements exceed the amount(s) shown in the Spring Lake Capital Improvement Program for such improvement(s), OWNER agrees that the CITY may defer a portion of OWNER's reimbursement for constructed improvements until the CITY completes a reconciliation update for the Spring Lake Infrastructure Fee ("SLIF").

3.11 Water Supply Planning. To the extent the Development Plan includes one or more tentative maps totaling more than 500 dwelling units, and to the extent the Project, or any part thereof, is not exempt under Government Code Section 66473.7(i), each such tentative map shall comply with the provisions of Government Code Section 66473.7.

3.12 City Plan Check & Inspection of Public & Private Civil Improvements. Developer shall, at its sole cost, expense, and liability, pay all fees, charges, and taxes arising out of construction of the public and private Improvements, including, but not limited to, fees for the checking, filing, and processing of improvement plans and specifications and for inspecting the

construction of the onsite and offsite civil improvements. These fees must be paid in full prior to approval of the final map and improvement plans.

4. PUBLIC BENEFITS.

4.1 Intent. The parties acknowledge and agree that development of the Property will result in substantial public needs that will not be fully met by the Development Plan and further acknowledge and agree that this Agreement confers substantial private benefits on OWNER that should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the private benefits conferred on OWNER by providing more fully for the satisfaction of the public needs resulting from the Project.

4.2 Development Impact Fees.

4.2.1 Amount of Fee. The Development Impact Fees set forth in Exhibit "E" shall be charged to the Project. Exhibit "E" includes the updated SLIF adopted by CITY consistent with state constitutional and statutory requirements.

4.2.2 Time of Payment. The fees required pursuant to Subsection 4.2.1 shall be paid to CITY prior to the issuance of building permits for each residential unit. No fees shall be payable for building permits issued prior to the Effective Date of this Agreement, but the fees required pursuant to Subsection 4.2.1 shall be paid prior to the re-issuance or extension of any building permit for a residential unit for which such fees have not previously been paid.

4.2.3 Fee Credits and Reimbursements. OWNER shall be entitled to credit or reimbursement against the fees required pursuant to Subsection 4.2.1 for the dedication of land, the construction of improvements or the payment of fees as specifically set forth in an agreement entered into between CITY and OWNER pursuant to Section 3.10

4.2.4 Future Development Impact Fees; Increases. The Parties hereby agree that, in addition to the Development Impact Fees included in Exhibit "E," the Project shall be subject to the imposition of any Development Impact Fee that becomes effective after the Effective Date. In addition, the Project shall be subject to any increase, decrease, amendment, or alteration of any Development Impact Fee that becomes effective after the Effective Date.

4.2.5 Prepayment. In no event shall the prepayment of any Development Impact Fees required hereunder establish a vested right on the part of OWNER or any other owner of the Property, or any person or entity with an interest therein to develop the Project or the Property following the expiration, cancellation, or termination of the Term of this Agreement. Following the expiration, cancellation, or termination of this Agreement, all Development Impact Fees then in effect shall be applicable to any remaining portion of the Project and Property to be developed, notwithstanding any provision of this Agreement and notwithstanding the prepayment of the Development Impact Fees set forth in Exhibit "E" or any increase or amendment of any Development Impact Fee, or any combination thereof. Nothing

contained in this Subsection 4.2.4 shall be construed as limiting the right of OWNER to a credit against any Development Impact Fees as set forth in Section 4.2.2 hereof.

4.3 Agricultural Conservation Easements. CITY has established specific criteria for agricultural conservation easements, as provided in the TOC EIR for Spring Lake and the CITY's Agricultural Mitigation Program. With respect to the Property, the City's agricultural conservation easement requirement has been satisfied.

4.4 Swainson's Hawk Mitigation. In addition to the requirements of Section 4.3 above, OWNER's obligation for Swainson's Hawk Mitigation has been satisfied.

4.5 Dedication of On-Site Easements and Rights of Way. OWNER shall dedicate to CITY all on-site rights of way and easements deemed necessary for public improvements for the Project, as set forth in the conditions of approval, in CITY's sole discretion, within 15 days of receipt of written demand from CITY.

4.6 Timing of Construction of Off-Site Infrastructure. Approval of any building permits on the Property shall be conditioned upon CITY's determination, in its sole discretion, that sufficient progress is being made on construction of off-site infrastructure serving development of OWNER's Property.

4.7 Inclusionary Housing Agreement. Prior to submittal of any final map and improvement plan package to CITY, OWNER and CITY shall enter into an Inclusionary Housing Agreement consistent with the Spring Lake Specific Plan Affordable Housing Plan and this Agreement.

4.8 Affordable Housing. CITY and OWNER agree that this Project requires seventeen (17) R-15 low-income single-family units to be constructed and shall not be subject to the payment of in-lieu fees in the event that the affordable units are not sold as affordable units.

4.9 Financing Plan Cost Estimates. Notwithstanding any fee amounts listed in Exhibit "D," OWNER acknowledges and agrees that the cost estimates contained in the Spring Lake Specific Plan Financing Plan and Capital Improvement Plan (CIP) are estimates only, and that OWNER shall pay its fair share of the costs of improvements and amenities identified in the Financing Plan and in amounts justified by an AB 1600 Nexus Study.

4.10 Infrastructure and Improvements. Prior to receiving a building permit for the Project, OWNER shall either have: (i) applied for and received a subdivision map for the Property, or (ii) submitted plans for infrastructure and improvements necessary to serve the Project in accordance with CITY standards and received approval of such plans by the City Engineer.

4.11 Right of Way. OWNER shall obtain all necessary rights of way for public improvements prior to final map in accordance with the 2020 Development Approvals and Section 3.9 of this Agreement.

4.12 Storm Drainage. OWNER understands and acknowledges that, at the time of execution of the Development Agreement and imposition of these conditions, the CITY lacks sufficient storm drain capacity to serve the Project and that City Engineering staff is reviewing multiple options for increasing storm water capacity of the Spring Lake drainage system downstream of the project. Depending on the option selected, the implementation of one or more of the options currently being studied may result in an increase to the Spring Lake Drainage Fee. If such an increase occurs, Owner agrees to pay its proportional share of the increased Spring Lake Drainage Fee at the time building permits are issued for the Project.

OWNER understands and agrees that it will proceed to build its Project at its own risk and unconditionally releases and discharges CITY and its officers and employees from any and all claims, demands, liabilities, damages, obligations, actions, or causes of action of any kind, known or unknown, past or present, arising out of, relating to, or in connection with the insufficient storm drain capacity ("Claims"). OWNER agrees to refrain from instituting, initiating, maintaining, or participating in any lawsuit, claim, or other proceeding in any jurisdiction or forum relating in any way to the Claims and understands that this release may be pled as a full and complete defense to, and may be used as the basis for an injunction against, any lawsuit, suit, or other proceeding that may be instituted, prosecuted, or attempted in breach of this release. The release in this section is intended to be complete and final and to cover claims, demands, liabilities, damages, actions, and causes of action that are known, but also claims, demands, liabilities, damages, actions, and causes of action that are unknown or that the OWNER does not suspect to exist in their favor that, if known at the time of signing this Agreement, might have affected their actions, and therefore the parties expressly waive the benefit of the provision of Section 1542 of the California Civil Code, which provides:

> A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.

By initialing below, OWNER hereby waives and relinquishes all rights and benefits that it has or may have had under Section 1542 of the California Civil Code or the law of any other state, country, or jurisdiction to the same or similar effect to the full extent that they may lawfully waive such rights.

_____
Owner's Initials

4.13 Further, OWNER understands that a property owner(s) downstream of OWNER's Project may be adversely affected in the event of a large storm and that development of OWNER's Project may exacerbate downstream overflow. If CITY receives a claim from, or has a lawsuit filed against it by, a downstream property owner(s), OWNER agrees to participate in the defense and contribute its proportionate share of the damages its Project caused to CITY.

4.14 Meter Fees. Prior to any final map OWNER shall pay AMR (Automated Meter Reading) fees for public meters in accordance with the current fee schedule. For reference, the 2019 AMR fee is $216 per meter.

4.15 SR113 and 25A Interchange. OWNER acknowledges that the interim upgrade of the State Route 113 ("SR 113") and County Road 25A interchange in accordance with the Spring Lake EIR is a Spring Lake responsibility. OWNER accepts and supports the use of Spring Lake Infrastructure Bond proceeds for the upgrade of the SR 113 and 25A interchange. OWNER further accepts and supports that there may be changes to the SLIF and the per unit set aside amount for the payment of Spring Lake Infrastructure Fees due to the SR 113 and 25A interchange project.

4.16 Homeowners Association. Prior to approval of the first final map, OWNER agrees to form a Home Owners Association (HOA). OWNER agrees that the HOA's governing documents shall include requirements addressing, among other things, ownership, operation, and maintenance of onsite streets, lighting, landscaping, and storm drain. Onsite streets shall be privately owned and maintained by the HOA.

4.17 Garage Parking Requirement. The HOA's governing documents shall also include rules requiring garages to be free of clutter and accessible for the parking of two vehicles. Outside onsite, parking spaces shall not be used for regular parking of household vehicles or storage of RVs or boats. First and second vehicles of a household shall park in the household's garage. HOA rules shall require the Board to cooperate with the City in addressing neighborhood traffic complaints.

5. FINANCING OF PUBLIC IMPROVEMENTS.

CITY and OWNER will cooperate in the formation of any special assessment district, community facilities district or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities required as part of the Development Plan. CITY also agrees that, to the extent any such district or other financing entity is formed and sells bonds in order to finance such reimbursements, OWNER may be reimbursed to the extent that OWNER spends funds or dedicates land for the establishment of public facilities. Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring CITY or the City Council to form any such district or to issue and sell bonds.

6. REVIEW FOR COMPLIANCE.

6.1 Periodic Review. CITY shall review this Agreement annually, on or before the anniversary of the Effective Date, in order to ascertain the compliance by OWNER with the terms of this Agreement. OWNER shall submit an Annual Monitoring Report, in a form acceptable to the City Manager, within thirty (30) days after written notice from the City Manager. The Annual Monitoring Report shall be accompanied by an annual review and administration fee sufficient to defray the estimated costs of review and administration of the Agreement during the succeeding year. The amount of the annual review and administration fee shall be set annually by resolution of the City Council.

6.2 Special Review. The City Council may order a special review of compliance with this Agreement at any time. The Community Development Director, or his or her designee, shall conduct such special reviews.

6.3 Procedure.

(a) During either a periodic review or a special review, OWNER shall be required to demonstrate good faith compliance with the terms of the Agreement. The burden of proof on this issue shall be on OWNER.

(b) Upon completion of a periodic review or a special review, the Community Development Director, or his or her designee, shall submit a report to the Planning Commission setting forth the evidence concerning good faith compliance by OWNER with the terms of this Agreement and his or her recommended finding on that issue.

(c) If the Planning Commission finds and determines on the basis of substantial evidence that OWNER has complied in good faith with the terms and conditions of this Agreement, the review shall be concluded.

(d) If the Planning Commission finds and determines on the basis of substantial evidence that OWNER has not complied in good faith with the terms and conditions of this Agreement, the Commission may recommend to the City Council modification or termination of this Agreement, subject to OWNER's opportunity to cure its default as provided in Section 7.3. OWNER may appeal a Planning Commission determination pursuant to this Section 6.3(d) pursuant to CITY's rules for consideration of appeals in zoning matters then in effect. Notice of default as provided under Section 7.3 of this Agreement shall be given to OWNER prior to or concurrent with proceedings under Section 6.4 and Section 6.5.

6.4 Proceedings Upon Modification or Termination. If, upon a finding under Section 6.3, CITY determines to proceed with modification or termination of this Agreement, CITY shall give written notice to OWNER of such intention. The notice shall be given at least ten (10) calendar days prior to the scheduled hearing and shall contain:

(a) The time and place of the hearing;

(b) A statement as to whether or not CITY proposes to terminate or to modify the Agreement; and,

(c) Such other information as is reasonably necessary to inform OWNER of the nature of the proceeding.

6.5 Hearing on Modification or Termination. At the time and place set for the hearing on modification or termination, OWNER shall be given an opportunity to be heard. OWNER shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof on this issue shall be on OWNER. If the City Council finds, based upon substantial evidence, that OWNER has not complied in good faith with the terms or conditions of the Agreement, the City Council may terminate this Agreement or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of the CITY. The decision of the City Council shall be final, subject only to judicial review.

6.6 Certificate of Agreement Compliance. If, at the conclusion of a Periodic or Special Review, OWNER is found to be in compliance with this Agreement, CITY shall, upon request by OWNER, issue a Certificate of Agreement Compliance ("Certificate") to OWNER stating that after the most recent Periodic or Special Review and based upon the information known or made known to the Community Development Director and City Council that: (1) this Agreement remains in effect; and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after a Periodic or Special Review and shall state the anticipated date of commencement of the next Periodic Review. OWNER may record the Certificate with the County Recorder.

Whether or not the Certificate is relied upon by assignees or other transferees or OWNER, CITY shall not be bound by a Certificate if a default existed at the time of the Periodic or Special Review, but was concealed from or otherwise not known to the Community Development Director or City Council.

7. DEFAULT AND REMEDIES.

7.1 Remedies in General. It is acknowledged by the parties that CITY would not have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof. In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that CITY shall not be liable in damages to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue for damages or claim any damages:

(a) For any breach of this Agreement or for any cause of action that arises out of this Agreement; or

(b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or

(c) Arising out of or connected with any dispute, controversy or issue regarding the application or interpretation or effect of the provisions of this Agreement.

7.2 Release. Except for non-monetary remedies, OWNER, for itself, its successors and assignees, hereby releases CITY, its officers, agents and employees from any and all claims, demands, actions, or suits of any kind or nature arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth and Fourteenth Amendments to the United States Constitution, or any other law or ordinance which seeks to impose any other liability or damage, whatsoever, upon CITY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby acknowledges that it has read and is familiar with the provisions of California Civil Code Section 1542, which is set forth below:

> A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.

By initialing below, OWNER hereby waives the provisions of Section 1542 in connection with the matters that are the subject of the foregoing waivers and releases.

_____
Owner's Initials

7.3 Termination or Modification of Agreement for Default of OWNER. CITY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as "default"); provided, however, CITY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within sixty (60) days after the effective date of such notice or, in the event that such default cannot be cured within such sixty (60) day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such sixty (60) day period and to diligently proceed to complete such actions and cure such default.

8. LITIGATION.

8.1 General Plan Litigation. CITY has determined that this Agreement is consistent with its General Plan, and that the General Plan meets all requirements of law. OWNER has

reviewed the General Plan and concurs with CITY's determination. CITY shall have no liability in damages under this Agreement for any failure of CITY to perform under this Agreement or the inability of OWNER to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, as it may be amended from time to time, is invalid or inadequate or not in compliance with law.

8.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless CITY, its agents, officers and employees from any claim, action or proceeding against CITY, its agents, officers, or employees to attack, set aside, void, or annul the approval of this Agreement, or the approval of any permit granted pursuant to this Agreement. CITY shall promptly notify OWNER of any claim, action, proceeding or determination included within this Section 8.2, and CITY shall cooperate in the defense. CITY may in its discretion participate in the defense of any such claim, action, proceeding or determination.

8.3 Environmental Assurances. OWNER shall indemnify and hold CITY, its officers, agents, and employees free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and OWNER shall defend, at its expense, including attorneys' fees, CITY, its officers, agents and employees in any action based or asserted upon any such alleged act or omission. CITY may in its discretion participate in the defense of any such action.

8.4 Indemnity. In addition to the provisions of Sections 8.1, 8.2, and 8.3 above, OWNER shall indemnify and hold CITY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising through the sole active negligence or sole willful misconduct of CITY. OWNER shall defend, at its expense, including attorneys' fees, CITY, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions. CITY may in its discretion participate in the defense of any such legal action.

8.5 Reservation of Rights. With respect to Sections 8.1, 8.2, 8.3, and 8.4 herein, CITY reserves, the right to either (1) approve the attorney(s) that the indemnifying party selects, hires or otherwise engages to defend the indemnified party hereunder, which approval shall not be unreasonably withheld, or (2) conduct its own defense; provided, however, that the

indemnifying party shall reimburse the indemnified party forthwith for any and all reasonable expenses incurred for such defense, including attorneys' fees, upon billing and accounting therefor.

8.6 Challenge to Existing Land Use Approvals. By accepting the benefits of this Agreement, OWNER, on behalf of itself and its successors in interest, hereby expressly agrees and covenants not to sue or otherwise challenge any land use approval affecting the Property and in effect as of the Effective Date. Such agreement and covenant includes, without limitation, the covenant against any direct suit by OWNER or its successor in interest, or any participation, encouragement or involvement whatsoever that is adverse to CITY by OWNER or its successor in interest, other than as part of required response to lawful orders of a court or other body of competent jurisdiction. OWNER hereby expressly waives, on behalf of itself and its successors in interest, any claim or challenge to any land use approval affecting the Property and in effect as of the Effective Date. In the event of any breach of the covenant or waiver contained herein, CITY shall, in addition to any other remedies provided for at law or in equity, be entitled to:

(a) impose and recover (at any time, including after sale to a member of the public or other ultimate user) from the party breaching such covenant or waiver, the full amount of Development Impact Fees that the breaching party would have been required to pay in the absence of this Development Agreement; and

(b) impose any subsequently adopted land use regulation on those land use approvals for which the breaching party had not, as of the time of such breach, obtained a building permit.

8.7 OWNER hereby acknowledges that it has read and is familiar with the provisions of California Civil Code Section 1542, which is set forth below:

> A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.

By initialing below, OWNER hereby waives the provisions of Section 1542 in connection with the matters that are the subject of the foregoing waivers and releases.

_____
Owner's Initials

8.8 Survival. The provisions of this Section 8 shall survive the termination of this Agreement.

9. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit OWNER, in any manner, at OWNER's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. CITY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with OWNER and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. CITY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee, has submitted a request in writing to the CITY in the manner specified herein for giving notices, shall be entitled to receive written notification from CITY of any default by OWNER in the performance of OWNER's obligations under this Agreement.

(c) If CITY timely receives a request from a mortgagee requesting a copy of any notice of default given to OWNER under the terms of this Agreement, CITY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. Notwithstanding any other provision of this Agreement to the contrary, no Mortgagee shall have an obligation or duty under this Agreement to perform any of OWNER's obligations or other affirmative covenants of OWNER hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by OWNER is a condition precedent to the performance of a covenant by CITY, the performance thereof shall continue to be a condition precedent to CITY's performance hereunder, and further provided that any sale, transfer or assignment by any Mortgagee in possession shall be subject to the provisions of Section 2.4 of this Agreement.

10. MISCELLANEOUS PROVISIONS.

10.1 Recordation of Agreement. This Agreement and any amendment or cancellation thereof shall be recorded with the Yolo County Recorder by the Clerk of the City Council within ten (10) days after the CITY enters into the Agreement, in accordance with Section 65868.5 of

the Government Code. If the parties to this Agreement or their successors in interest amend or cancel this Agreement, or if the CITY terminates or modifies this Agreement as provided herein for failure of the OWNER to comply in good faith with the terms and conditions of this Agreement, the City Clerk may have notice of such action recorded with the Yolo County Recorder.

10.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements that are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

10.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Section 4 of this Agreement and Exhibit "E" to this Agreement, including the payment of the Development Impact Fees set forth therein, are essential elements of this Agreement and CITY would not have entered into this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

10.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

10.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

10.6 Singular and Plural. As used herein, the singular of any word includes the plural.

10.7 Estoppel Certificate. Any party to this Agreement and any Lender may, at any time, and from time to time, deliver written notice to a party requesting such party to certify in writing that, to the knowledge of the certifying party, (i) the Agreement is in full force and effect and a binding obligation on the parties, (ii) the Agreement has not been amended or modified, either orally or in writing, and if so amended or modified, identifying the amendments or modifications, and (iii) as of the date of the estoppel certificate, the requesting party (or any party specified by a Lender) is not in breach in the performance of its obligations under the

Agreement, or if in breach to describe therein the nature of any such breach and the steps or actions to be taken by the other party reasonably necessary to cure any such alleged breach. A party receiving a request hereunder shall execute and return such certificate or give a written detailed response explaining why it will not do so within thirty (30) days following the receipt of such request. Each party acknowledges that such an estoppel certificate may be relied upon by third parties acting in good faith. An estoppel certificate provided by City establishing the status of this Agreement shall be in recordable form and may be recorded at the expense of the recording party.

10.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

10.9 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

10.10 No Third Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

10.11 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force), government regulations, court actions (such as restraining orders or injunctions), or other causes beyond the party's control. If any such events shall occur, the Term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the Term of this Agreement shall not be extended under any circumstances for more than five (5) years.

10.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

10.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and (c) is binding upon each party and each successor in interest (including assignees) during ownership of the Property or any portion thereof.

10.14 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

10.15 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Superior Court of the County of Yolo, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

10.16 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between CITY and OWNER is that of a government entity regulating the development of private property and the owner of such property.

10.17 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

10.18 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by CITY of its power of eminent domain.

10.19 Agent for Service of Process. In the event OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venturer resident of the State of California, or it is a foreign corporation, then in any such event, OWNER shall file with the Community Development Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon OWNER. If for any reason service of such process upon such agent is not feasible, then in such event OWNER may be personally served with such process out of this County and such service shall constitute valid service upon OWNER. OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto.

10.20 Authority to Execute. The person or persons executing this Agreement on behalf of OWNER warrants and represents that he or she/they have the authority to execute this Agreement on behalf of his or her/their corporation, partnership or business entity and warrants and represents that he or she/they has/have the authority to bind OWNER to the performance of its obligations hereunder.

10.21 Obligations Joint and Several. The obligations of OWNER under this Agreement shall be joint and several with respect to the entities which, collectively, comprise OWNER. Further, the obligations of OWNER under this Agreement shall apply with respect to the entire Property, as it may be subdivided, sold, transferred, or otherwise conveyed, and run with the land.

IN WITNESS WHEREOF, the parties hereto have executed this Development Agreement on the last day and year set forth below.

OWNER
TL PARTNERS X LP

By: _____
Its: _____

Dated: _____

CITY
CITY OF WOODLAND,
a California municipal corporation

By:_____
Ken Hiatt
City Manager
Dated: _____

ATTEST:

By:_____
Ana Gonzalez
City Clerk

APPROVED AS TO LEGAL FORM:
BEST BEST & KRIEGER LLP

_____
City Attorney

STATE OF CALIFORNIA)

) ss.

COUNTY OF YOLO)

On _____, before me, _____, personally appeared _____ _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

_____

Notary Public

[SEAL]

STATE OF CALIFORNIA)

) ss.

COUNTY OF YOLO)

On _____, before me, _____, personally appeared _____ _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

_____

Notary Public

[SEAL]

EXHIBIT "A"

(Legal Description of the Property)

LEGAL DESCRIPTION

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

PARCEL 1:

LOT D AS SHOWN ON THE MAP ENTITLED "SUBDIVISION NO. 4793, BEEGHLY RANCH" FILED APRIL 5, 2007 IN BOOK 2007 OF MAPS, PAGE 45, YOLO COUNTY RECORDS.

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

PARCEL 2:

ALL THAT REAL PROPERTY SITUATED IN THE CITY OF WOODLAND, COUNTY OF YOLO, STATE OF CALIFORNIA, BEING PARCEL 2 OF THAT CERTAIN LOT LINE ADJUSTMENT, RECORDED ON SEPTEMBER 27, 2007 AS DOCUMENT NO. 2007-0033700-00, YOLO COUNTY OFFICIAL RECORDS AND LOT G OF BEEGHLY RANCH SUBDIVISION, FILED IN BOOK 2007 OF MAPS AT PAGE 45 IN THE OFFICE OF THE YOLO COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT G

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT G, SAID POINT FALLING ON THE EASTERLY RIGHT-OF-WAY OF PARKLAND AVENUE; THENCE THE FOLLOWING NINE (9) COURSES:

1) ALONG SAID EASTERLY RIGHT-OF-WAY OF PARKLAND AVENUE, ALONG THE ARC OF A 740.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°34'56" A DISTANCE OF 278.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 14°53'37" EAST, 277.29 FEET;
2) THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY, NORTH 23°58'07" EAST, 0.51 FEET;
3) THENCE NORTH 64°34'55" EAST, 37.68 FEET;
4) THENCE SOUTH 62°27'01" EAST, 17.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF HERITAGE PARKWAY;
5) THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, ALONG THE ARC OF A 869.50 FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 5°45'00" A DISTANCE OF 87.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 64°29'10" EAST, 87.22 FEET;
6) THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 08°17'26" WEST, 134.38 FEET;
7) THENCE ALONG THE ARC OF A 91.00 FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 75°22'55" A DISTANCE OF 119.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 23°17'26" WEST, 111.28 FEET;
8) THENCE ALONG THE ARC OF A 31.00 FOOT RADIUS, TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26°41'27" A
DISTANCE OF 14.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 01°03'17" EAST, 14.31 FEET;
9) THENCE NORTH 85°40'12" WEST, 136.58 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM LOT G, ALL INTEREST IN AND TO ALL MINERALS, MINERAL DEPOSITS AND NATURAL RESOURCES, INCLUDING ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF FIVE HUNDRED (500) FEET, WITHOUT RIGHT OF SURFACE

ENTRY OR ENTRY INTO FIVE HUNDRED (500) FEET BELOW THE SURFACE OF THE LAND, AND ALL OF THE RIGHTS OF OWNERSHIP THERETO AS RESERVED IN THE GRANT DEED FROM TURN OF THE CENTURY, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MARCH 3, 2005, AS INSTRUMENT NO. 2005-0010069.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A LOT LINE ADJUSTMENT RECORDED MAY 20, 2015 AS INSTRUMENT NO. 2015-0013659 OF OFFICIAL RECORDS.

APN: 042-574-001-000 (PARCEL 1) and 042-561-015-000 (PARCEL 2)

EXHIBIT "B"

(Map of the Property Lot D and Lot G)



Exhibit B

BN 40293537v6
82093.0018A\33171391.5

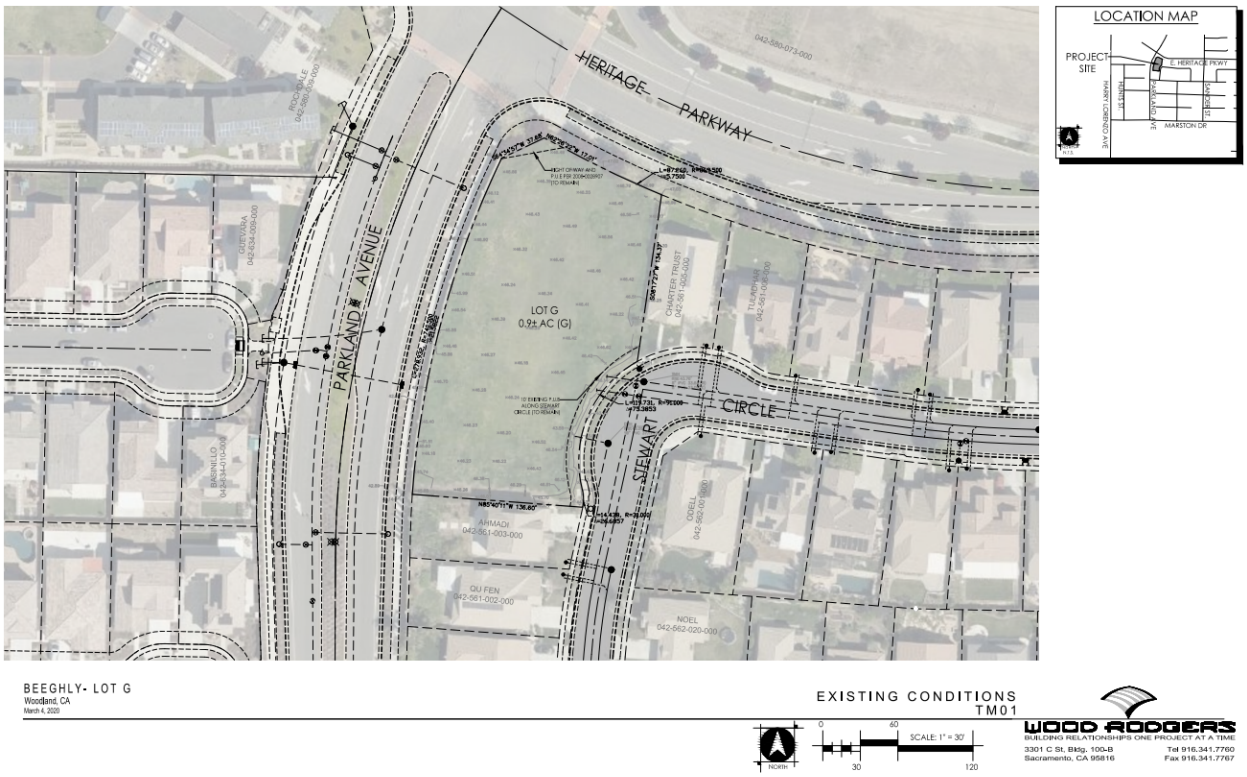
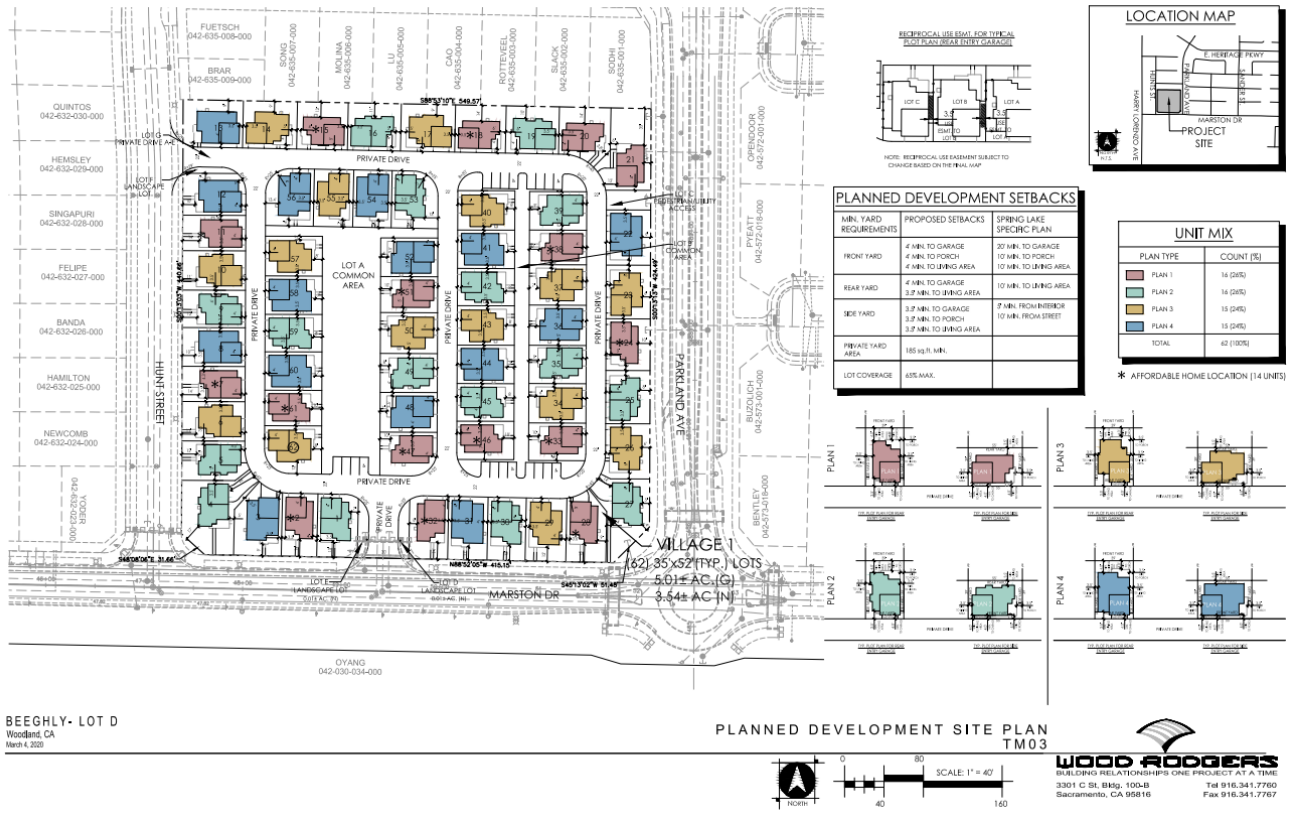


Exhibit B

BN 40293537v6
82093.0018A\33171391.5

EXHIBIT "C"

(Development Plan Lot D and Lot G)



Planned Develoment Site Plan - Lot D

Exhibit C

BN 40293537v6
82093.0018A\33171391.5



Planned Development Site Plan Lot G

Exhibit C

BN 40293537v6
82093.0018A\33171391.5

EXHIBIT "D"

(Conditions of Approval)

Included as Attachment 5A to the September 17, 2020 Planning Commission Staff Report.

EXHIBIT "E"

(Project Fees) *V.9.18.20*

CITY may in its sole discretion, collect any of the following fees either prior to the issuance of a building permit for the Project or concurrently with the approval of a final subdivision map for the Property. The fees set forth herein do not include fees imposed by other agencies, such as the County of Yolo or Woodland Joint Unified School District. This project is considered multi-family for purpose of calculating Spring Lake Infrastructure Fees (SLIF) and single family for the purpose of calculating citywide Development Impact Fees, except as noted below.

Development Impact Fees for the following categories and amounts are shown as of January 1, 2020, but actual fee amounts owed by OWNER will be the then-current amounts of such fees at the time they are paid by OWNER. All fees and payments are subject to annual CCI.

City Wide Development Impact Fees	**SFD (Single Family Dwelling)**	**MFU (Multi-family Unit)***
General City	868	652
Fire	2,941	1,764
Library	543	406
Police	710	532
Wastewater	6,498	4,873
Water	4,949	3,712
Parks & Recreational Facilities	4,408	3,306
Roads	8,562	3,509
MPFP Admin Fee (.75%)	220	131
Storm Drainage Facilities	Included in SLIF	Included in SLIF
Subtotal	**29,699**	**18,895**

*Units 1,450 square feet or less may be charged at the Multi-Family rate per the Public Facilities Fee Program Administrative Guidelines.

Other fees include all fees identified in this Agreement or conditions of approval which are linked to final map approval or issuance of a building permit. These fees include, but are not limited to, the following:

- SLIF fees for SFD $48,687 and MF $32,133 for the fair share of backbone infrastructure to the Spring Lake Specific Plan area;
- Spring Lake Fire Department Operation and Maintenance Funding Fee of $540 for MFU;
- Public transit capital fee of $216/DUE for the construction of transit capital improvements;
- Public transit operations fee of $36 for MFU;
- Fiscal Deficit mitigation fees of $1,050 for MFU; and
- The Project's prorated share of the Habitat Monitoring and Farming Education Fees, amount to be determined at final map, estimated $40 per MF unit

SLIF AND GENERAL PURPOSE FEE

The Development Impact Fees set forth in this Exhibit "E" shall be charged to the Project. Exhibit "E" includes the updated SLIF adopted by CITY consistent with state constitutional and statutory requirements. If the OWNER does not provide the required number of units, then the OWNER shall pay a SLIF Shortfall fee as defined in the SLIF fee update. OWNER shall additionally pay a General Purpose Fee. When the General Purpose Fee is added to the updated SLIF, the total amount of both the General Purpose Fee and the updated SLIF shall be three thousand dollars ($3,000.00) per Project dwelling unit. This $3,000 fee shall be subject to annual CCI increases.

Exhibit E

Exhibit "F"
(Existing Land Use Regulations)

Applicable Laws, Codes & Ordinances:
This project is subject to several laws, codes and ordinances:

- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance
- California Environmental Quality Act (CEQA)
- Woodland 2035 Climate Action Plan (CAP)
- Spring Lake Specific Plan (SLSP)
- SLSP Mitigation Monitoring Plan (MMP)
- SLSP Affordable Housing Plan

EXHIBIT __
BEEGHLY RANCH
PROJECT CONDITIONS OF APPROVAL
LOT D AND LOT G
TSM NOS. 5196 AND 5197
9.18.20

DRAFT CONDITIONS:

GENERAL CONDITIONS

1. Project Approval. The Beeghly Ranch R-15 project (Lot D and Lot G) shall be substantially (as determined by the City) developed as depicted on the maps and exhibits included in the October 6, 2020 City Council staff report, as approved by City Council, for the Beeghly Ranch Lot D and G project as proposed by the applicant TL Partners X LP, except as modified by these conditions of approval. The Project approval includes a, Zoning Amendment, Planned Development Overlay, Conditional Use Permit, Site Plan, Design Review , Tentative Maps 5196 and 5197, and an amended and restated Development Agreement.

2. Development Agreement. The Development Agreement between the City of Woodland and TL Partners X LP, as approved by City Council on (Month) (Day), 2020, is fully enforceable.

3. Indemnification. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City of its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for the defense of the matter by the City Attorney.

4. Deed Disclosures. Deed Disclosures that satisfy Spring Lake Development Regulation 2.1 (Disclosures) of the Spring Lake Specific Plan shall be submitted for review and approval by the Community Development Director and City Attorney. These approved disclosures shall be placed on deeds for final lots as specified by the Development Regulation. The deed disclosures for all lots shall include language that addresses Development Regulation 2.35.6 (Landscape Strips along local streets) within Spring Lake.

5. Informing Agencies & Subcontractors. Secure approval and satisfy applicable requirements of all agencies of jurisdiction. The applicant/developer shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibility to comply with all pertinent requirements of the City of Woodland Municipal Code, including the requirement that a

business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City in addition to applicable state and federal laws.

6. Construction Impact Management Plan. Prior to issuance of any permit or inception of any construction activity on the site, the developer shall submit a construction impact management plan including a project development schedule and "good neighbor" information for review and approval by the Community Development Department. The plan shall include, but is not limited to public notice requirements for periods of significant impacts (noise/vibration/street closures, tree removal, etc.), special street posting, construction vehicle parking plan, phone listing for community concerns, names of persons who can be contacted to correct problems, hours of construction activity, noise limits, dust control measures, and security fencing and temporary walkways.

7. Home Owners Association (HOA) Formation Documents and Conditions, Covenants and Restrictions (CC & Rs). Prior to approval of the first final map submit, three (3) copies of the Homeowners Association Formation documents CC&Rs to the Community Development Department for review and approval prior to recordation of the CC&Rs, to include:

   a. Recreational vehicle parking is prohibited.

   b. Garage conversion to residential use is prohibited except the temporary use as a model home sales office. When the sales office is vacated, it must be converted back to a garage.

   c. Garages shall not be converted for storage use only. Garages shall be kept clear for residential vehicle parking.

   d. The color of residential structures shall not be restricted. This provision shall be enforced through mechanisms established in the CC&Rs.

   e. Maintenance of privately owned streets, street lights, and storm drainage.

8. Landscape Maintenance Agreement. The applicant/HOA shall enter into a recorded landscape maintenance agreement with the City of Woodland. The landscape maintenance agreement shall run with the property. The operating agreement shall provide for the continual maintenance of the property in a neat and tidy manner, landscape maintenance and replenishment of plants. A copy of the recorded landscape maintenance agreement shall be provided to the Planning Division to be kept on file prior to Certificate of Occupancy.

9. Fee Notice. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the applicant fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, the applicant will be legally barred from later challenging such fees, dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding or other agreement with the applicant which authorizes the City to impose certain fees, and which may waive the applicant's right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

10. Affordable Housing. The project is responsible for providing 17 low-income affordable units. Prior to approving the final map, the applicant and City shall enter into an Inclusionary Housing Agreement as required by the Spring Lake Affordable Housing Plan consistent with the terms for providing affordable housing set forth in the project Development Agreement Section 4.8.

11. Fair Share Cost. The applicant agrees to fund on a fair share basis, as determined by the City of Woodland nexus study, public facilities, services, and improvements including transit capital and operating costs, design and construction of transit stops, fire station construction and operations (Spring Lake Development Regulations 4.7.3, 4.9.5, 6.22 and 6.23), police operations (Development Regulations 6.30 and 6.31), park development (Development Regulation 5.6), greenbelts/pathways/trails (Development Regulation 5.28), and library services (Development Regulation 6.42 and 6.43) pursuant to Development Regulation 2.7 (Fair Share fees and Financing).

12. Backbone Infrastructure. Prior to occupancy within any subdivision, necessary backbone infrastructure and services to serve the subdivision, as determined by the City of Woodland, must be in place, and adequate fire service must be demonstrated, pursuant to Spring Lake Development Regulation 2.8 (Infrastructure and service availability), 4.4 through 4.7 (roadway improvements), 6.24 and 6.25 (fire station).

13. Funding Public Services. Prior to issuance of a building permit, the funding of public services shall be addressed pursuant to Spring Lake Development Regulations 2.7, 6.23 and 6.37.

COMMUNITY DEVELOPMENT

14. Coordination of Plans. The applicant shall be responsible for coordinating all plans to ensure consistency throughout site plan, landscaping plans, and improvement plans, prior to submittal for review.

15. Design Review. The site shall be developed and maintained in accordance with the approved plans as part of the Beeghly R-15 Project for lots D and G, which include

architectural elevations, exterior materials and colors, conceptual landscape, site and floor plans. Should there be a change in the plans, the change shall be described and provided in writing to be evaluated by the Community Development Director to determine general consistency with the Spring Lake Specific Plan Design Standards and Planned Development Standards. All exterior changes beyond those stated in the original approval will require staff level design review.

16. Requirements of all Agencies. The applicant shall secure approval and satisfy requirements of all agencies with jurisdiction prior to operating.

17. Final Plan Set. Prior to the issuance of building permits, the applicant shall include a Final Plan Set, with all conditions of approval incorporated or clearly listed on the plans. The conditions shall be printed on a full-size plan sheet(s). All plans, including site, grading, civil, mechanical, street improvement, landscaping, and architectural elevations shall be coordinated for consistency prior to issuance of permits.

18. Setbacks and Lot Standards/Planned Development Standards. Setbacks and other area requirements for all homes and related structures shall be consistent with the requirements of Table 2.4 (as amended) of the Spring Lake Specific Plan and the approved Planned Development standards as provided in the City Council Resolution approving the Tentative Subdivision Map, Conditional Use Permit and Planned Development.

19. Lot D North Boundary Setback. The applicant shall revise the plans as necessary to provide a minimum 10 foot setback for units along the north property boundary. The Planned Development Map and standards shall be modified accordingly prior to issuance of the first building permit.

20. Driveway Entrances. Textured, colored, stamped concrete design or a similar design shall be provided at the primary driveway entrances behind the sidewalk and shall be a minimum 10-feet in width

21. Energy Efficiency and Climate Action Plan. The land plan for the project has been designed to maximize energy efficiency to the extent possible. All buildings shall be designed to meet, and are recommended to exceed, energy efficiency requirements provided in the Spring Lake Specific Plan, including solar requirements. In addition, the project shall be designed to address strategies identified in the City of Woodland's Climate Action Plan (CAP). The project meets all measures as outlined in the Climate Action Plan checklist. Verification will be required prior to issuance of building permits.

22. Photovoltaic Panels. The project shall \meet all State and Energy Code requirements.

23. Pidgeon Proofing. All roof top mounted solar installations shall have Pidgeon screens installed.

24. Electric Vehicle Charging Infrastructure. Each home shall have a dedicated 240-volt, 40-amp circuit for electric vehicle charging station in every garage or as required by the most current State Standards. Garages shall have adequate ventilation as required for vehicle charging stations. Compliance with this condition shall be clearly indicated on the building permit plans for each single-family home.

25. Trash and Recycling Container Storage. All future development shall meet the requirements for trash and recycling container storage as provided in Design Standard 2.8. Information shall be provided on plans prior to issuance of building permits.

26. Landscape Plan Submittal. Detailed Landscape and Irrigation Plans, shall be designed and prepared by a licensed landscape architect and shall be certified in accordance with City and State water conservation requirements. Landscape plans shall be submitted and approved by the Community Development and Public Works Departments prior to issuance of building permits. Landscape plans shall specify the following:

    a. Locations, size and quantity of all plant materials.

    b. A plant legend specifying species type (botanical and common names), container size, maximum growth habit and quantity of all plant materials.

    c. Location of all pavements, fencing, buildings, accessory structures, parking lot light poles, property lines and other pertinent site plan features.

    d. Planting and installation details and notes including soil amendments. A soil fertility test shall be prepared prior to approval of plans to determine planting and amendment requirements.

    e. Details of all irrigation (drip, sprinkler, bubbler) as well as equipment such as backflow controller and water meter devices identified.

    f. Any additional information and specifications as required by the State's Water Efficient Landscape Ordinance for residential landscapes.

27. Compliance with City and State Water Conservation Ordinance. The project shall comply with City and State Water Conservation Ordinances, as well as water conserving requirements in the Spring Lake Specific Plan and SL Design Standards. This applies to all yard and public landscaping. Plans shall be reviewed for compliance prior to issuance of building permits.

28. Tree Planting. All trees shall be planted and staked with Reddy stakes (or equivalent) in accordance with city standards.

29. Shade Tree Planting. Owner shall endeavor to plant larger canopy shade trees adjacent to uncovered parking stalls.

30. Street Tree Master Plan. A Final Street Tree Master Planting Plan shall be approved prior to the issuance of the first building permit. The plan shall be reviewed for conformance with the Spring Lake Approved Street Tree list and shall be reviewed and approved by the Community Development Department and the City's Community Services Department, Urban Forestry division. A soils test shall be submitted that will assist in appropriate species selection. Trees shall be a minimum of 15-gallons in size.

31. Tree and Utility Planting Plan. Due to the smaller lots, utilities shall be carefully located in order to allow to the extent possible that each lot can maintain one street tree without conflict. Coordination in the placement of all utilities in relation to street trees shall be required. A Plan set illustrating tree and utility placement will be required prior to issuance of building permits.

32. Public Landscaping. Landscaping design, materials, installation and maintenance in roadways, medians, greenbelts, subdivision trails, and other public areas shall be consistent with applicable City requirements. Landscaping shall satisfy and fully implement Development Regulations 2.15.1 and 4.16 (Tree Canopy), 2.22 (Drought –tolerant plantings), 4.17 (Timing of landscaping), 4.17.1 (landscaping at intersections), 4.18 and 4.19 (bikeway and landscaping) and 7.13 (public landscaping).

33. Utility Design. The location of all utility structures shall be coordinated with and depicted on the landscaping plans. Location and installation of utility structures shall be to the satisfaction of the Community Development Director and City Engineer. Public utility lines, along public street frontages and /or landscaped areas shall be underground type unless otherwise approved by the Community Development Director and City Engineer. The applicant shall ensure consistency with Spring Lake Development Regulation 2.11 (Utilities), 2.13 (connectivity), 2.21 (utility facilities) and 6.17 through 6.19 (general utility requirements).

34. Light Pole Location. Light poles shall not conflict with planting or shade trees throughout the site. OWNER shall submit plans for review and approval prior to issuance of final map. Street lights proposed for the interior of the project will have a unique design separate from Spring Lake and will be LED with upper dark sky compliant shielding.

35. Street and Lot Lighting. Lights along local roads and in public use areas shall be consistent with SL Development Regulation 2.22.2. The project shall install LED streetlights to meet City Standards in effect at the time improvement plans are completed.

36. Residential Fencing. All wood fence footings and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with a semi-transparent or opaque water sealant to prevent water damage and staining. Consideration shall be given to the use of wood with integral stain. All required notes/details shall be provided on plans prior to the issuance of permits. Fencing shall comply with Section 2.9 of the SL Design Standards.

37. Fencing Plan. Prior to issuance of building permits submit a final fencing plan shall be submitted for review and approval which identifies the material, location and design of all fencing on the project, including perimeter, good neighbor, interconnecting walkways and paths and accent fencing. Fencing plan shall demonstrate adequate fencing design along property lines that abut existing homes. Fencing along property boundaries shall be six-feet in height as measured from pad grade elevation on the highest side.

38. Privacy Perimeter Walls along Pioneer/Parkland Avenue. Masonry privacy wall along Pioneer Parkland shall be consistent in design and material with existing walls on Pioneer/Parkland Avenue and the existing wall design directly north of the project site. The design, including location, height, materials, and color shall be reviewed for consistency prior to the issuance of the first building permit. Sound wall, landscaping and construction of the public improvements shall occur concurrently with adjacent development.

39. Entry Signs. One entryway sign shall be provided at adjacent to a project entry for LOT D. A design specification for these signs shall be prepared for review as part of the landscape plans with public improvements and approval by the Community Development and City Engineer prior to acceptance of the final map.

40. Stucco Texture. A light sand finish stucco texture shall be utilized on all homes and window trim (no lace texture).

MITIGATION MEASURES

41. SLSP Mitigation Requirements. The project applicant shall comply with all mitigations required by the TOC EIR Mitigation Monitoring Program provided as Attachment A to the SLSP, as well as adherence to the Yolo HCP/NCCP, any further analysis provided through additional studies and evaluations required to ensure compliance with mitigations. This includes a pre-construction survey by a qualified biologist that will include a Raptor and a Ground Nesting Raptor Survey (4.5-3).

42. Environmental Noise Analysis. The design of the project shall comply with the exterior and interior noise level requirements of the Noise Element of the City of Woodland General Plan.

43. Ground Nesting Raptor Survey Mitigation Measure 4.5-3(a), thirty (30) days prior to commencement of grading or any site work, the applicant shall have prepared and submitted a survey for ground nesting raptors (e.g. norther harrier and burrowing owl). This survey shall be prepared by a qualified raptor biologist using appropriate protocol acceptable to responsible agencies. If survey nesting raptor species are found, then mitigation measures 4.5-3(b-d) of the Spring Lake Specific Plan Mitigation Monitoring Plan shall be followed. Survey results are valid only for the season when construction activity occurs.

44. Pre-construction Nest Survey. Each landowner or applicant shall conduct a pre-construction or pre-tree pruning or removal survey of trees greater than 30 feet tall during the raptor breeding season (March 1- September 15). The survey shall be conducted for a half mile around the proposed site at which any construction activity is proposed. The survey shall be conducted by a qualified raptor biologist during the same calendar year that the proposed activity is planned to begin to determine if any nesting birds-of-prey would be affected.

45. Geotechnical. The design and construction of improvements shall be in accordance with recommendations contained in the Conclusions and Recommendations Section of the Preliminary Geotechnical Engineering Report.

46. Air Quality Directives. Owner shall comply with Air Quality Management District directives as specified in Development Regulation 2.12 for both off-road and on-road low-emissions heavy-duty vehicles and construction equipment during all grading and construction. (SLSP page 7-4, Regulation 7.3).

47. Mosquito Vector Control. Prior to each construction season, each landowner or applicant with a project under construction shall consult with, and implement the recommendations of the Mosquito Vector Control District regarding control of mosquitoes, black gnats, and other vectors.

48. Construction Recycling. Prior to the commencement of construction on any project, the applicant shall ensure that the construction contractor has established construction recycling measures pursuant to the requirements of the Mitigation Monitoring Plan and all other City requirements. (MM 4.13-18)

49. Dust Suppression. Applicant shall comply with all dust suppression requirements during all grading and construction activities (SLSP Regulation 7.4)

50. Off-site Improvements. Off-site improvements must satisfy the requirements of SLSP and SLSP MM including but not limited to Development Regulation 6.13 and Mitigation Measure 4.5-7.

51. Cultural Resources. During grading or any site work, development must comply with Development Regulation 7.22 (MM 4.10-1)

52. CEQA Filing Fees. Within five working days after project approval, the applicant shall pay a mandatory Notice of Determination filing fee **of $50** (or latest fee in effect at time of payment) for County Clerk processing, made payable to Yolo County Clerk and submitted to the Woodland Community Development Department. If the required filing fee is not paid for a project, the project will not be operative, vested, or final and any local permits issued for the project will be invalid (Section 711.4)(3) of the Fish and Game Code.) NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.

DEVELOPMENT ENGINEERING

Roadways
(LOT D)

1. The applicant shall replace all cracked and broken sidewalk along project frontages.

2. The applicant shall replace all frontage that is not ADA compliant with City Standard ADA compliant driveways, curb, gutter or sidewalk.

3. New entrances to project site shall use city standard commercial driveways, additional at-grade roadway entrances beyond the existing access off Marston will not be permitted. If onsite grades do not work because of the difference in elevation between the two driveways, the at-grade road driveway at Marston shall be removed and reinstalled with commercial standard driveway.

4. Private Roadways shall be constructed to City structural sections, with a minimum of 4" AC over 12" AB.

5. For any utility installation (including storm drainage) that requires trenching in Hunt Drive, Marston Drive, or Parkland Avenue, plans shall meet the requirements for streets moratorium and trench repair per City standards.

6. The applicant shall install up to two speed cushions (speed humps) on Hunt Street, subject to review and approval of the City Traffic Engineer.

(LOT G)

7. The applicant shall replace all cracked and broken sidewalk.

8. The applicant shall replace all frontage that is not ADA compliant with City Standard ADA compliant driveways, curb, gutter or sidewalk.

9. Entrances to project shall use city standard commercial driveways, at-grade roadway entrances will not be allowed.

10. Private Roadways/Alleys shall be constructed to City structural sections, with a minimum of 4" AC over 12" AB.

11. For any utility installation (including storm drainage) that requires trenching in Stewart Circle, plans shall meet the requirements for streets moratorium and trench repair per City standards.

Easements and Right of Way

12. Appropriate easements shall be required for City maintained facilities located outside of City owned property or the public right-of-way.

13. A seven (7) foot public utility easement back of separated sidewalk, adjacent to all public streets within the development shall be dedicated to the City and may be required elsewhere as requested by the utility companies and approved by the City.

14. Final map shall dedicate easements to allow connection of sewer, water, storm drain facilities across parcels and vehicular and pedestrian access, so that each parcel may attach to the public system. Easements may be dedicated through one of the following mechanisms:

    a. A legally binding CC&R document, reviewed and approved by the City and recorded on the title of the land;
    b. Prior to approval of the final map the applicant shall enter into an Agreement for Conveyance of Easements and record it against the property. The map shall reference the agreement; or
    c. A statement on the map as follows "We hereby reserve easements for reciprocal private access, drainage, utilities, and maintenance, on, over, and across Parcels D and G these easements shall bind and insure to the benefit of the heirs, administrators, executors, and successors of the grantors and are for the benefit of each of Parcels so described."

Landscaping

15. All public landscape areas shall connect to onsite water service, meter and irrigation system.

16. Public and private landscape shall be irrigated and maintained by the Homeowners Association for the project. Applicant shall enter a Landscape maintenance agreement with the City.

17. Landscaping of public areas is a public improvement. Design and construction of public landscaping areas shall proceed concurrent with adjacent development. Public improvements will not be formally accepted until a 90-day maintenance period on landscaping improvements is completed.

18. Trees within the Public Landscape strip shall be irrigated per City of Woodland Standards via connection to onsite water service, meter, and irrigation system. City will maintain the trees within the public landscape areas.

Wastewater and Sewer Collection System

19. The applicant shall obtain a no-cost Wastewater Discharge Permit from the Public Works Department prior to the issuance of a Building Permit.

20. Sewer facilities throughout the project shall be publicly owned and maintained up to and

including the service cleanouts. All publicly owned and maintained sewer facilities shall be within a public utility easement. Privately owned sewers shall be designed to City standards.

21. Sewer Mains shall be 8" in diameter and constructed to public/City standards.

22. The property shall be connected to the City of Woodland sewer system, with a separate sewer lateral and clean out required for each parcel, in accordance with City of Woodland standards.

23. The Tentative Map Utility Plan showing sewer routing, pipe slopes and sizing and locations, are preliminary only and do not constitute approval in any way. Final approval for the Sewer Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.

24. Abandon all unused stubs to the property per city standards.

25. Applicant shall obtain a discharge permit from the State Board of Reclamation prior to ground dewatering.

Storm Water

26. A drainage plan shall be prepared and shall identify specific storm drainage design features to control increased runoff from the project site. This may be achieved through one or more of the following: onsite detention or retention facilities, channel modifications, and/or equally effective measures to control the rate and volume of runoff. The drainage plan shall demonstrate the effectiveness of the proposed storm drainage system to prevent negative impacts to existing downstream facilities and to prevent additional flooding at off-site downstream locations. All necessary calculations and assumptions and design details shall be submitted to the City Community Development Department for review and approval. The design features proposed by the applicant shall be consistent with the most recent version of the City's Storm Drainage Master Plan criteria and Standard Specifications and Details.

    a. The Drainage study shall use most current rainfall data at the time of preparation of grading plans.
    b. Note this study may show the need to increase the pad heights that are shown on the preliminary grading plan.

27. Storm drain systems shall be private and the responsibility of the HOA. Private ownership and maintenance responsibilities shall terminate at the first connection point (manhole or inlet) to the City's system within a public street. Privately owned lines shall be constructed to City standards. (Note: connection day lighting at the driveway is not possible or permitted, connections will need to be at a manhole in the street.).

28. Prepare, and submit for approval, a utility site plan prior to preparation of full improvement plans. The proposed utility plan is considered conceptual only, final plans shall be subject to the approval of the City Engineer and shall be based on City standards and final storm

drain, water and sewer studies.

29. Abandon all unused stubs to the property per city standards.

Storm Water Quality Control

30. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/projects disturbing less than one acre of soil shall implement BMP's to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP approved by the City Engineer.

31. Prior to Building Permit Owner shall submit post construction work sheet in accordance with Appendix 8 of the City's Post Construction Standards Manual to demonstrate how the project is meeting low impact development standards, Hydromodification standards, and Storm Water Quality Standards.

32. OWNER may reference the City's Post Construction Standards Manual on the web.

    http://www.cityofwoodland.org/gov/depts/cd/divisions/engineering/development/h2oquality.asp

Water Infrastructure

33. All materials and installation of the water system shall be at the developer's expense per City of Woodland Standard Specifications and Details.

34. Water mains, water laterals, and water meters throughout the project shall be publicly owned and maintained up to and including the meter. All publicly owned and maintained water facilities shall be within a public utility easement. Water laterals beyond the meter are considered private. Private water facilities shall be constructed in accordance with City Standards..

35. City approved backflow devices shall be installed by owner between the public water mains and the onsite private system. Backflow devices shall be installed by Owner at or near the property lines.

36. The Tentative Map Utility Plan showing water routing, sizing and locations, are preliminary only and do not constitute approval in any way. Final approval for the Water Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.

37. Abandon all unused water taps to the property per city standards.

38. Any fire hydrant installed will require, in addition to the blue reflector noted in Standard Drawings, an additional blue reflector and glue kit that is to be supplied to the City of Woodland Fire Department for replacement purposes.

39. The project shall have a separate metered water service that is solely for the landscape irrigation system.
40. The project shall connect to the existing recycled water main with a stub for future irrigation service for park strips on Marston and Hunt Streets. Recycled water will be available within the next 3-4 years, so current irrigation service shall be connected to the potable water main, but should be designed so that the system can be easily converted to recycled water at a time when the service is available. Recycled water service may be bored under the existing roadway.

Grading

41. A topographic survey of the entire site and a comprehensive grading and drainage plan prepared by a registered civil engineer, shall be required for the development. The plan shall include topographic information on adjacent parcels. In addition to grading information, the grading plan shall indicate all existing trees, and trees to be removed as a result of the proposed development, if any. A statement shall appear on the site grading and drainage plan, which shall be signed by a registered civil engineer or land surveyor and shall read, "I hereby state that all improvements have been substantially constructed as presented on these plans". Reference the City of Woodland Engineering Design and Construction Standards for additional requirements.

42. The Tentative map Preliminary Grading plan showing grading and drainage information including topographic information, drainage routing, pipe slopes and sizing and locations, and overland drainage routing are preliminary only and do not constitute approval in any way. Final approval for the grading and Drainage Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.

43. The differential in elevation between rear and side abutting lot lines shall not exceed twelve inches (12") without construction of concrete or masonry block retaining walls.

Fees

44. The Owner shall pay all fees as identified in the Development Agreement for this project.

45. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.

46. Prior to approval of improvement plans, the Owner shall pay all fees for plan check and inspection of offsite infrastructure improvements, as approved by City Council and defined in the City Fee Schedule. If Owner pays a deposit only at improvement plan submittal, the balance shall be paid prior to improvement plan approval by the City Engineer. If contract inspection is necessary for the project Owner shall prefund a liability account and sign an advanced funding agreement.

47. Owner shall pay applicable Development Impact Fees or connection fees in effect at the time of building permit issuance.

General Conditions

48. Other than on-site street width, all civil improvements for water, sewer, storm, electrical, roadway sections, markings, and appurtenances shall conform to City Standards.

49. Prior to final map the applicant shall submit and have approved, a revised tentative map in compliance with these conditions. The revised tentative map is subject to the approval of the City Engineer and Community Development Department.

50. Developer shall document and show evidence that all tentative map conditions are met with submittal of final map

51. Enter into a (Subdivision) Improvement Agreement for the construction of public improvements prior to construction of any improvements, approval of improvement plans, approval of final map, or building permits.

52. Prepare improvement plans for any work within the public right-of-way and submit them to the Public Works department for review and approval. The improvement plan sheets shall include the title block as outlined in the City of Woodland Standard Specifications. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.

53. Submit proposed Street names to fire department for approval with a copy to Public Works prior to improvement plan or final map submittal.

54. Conform to any mitigation measures outlined in the Environmental Impact Report (E.I.R.) and traffic study (applicable mitigation requirements still under review by staff).

55. Public improvements in addition to roadway construction shall include water, sewer and storm drain mains, Fire hydrants, street lights, and landscaping improvements.

56. Submit an application for reapportionment of assessments with the parcel map or subdivision map.

57. If improvements are constructed and/or installed by a party or parties other than the Developer, which improvements benefit Developer's property, Developer shall pay a proportionate share of the costs of said improvements, including interest, prior to the issuance of building permit(s) (approval of the final map) to Developer.

58. If conditions for the project require Owner to construct improvements which benefit parties other than Owner, and are subject to reimbursement by others as determined by the City Engineer, Owner may request to enter into a reimbursement agreement drafted by the City. City shall endeavor to collect reimbursements from the benefiting party(ies) including

requiring payment prior to approval of any entitlements for benefiting party(ies). All reimbursement agreements shall be executed prior to final map approval.

59. Final map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance.

60. Map shall be forwarded to YCTD and comments are to be incorporated into the final tentative map.

61. This project is subject to the construction and demolition debris recycling and diversion ordinance; contact the Environmental Resource Analyst, at (530) 661-2063 for more information.

62. Joint trench/utility plans shall be submitted to the City Engineer for review, prior to approval of the final map and improvement plans.

63. U.S. Post Office mailbox locations shall be shown on the improvement plans subject to approval by the City Engineer and Postmaster.

BUILDING

64. This project must meet all criteria and mandates for these City Adopted codes or the most current code:
    a. 2019 California Residential Code
    b. 2019 California Building Code
    c. 2019 California Plumbing Code
    d. 2019 California Mechanical Code
    e. 2019 California Electrical Code
    f. 2019 Building Energy Efficiency Standards
    g. 2019 California Green Building Code
    h. The Code of the City of Woodland

65. Other City and County Agencies (Health, Fire, Public Works, and Planning) may be required to approve the project prior to a building permit be issued.
    i. Recycle plan is required at time of permit issuance along with a $1000 deposit.
    j. Prior to **any** demolition work being performed, clearance from Yolo Solano Air Quality Management District is required.

66. Any deferred submittals that are not a part of the initial permit application must be listed on the cover sheet of the plan at the time of application for the project.

67. All plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state of California.

68. A licensed architect or licensed engineer shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

69. A soils investigation report shall be provided as specified in section 1803.2 of the 2016 CBC.

70. Because this project is located in an area known to contain expansive soils and per Woodland General Plan Policy document, Part II, Policy 8.A.9, "**The City shall require the use of special bending-resistant designs where foundations must be slab-on-grade in areas with expansive soil."** And per CBC 1808.6, footings or foundations for buildings founded on expansive soils shall be designed in accordance with CBC 1808.6.1 **and for concrete slab-on ground foundations** the design shall be in accord with CBC 1808.6.2 and PTI Standard Requirement for Design of Shallow Post-Tensioned Concrete Foundations on Expansive Soils or WR/CRSI Design of Slab-on-Ground Foundations and the specific recommendations as noted in the geotechnical engineering report. **Please submit plans and calculations stamped and signed by a California register Civil or Structural Engineer or Architect** showing compliance. Woodland General Plan Policy Document, Part II, Policy 8.A.9, CBC 1803.5.3 and CBC 1808.6.

FIRE PREVENTION

71. Minimum turning radius for all fire apparatus access roads shall be minimum of 20' inside, 40' outside.
72. Fire apparatus access roads shall have an unobstructed width of 20 feet or 12 feet for divided roadways.
73. As proposed width is 20-feet, no parking shall be allowed on either side of the internal roadway.
74. Residential fire sprinklers shall be designed and installed per NFPA 13D
75. Fire hydrant fire flow and spacing shall be designed and installed per 2016 CFC

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 6, 2020
ITEM #: K.21
SUBJECT: California Statewide Communities Development Authority (CSCDA) JPA Community Improvement Authority

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving a Joint Exercise of Powers Agreement creating the CSCDA Community Improvement Authority, and authorizing certain other related actions.

Staff Contact:
Ken Hiatt, City Manager, 530-661-5800, ken.hiatt@cityofwoodland.org

Fiscal Impact:
There is no fiscal impact from this action. Should the City utilize the program to assist in the feasibility of a workforce housing project, properties built or improved under the program would be exempt from property taxes during the period of bond repayment. At the conclusion of the bond repayment period or refinancing, the property would be sold and the proceeds divided amongst the taxing entities in the rate area.

Council Goals:
The action is consistent with the City Council 2019-20 Goal to Strengthen Downtown including the development of strategies for advancing infill housing development on opportunity sites.

Background / Discussion:
The City Council has taken a series of actions the past several years to help promote the development of new workforce and infill housing in Woodland. Recently, Council Member Fernandez has been working with staff to identify and advance additional actions to leverage these prior actions. As part of this research, the need to create a third-party development and/or financing entity focused exclusively on developing or improving properties for "missing middle" or workforce housing was determined. In conversations, with the Yolo County Housing Authority, it was brought to our attention that CSCDA (California Statewide Community Development Authority) was in the process of establishing a new program called Community Improvement Authority (CIA) aligned with a similar objective.

CSCDA is a joint powers authority sponsored by the League of California Cities ("League") and the California State Association of Counties ("CSAC"). CSCDA was created by the League and CSAC in 1988 to enable local government and eligible private entities access to low-cost, tax-exempt financing for projects that provide a tangible public benefit, contribute to social and economic growth and improve the overall quality of life in local communities throughout California. CSCDA is comprised of more than 530 cities, counties and special district members, including the County of Yolo. CSCDA has issued more than $63 billion through 1,600 plus financings since 1988 and consistently ranks in the top 10 of more than 3,000 nationwide public issuers of tax-exempt debt, as measured by annual issuance amount.

Creation of the CSCDA Community Improvement Authority (CIA) will enable CSCDA to continue to broaden its program offerings by being able to acquire additional public benefit oriented capital projects through the issuance of tax-exempt governmental purpose bonds. The existing CSCDA Commission members shall be the

governing body of the CSCDA Community Improvement Authority. The City bears no liability with respect to the activities of the newly formed joint powers authority.

A Joint Exercise of Powers Agreement (JPA) requires two public entities to create the JPA. Yolo County has agreed to participate with the City as the two initial charter members of the CSCDA CIA. Other cities or counties may join in the future. Approval of the attached Joint Exercise of Powers Agreement will create the CSCDA CIA and provide for the opportunity to increase workforce rental housing throughout the State by utilizing tax-exempt governmental purpose bonds to acquire, construct, improve, operate and dispose of real property for the purposes of creating more rental housing at rent levels appropriate to serve the local workforce. Properties built or improved in Yolo County with this bond financing would be exempt from property taxes during the period of bond repayment as they would be publicly owned property. At the conclusion of the bond repayment period, the property would could be sold and the proceeds divided amongst the tax rate area.

This bond financing would initially be available to be used in the City of Woodland and County of Yolo as the sole initial charter members of the CSCDA CIA. but the financing and issuance process would be administered by CSDA, the original JPA to which the City is an existing member. The program will likely be expanded as other members join the CSCDA CIA, but the City will not have added responsibility, since the CSCDA Commission members will serve as the Board for the CSCDA CIA.

Conclusion:
Staff recommends that the City Council adopt Resolution No. _____, approving a Joint Exercise of Powers Agreement creating the CSCDA Community Improvement Authority, and authorizing certain other related actions.

Ken Hiatt
City Manager

Attachments:
1. CSCDA Resolution of Charter Member - City of Woodland

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A JOINT EXERCISE OF POWERS AGREEMENT CREATING THE CSCDA COMMUNITY IMPROVEMENT AUTHORITY, AND AUTHORIZING CERTAIN OTHER RELATED ACTIONS

WHEREAS, the Joint Exercise of Powers Act (Government Code section 6500 and following) (the "Act") authorizes two or more public agencies to enter into an agreement to jointly exercise any power common to them. The Act also authorizes the public agencies to provide in the agreement for the creation of a separate joint powers authority that has the power to exercise any powers common to the agencies as specified in the agreement and to exercise the additional powers granted to the joint powers authority by the Act or other applicable law; and

WHEREAS, the City of Woodland (the "City") and Yolo County (the "County") are public agencies under the Act, and they desire to create a joint powers authority, to be known as the CSCDA Community Improvement Authority (the "Authority"), for the purposes of assisting any member agency of the Authority (each a "Member") with the financing and/or refinancing of projects of any nature, including, but not limited to, workforce housing projects and other capital or working capital projects, purchase or acquisition of property, improvements, leases, contracts, receivables, commodities, bonds, other revenue streams or assets of any kind, liability or other insurance, or retirement programs, or facilitating Members' use of existing or new financial instruments and mechanisms; and

WHEREAS, the City desires to enter into a joint exercise of powers agreement that is substantially in the form on file with the City Clerk of the City of Woodland (the "Clerk"), a copy of which is attached to this resolution (the "Agreement"), as a Charter Member (as defined in the Agreement), for the purposes set forth in the Agreement and described above and to exercise the powers provided in the Agreement and under the Act and other applicable law;

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

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. The proposed form of the Agreement on file with the City Clerk is hereby approved. The City Council, the City Manager, or the designee of either of them (each an "Authorized Officer"), are each hereby authorized and directed, on the City's behalf, to sign and deliver the Agreement, in substantially the form on file with the City Clerk, with such changes as the signing Authorized Officer may require or approve with the concurrence of the City Attorney or its designee, such approval to be conclusively evidenced by the execution and delivery of the Agreement.

Section 3. The City Clerk or its designee is hereby authorized to attest the signature of the Authorized Officer who signs the Agreement.

Section 4. Each Authorized Officer acting alone is hereby authorized and directed to do any and all things and to sign and deliver any documents they deem necessary or desirable to implement the Agreement and otherwise carry out, give effect to, and comply with this resolution; and all such actions previously taken by an Authorized Officer are hereby ratified.

Section 5. This resolution takes effect when adopted.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 6th day of October, 2020, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Rich Lansburgh, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 6, 2020
ITEM #: K.22
SUBJECT: Carry-Over of Carry-Over of FY2019/20 to FY2020/21 Unencumbered Appropriations

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the carry-over of unencumbered appropriations from fiscal year 2019/20 to fiscal year 2020/21 totaling $1,968,256.

Staff Contact:
Evis Morales, Financial Services Manager, (530) 661-5923, evis.morales@cityofwoodland.org

Fiscal Impact:

Approval of the staff recommendations will authorize an amendment to the FY2020/21 budget in the amount of $1,968,256. Funding for carry-over items was previously approved as part of the FY2019/20 budget for specific projects and program expenditures and available for re-appropriation in FY2020/21.

The following table summarizes the recommended appropriation, by fund source:

Fund Summary		Amount
Internal Service Fund	$	57,923
General Fund	$	752,435
Special Revenue Fund (Grants)	$	1,114,260
Measure E	$	43,638
Total	$	1,968,256

Background:
In general, annual budget appropriations that are not expended or encumbered (set-aside to cover costs of existing contractual obligations) by year-end revert back to fund balance and are subsequently available for re-appropriation in future budgets. However, each year, selected funding allocations in the preceding annual budget that support specific projects and/or priority needs may be requested for re-appropriation. Re-appropriation of unexpended and unencumbered funding is typically limited to funding needed to continue multi-year projects as well as funding allocated in the budget for a specific purpose that was unable to be completed prior to year-end. Carry-over requests submitted by each department have been reviewed by finance staff and the City Manager, with recommendations to the City Council based on the following criteria:

1. The fund paying for the carry-over, overall, is in good health.

2. Revenue was analyzed on a fund and department level to ensure that revenues received were in line with anticipated fiscal year results.

3. Expenditures were analyzed on a fund and department level to ensure expenditure budgets were not in

excess of anticipated levels and that adequate savings exist to fund carry-over requests.

4. Consistency of carry-over request with intent of original appropriation.

Departments submitted a total of $2,376,343 in carry-over requests across the funds described herein. However, due to the criteria outlined above and budget appropriation authority, staff is recommending that $1,968,256 be carried-over from FY2019/20 to FY2020/21. The detailed carry-over requests that are being recommended for approval are attached to this staff report as Exhibit A.

Discussion:
The carry-over recommendation consists of funding requests across four (4) fund types: Internal Service, General (includes Measure J), Special Revenue, and Measure E.

Internal Service Fund carry-over requests in the amount of $57,923 largely consist of equipment and graphics for vehicles that were purchased in FY2019/20 and were in the process of being up-fitted for official city use. Also Included is a planned expense of $24,854 for installation at City Hall of a charging station for electric city fleet vehicles.

General Fund expenditure budgets include activities for regular General Fund operations, as well as the budget for Measure J activities. The staff recommendation for carryovers in the General Fund includes $355,187 for regular, ongoing activities, and $388,848 in Measure J carry-overs. The regular General Fund carryovers include items that have been noted as high priority by the City Council, such as funding for homeless initiatives, downtown improvement efforts, and allocations in support of economic development. Other carryovers are for funding that was committed but not spent in the previous fiscal year, such as the funding for AgTech Innovative Alliance Federal EDA grant match. Measure J carryover requests include initiatives that began in FY2019/20 but were unable to be completed for various reasons, including delays caused by the COVID-19 shut down. Carryover items include purchase of books and materials for the library, Youth-at-Risk programs such as YGRIP and other community programming designed to reduce crime, and funding for the Phase I of the Youth Master Plan in collaboration with the Woodland Joint Unified School District. Lastly, $79,000 in Measure J - User Group Seed funding is also being requested as a carry-over. This funding was identified and committed by City Council as seed money to assist various community groups with fundraising for the build-out of the Sports Park at the Community Center; this continues to be carried forward until the user groups submit the required information.

Special Revenue Fund (Grants) carryover requests are largely funding related to grant programs that can span multiple fiscal years. The majority of the funds ($975,250) are designated for First-Time Homebuyer Assistance grant funds that the City received specifically for loaning to first-time homebuyers and that staff intends to pass-on to qualified residents this fiscal year. Also included is Police Public Safety grants ($139,010) that were not fully exhausted due to grant funds received late in the fiscal year. Pubic Safety grants will be fully exhausted in FY2020/21.

Measure E includes a carry-over request for park projects to continue into FY2020/21. This is funding identified each year to carry out citywide park improvement projects. These are priority projects that include deferred maintenance and replacement of structures and amenities.

Conclusion:
Staff recommends that the City Council adopt Resolution No. _____, authorizing the carry-over of

unencumbered appropriations from fiscal year 2019/20 to fiscal year 2020/21 totaling $1,968,256.

Prepared By: Evis Morales, Financial Services Manager

Reviewed By: Kimberly McKinney, Finance Officer

Ken Hiatt
City Manager

Attachments:

1. Exhibit A - FY21 Carryovers
2. FY21 Carry-Over Budget Resolution

FY2019/20 BUDGET CARRY-OVERS TO FY2020/21
UNEMCUMBERED DEPARTMENT REQUESTS

Department	Carry-over Item/Description	Rationale	Fund Name	Carry-over Amount
Community Development	Set-aside for Ag Tech	Funds were committed on 11/19/19 to Ag Tech Innovation Alliance Grant - City Council Resolution No. 7379	General Fund	$ 100,000
Community Development	Economic Development (ED) Initiatives	These funds are remaining from one-time ED allocation for special projects including business attraction and retention. ED is also a Council Goal.	General Fund	$ 60,108
Community Services	Downtown	Funding will allow downtown priority projects to continue in FY2020/21.	General Fund	$ 52,960
Community Services	Parking Lot	Funding will allow for maintenance of downtown parking lots to continue in FY2020/21.	General Fund	$ 11,003
Community Services	Homeless Initiatives	Funding will Homeless programs to continue in FY2020/21	General Fund	$ 123,115
Community Services	Measure J - General Recreation	Funding for Phase 1 of the Youth Master Plan in collaboration with WJUSD.	General Fund	$ 25,000
Community Services	User Group Seed Money-MSJ	Seed funds for the Sports Complex community fundraising initiative. Funds to be carried-over from last fiscal year.	General Fund	$ 79,000
Community Services	Measure J - Youth at Risk	Funding will allow YGRIP and community programming services designed to reduce violent crime to continue in FY2020/21. These programs will work with both public and community-based stakeholders to establish responsive community-driven strategies that achieve high-impact outcomes for those caught in the cycle of violence.	General Fund	$ 259,195
Community Services	First-Time Homebuyer Assistance	First time homebuyer loan assistance program to continue in FY2020/21. Funds cover loans for low-income households and costs of homebuyer consultant (income determinations, loan underwriting, and other services).	Special Revenue (Grants)	$ 622,000
Community Services	First-Time Homebuyer Assistance	First time homebuyer loan assistance program to continue in FY2020/21. Funds cover loans for low-income households and costs of homebuyer consultant (income determinations, loan underwriting, and other services).	Special Revenue (Grants)	$ 53,250
Community Services	First-Time Homebuyer Assistance	First time homebuyer loan assistance program to continue in FY2020/21. Funds cover loans for low-income households and costs of homebuyer consultant (income determinations, loan underwriting, and other services).	Special Revenue (Grants)	$ 200,000
Community Services	First-Time Homebuyer Assistance	First time homebuyer loan assistance program to continue in FY2020/21. Funds cover loans for low-income households and costs of homebuyer consultant (income determinations, loan underwriting, and other services).	Special Revenue (Grants)	$ 100,000
Community Services	Measure E Parks Projects	Parks projects funded in FY2019/20 to continue into FY2020/21.	Measure E	$ 43,638
Fire	Temporary Staff Hours-Community Risk Reduction	Funding will allow the continuation of administrative assistance within the Community Risk Reduction division of Fire.	General Fund	$ 8,000

Library	Book Program	Due to COVID-19 many book publishers suspended publishing books, particularly new books during the first few months. The library was not able to spend all of the book program funds. Publishers have resumed printing and Library needs to purchase books that would have been published at the end of FY2019/20. These funds would also be used to support Library's growing e-book collection since usage has doubled during the stay at home order.	General Fund	$ 25,653
Police	OTS Grant - program balance	Council approved project was not completed in FY2019/20. This is a federal grant; there are operations planned for implementation and reimbursement for the 4th quarter of the Grant (Jul-Sep 2020)	Special Revenue (Grants)	$ 9,177
Police	CESF Grant - program balance	Council approved project was not completed in FY2019/20. The grant award was received late in the fiscal year and items ordered are still pending fulfillment.	Special Revenue (Grants)	$ 50,562
Police	HSG Grant - program balance	Council approved project was not completed in FY2019/20. The grant award was received late in the fiscal year and items ordered are still pending fulfillment.	Special Revenue (Grants)	$ 79,271
Public Works	EV Charging Stations	Funding identified in FY2019/20 is needed to install an EV Charging Station at City Hall for Environmental Services vehicles.	Internal Service	$ 24,854
Public Works	Radio Equipment and Graphics for Fire Vehicle #932 (#685 Replacement)	The City Council approved $99,113 budget appropriation in FY2019/20, which included the cost of radio equipment and graphics. The radio equipment and graphics still need to be ordered in FY21	Internal Service	$ 26,500
Public Works	Upfit for New Service Truck #931	The City Council approved a $67,058 budget appropriation in FY20, which included the cost of the upfit. The upfit will be done in FY2020/21.	Internal Service	$ 5,747
Public Works	Graphics and Radio Programming for PD Van #930 (#635 replacement)	The City Council approved $51,000 budget appropriation in FY2019/20, which included the cost of radio programming and graphics. The radio programming and graphics still need to be ordered in FY2020/21.	Internal Service	$ 822
Public Works	MSC Dark Fiber Wave Bill	A project was completed in FY2018/19 to install dark fiber at the MSC, resulting in a $700/month service charge. A mid-year request was approved in FY2019/20 to fund the monthly fees, but a funding request was not submitted for FY2020/21 to continue paying the monthly charge. The monthly charge will be included as a baseline expense for future	General Fund	$ 8,400

Fund Summary		Amount
Internal Service Fund	$	57,923
General Fund	$	752,435
Special Revenue Fund (Grants)	$	1,114,260
Measure E	$	43,638
Total	$	1,968,256

RESOLUTION NO: _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AMENDMENTS TO THE FISCAL YEAR 2020-2021 ANNUAL BUDGET

WHEREAS, a balanced annual budget for the City of Woodland was prepared for fiscal year 2020-2021 and adopted by the City Council on June 16, 2020; and

WHEREAS, the adopted budget also includes the fiscal year 2020-2021 budgets for the Woodland Finance Authority and the Successor Agency to the former Woodland Redevelopment Agency; and

WHEREAS, the budget for Capital Improvement Plan for fiscal year 2020-2021 has been prepared; and

WHEREAS, an amended annual budget has been prepared for fiscal year 2020-2021; and

WHEREAS, all appropriations for the prior fiscal year shall lapse at the end of fiscal year 2020-2021 and any remaining amounts shall be credited against their respective fund balances, except for:

a. Any unexpended but encumbered amounts for specific orders outstanding at the end of the Fiscal Year, and
b. Any appropriations for incomplete capital projects at the end of fiscal year 2020-2021; and

WHEREAS, for these exceptions, such carry-overs may be made without further City Council action,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND HEREBY RESOLVES:

Section 1. The 2020-2021 Annual Amended Budget is hereby adjusted to include supplemental appropriations totaling $1,968,256 shown in Exhibit A.

Section 2. Appropriations are hereby made at the individual fund level. The City Manager and Finance Officer are authorized to make budgetary transfers within an individual fund, so long as total appropriations for such fund remain unchanged. Interfund loans and/or transfers necessary to support fund level appropriations are hereby approved and authorized. Any changes to total fund level appropriations require further Council action.

Section 3. The City Manager and Finance Officer are hereby authorized to implement this resolution, including issuing the 2020-2021 Amended Budget, together with any non-substantive corrections to the proposed budget adopted by this Council.

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2020.

RESOLUTION NO: _____

STATE OF CALIFORNIA
COUNTY OF YOLO ss.
CITY OF WOODLAND

I, _____, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _____ day of _____, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Rich Lansburgh, Mayor

ATTEST:

_____,
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

_____
Ethan Walsh, City Attorney